202016227 PLAT Total Pages: 1 STATE OF TEXAS } ALL CORNERS ARE CAPPED IRON SET UNLESS NOTED. COUNTY OF PARKER I, ROY OWENS, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL. WHEREAS Roy Owens and Chetta Owens, being the owners of that certain 8.08 acre tract of land more particularly described as follows: OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS. Description for a 8.08 acre tract of land situated in the L.J. MALOTT SURVEY, Abstract No. 2031, Parker County, Texas, said tract being that certain tract of land described as First Tract and Second Tract in deed to Roy Owens and Chetta Owens recorded in Volume 1612, Page 1505, Real Records, Parker County, Texas and being more particularly described as follows: SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING. BEGINNING at a railroad tie fence post found in the West line of Rhoades Lane, said post being per deed call 1091.25 feet South and 14.73 feet West of the Northeast Corner of the said MALOTT SURVEY; ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150—E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. THENCE S 00°19'29" E, along the West line of said Rhoades Lane, 269.55 feet to a 2" metal fence post found; HOLBROOK ROAD THENCE S 00°28'13" E, along the West line of said Rhoades Lane, 235.42 feet to the Southeast corner of said Owens THENCE S 88'49'06" W, along the common line of said Owens tract and that certain tract of land described by deed to David Plato, Jr. and Paula Plato, recorded in Volume 1935, Page 1916, Real Records, Parker County, Texas, 1025.62 feet to a 1/2" iron found at the most Southerly Southeast corner of that certain tract of land described by deed to Carol Joan Rochester, recorded in Volume 2251, Page 994, Real Records, Parker County, Texas; THENCE N 04'38'01" E, along the common line of said Owens tract and said Rochester tract, 177.11 feet to a 2" metal fence post found: THENCE N 69'58'17" E. along the North line of said Owens tract, 380.49 feet to a railroad tie fence post found; THENCE N 70"28"35" E, along the North line of said Owens tract, 621.63 feet to a railroad tie fence post found; THENCE N 79'50'16" E, along the North line of said Owens tract, 65.30 feet to the POINT OF BEGINNING and VICINITY MAP containing 8.08 acres of land. (NOT TO SCALE) NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Roy Owens and Chetta Owens, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as..... Lots 1 and 2, POST OAK ESTATES, Parker County, Texas N 79°50′16" 65.30 POINT OF BEGINNING RAILROAD TIE FENCE POST FOUND QUINN BREZINA Notary Public, State of Texas Comm. Expires 09-15-2023 Notary ID 130371532 STATE OF TEXAS } RAILROAD TIE FENCE POST . FOUND COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the 10' BL/UE/0E -GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2" METAL FENCE POST FOUND LOT 1 6.99 ACRES LOT 2 10' B.L./U.E./D.E. S 88°49'06" W 1025.62 THE STATE OF TEXAS | COUNTY OF PARKER } 1/2" IRON FOUND APPROVED BY THE COUNTY, DAY OF COURT OF PARKER COUNTY, TEXAS, THIS THE DAY OF COUNTY, DAVID PLATO JR. PAULA PLATO VOLUME 1935, PAGE 1916 R.R.P.C.T. COUNTY SUDGE FILED AND RECORDED OFFICIAL PUBLIC RECORDS ACCT. NO. 22031.011.000.0\* SCH. DIST CITY: 22031.011.000.00 MAP NO 202016227 06/08/2020 01:32 PM Fee: 76 00 Lila Deakle, County Clerk Parker County, Texas PLAT 22051. 009.00 Final Plat Showing Lots 1 and 2, POST OAK ESTATES an Addition to Parker County, Texas and being 8.08 DOUG BURT OWNER/DEVELOPER: acres of land situated in the L.J. MALLOT SURVEY, 100 200 ROY OWENS CHETTA OWENS 1021 RHOADES LANE SPRINGTOWN TX, 76082 (817)800-9339 **2023** Abstract No. 2031, Parker County, Texas.

SCALE 1"= 100'

APRIL 29, 2020

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