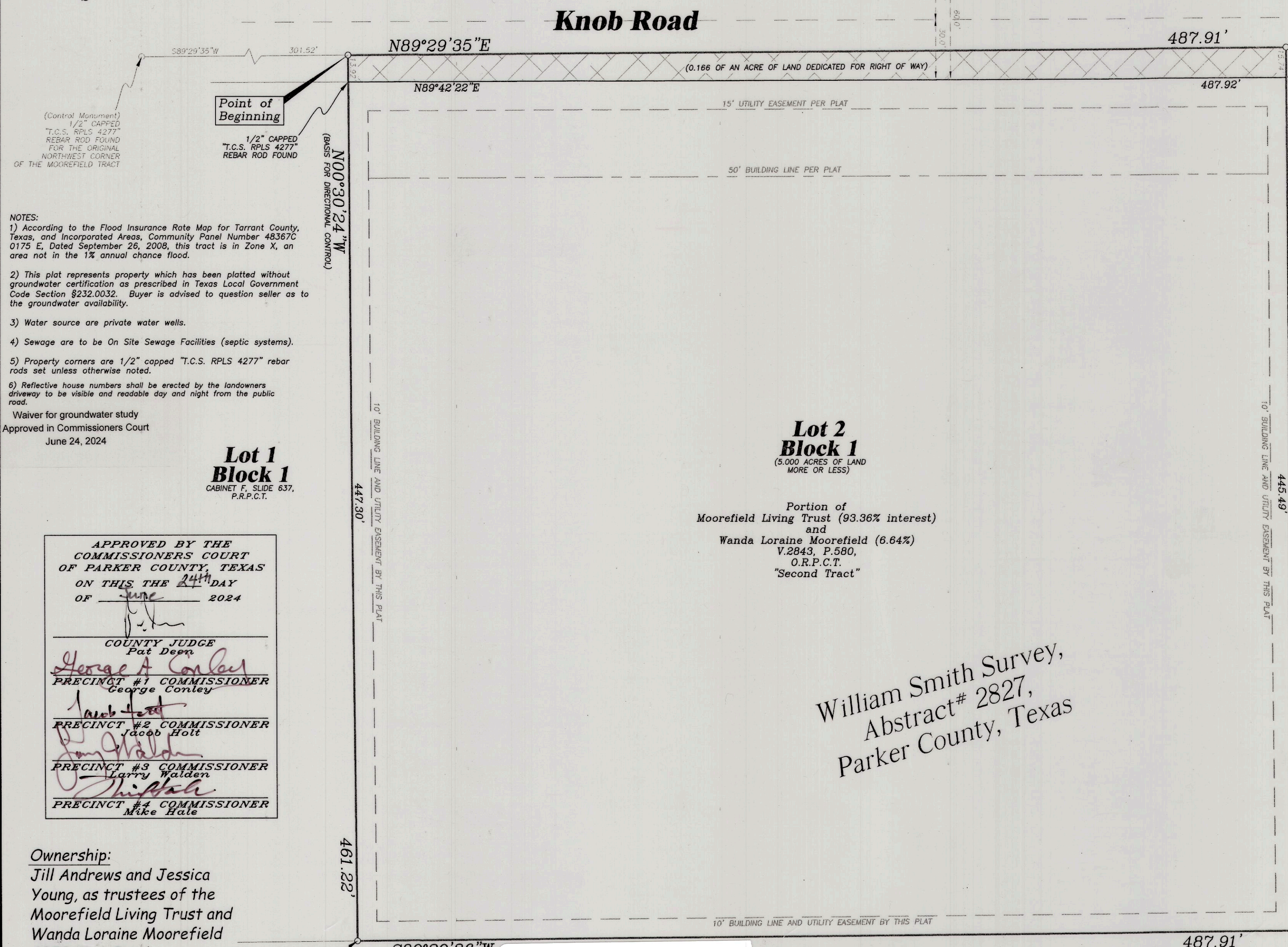
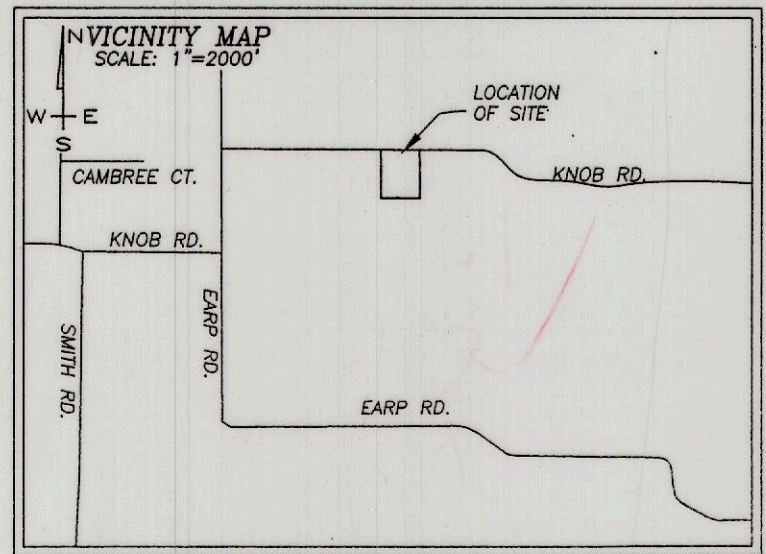


202416160 PLAT Total Pages: 1

22827.001.000.00



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 prescribed in Texas Local Government Code Section §232.0032. 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.
6) Reflective house numbers shall be erected by the landowners driveway to be visible and readable day and night from the public road.
Waiver for groundwater study
Approved in Commissioners Court
June 24, 2024

**Lot 1
Block 1**
CABINET F, SLIDE 637,
P.R.P.C.T.

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 24th DAY
OF June 2024

COUNTY JUDGE
Pat Deen

George A. Conley
PRECINCT #1 COMMISSIONER

Jacob Holt
PRECINCT #2 COMMISSIONER

Larry Walden
PRECINCT #3 COMMISSIONER

Mike Hale
PRECINCT #4 COMMISSIONER

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

**TRI
COUNTIES**
SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE, TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
FIRM REGISTRATION: 10194647
JOB# 23100390 JOB# 24050235

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

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
05-01-2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202416160
06/25/2024 09:09 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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"

F741

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

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Jill Andrews and Jessica Young [trustees for Moorefield Living Trust (93.36% interest) and Wanda Loraine Moorefield (6.64% interest)], being the owners of 5.000 acres of land in the Lewis P. McDonald Survey, Abstract Number 880, Parker County, Texas and being recorded in Volume 2843, Page 580, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point set in the south line of Knob Road and from which a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) for the northwest corner of the Moorefield Tract bears S89°29'35"W, 301.52 feet;

THENCE N89°29'35"E, 487.91 feet along Knob Road to a point;

THENCE S00°30'24"E, at 15.74 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod set, in all 445.49 feet through the Moorefield Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE S89°29'36"W, 487.91 feet through the Moorefield Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) for the southeast corner of Lot 1, Block 1, PLEASANT OAKS SUBDIVISION recorded in Cabinet F, Slide 637, Plat Records, Parker County, Texas;

THENCE N00°30'24"W (BASIS FOR DIRECTIONAL CONTROL), at 447.30 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of Lot 1, in all 461.22 feet to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Jill Andrews [trustee for Moorefield Living Trust (93.36% interest) and Wanda Loraine Moorefield (6.64% interest)], do hereby adopt this plat designating the herein described real property as Lot 2, Block 1, PLEASANT OAKS SUBDIVISION, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 17th day of June 2024.

Jill Andrews (trustee for Moorefield Living Trust)

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jill Andrews [trustee for Moorefield Living Trust (93.36% interest) and Wanda Loraine Moorefield (6.64% interest)], known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17th day of June 2024.

Notary Public My Commission Expires 11/07/2027

That I, Jessica Young [trustee for Moorefield Living Trust (93.36% interest) and Wanda Loraine Moorefield (6.64% interest)], do hereby adopt this plat designating the herein described real property as Lot 2, Block 1, PLEASANT OAKS SUBDIVISION PHASE 2, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 17th day of June 2024.

Jessica Young

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jessica Young [trustee for Moorefield Living Trust (93.36% interest) and Wanda Loraine Moorefield (6.64% interest)], known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17th day of June 2024.

Notary Public My Commission Expires 11/17/2027

THE STATE OF TEXAS
COUNTY OF PARKER

I, Jill Andrews [trustee for Moorefield Living Trust (93.36% interest) and Wanda Loraine Moorefield (6.64% interest)], being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared [Signature], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 17th day of June 2024.

Notary Public in and for State of Texas

**FINAL PLAT SHOWING
LOT 2, BLOCK 1,
Pleasant Oaks Subdivision Phase 2**

AN ADDITION IN PARKER COUNTY, AND BEING 5.166 ACRES OF
LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT
NUMBER 2827, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET **F**, SLIDE **741**, DATE **6/25/2024**