



APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS 14th DAY
OF December 2023

COUNTY JUDGE
Pat Dwyer

PRECINCT #1 COMMISSIONER
George Conting

PRECINCT #2 COMMISSIONER
James Holt

PRECINCT #3 COMMISSIONER
LARRY WALDEN

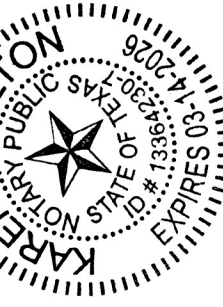
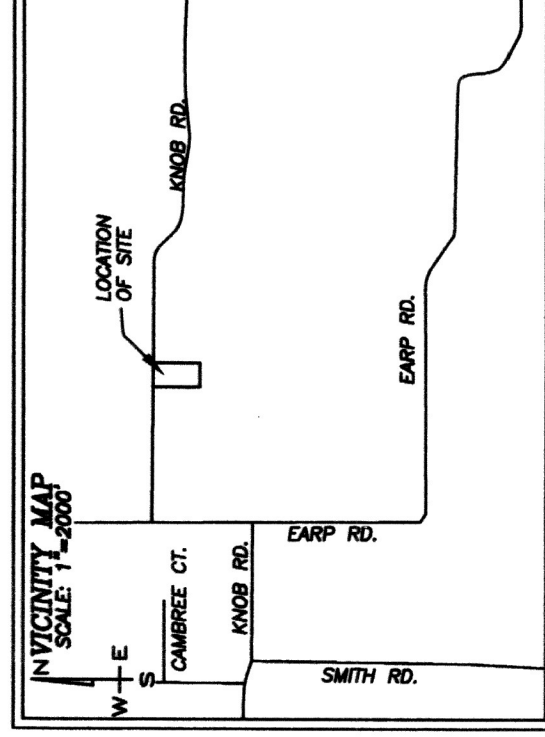
PRECINCT #4 COMMISSIONER
Mike Hale

THE STATE OF TEXAS ||
COUNTY OF PARKER ||
Jill Andrews ||
being the dedicator and owner of the attached plot of
solid subdivision, do hereby certify that it is not within the Extra-Territorial
Jurisdiction of any Incorporated city or town.

Signature of Owner
Jill Andrews

THE STATE OF TEXAS ||
COUNTY OF PARKER ||
Being me, the undersigned authority, on this day personally appeared
Jill Andrews, known to me to be the person whose name is subscribed to the
foregoing instrument, and acknowledged to me that he executed the same for
the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal, on this 14th day of December 2023.

Notary Public in and for State of Texas
Kathy Lockhart



NOTES:
1) According to the Flood Insurance Rate Map for Tarrant County, Texas, and
Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26,
2008, this tract is in Zone X, an area not in the 1% annual chance flood.
2) This plat represents property which has been platted without groundwater certification
as required in Texas Government Code, Section 2532.0032. Buyer is advised to
question seller as to the groundwater availability.
3) Water source are private water wells.
4) Sewage are to be On Site Sewage Facilities (septic systems).
5) Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless
otherwise noted.

(Control Monument)
1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

Knob Road

N89°29'35"E
N89°42'22"E
301.52'
301.52'

Point of
Beginning

N00°30'24"W
(BASIS FOR DIRECTIONAL CONTROL)

S00°30'24"E
447.30'

**Lot 1
Block 1**
(3.100 ACRES OF LAND
MORE OR LESS)

TM Land Co. LP
Doc# 201801348,
O.R.P.C.T.

Portion of
Moorefield Living Trust (93.36% interest)
and
Wanda Loraine Moorefield (6.64%)
V.2843, P.580,
O.R.P.C.T.
"Second Tract"

William Smith Survey,
Abstract # 2827,
Parker County, Texas

Remainder of
Moorefield Living Trust (93.36% interest)
and
Wanda Loraine Moorefield (6.64%)
V.2843, P.580,
O.R.P.C.T.
"Second Tract"

Ownership:
Jill Andrews and Jessica
Young, as trustees of the
Moorefield Living Trust and
Wanda Loraine Moorefield
4050 Knob Road
Springtown, TX 76082

16298
SP
L-5

22827.001.000.00

TRI
COUNTIES
SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AILE TX 76020
OFFICE: 817-444-2955 FAX: 817-444-4387
tcs4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 23100390

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.

Lonnie Reed
R.P.L.S. No. 4277

11-02-2023

FINAL PLAT SHOWING
LOT 1, BLOCK 1,
Pleasant Oaks Subdivision
AN ADDITION IN PARKER COUNTY, AND BEING 3.192 ACRES OF
LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT
NUMBER 2827, PARKER COUNTY, TEXAS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202332782
12/26/2023 02:13 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 037, DATE 12/26/23