

Prather Road
(43' Right-of-Way)

Approximate Survey Line

Lot 30
Woodhaven
Cabinet A, Slide 515
P.R.P.C.T.

Lot 28
Woodhaven
Cabinet A, Slide 515
P.R.P.C.T.

Lot 1-A-1
1.250 Acres
54,449 Sq. Feet

Lot 1-A-2
1.250 Acres
54,459 Sq. Feet

Lot 1-A
Woodlawn, Phase II
Cabinet B, Slide 132
P.R.P.C.T.

Lot 1-A
Woodlawn, Phase II
Cabinet B, Slide 132
P.R.P.C.T.

Lot 1-B
Woodlawn, Phase II
Cabinet B, Slide 132
P.R.P.C.T.

Lot 2-B
Woodlawn, Phase II
Cabinet B, Slide 132
P.R.P.C.T.

Lot 2-A
Woodlawn, Phase II
Cabinet B, Slide 132
P.R.P.C.T.

Cowboys Lane
(60' Right-of-Way)

19776.002.001.0A

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- This property is not located within any ETJ.
- The purpose of this replat is to subdivide Lot 1-A into 2 separate lots.
- 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.
- Water Source is from Walnut Creek SUD - 817-220-7707.
- Sewer service will be on-site sewer facilities subject to approval by officials of Parker County.
7. Posted speed limit on Cowboys Lane is 30 miles per hour. The minimum distance between driveways shall be 200 feet.
- Reflective house numbers are required and will need to be made part of deed restrictions for property ownership.
- Minimum driveway culvert shall be 18 inches.

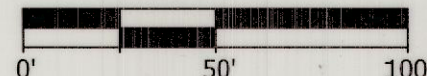
JEREMY DEAL, RPLS, PE

6974 FM 911 S, Avery, Texas 75554
Ph. 682-378-7520, jdeal@survey-company.com
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

OWNER:
David Duley
111 Cowboys Lane
Springtown, TX 76082

OWNER:
Katrina and Craig Whitlock
111 Cowboys Lane
Springtown, TX 76082

SCALE : 1" = 50'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deale

202531956
11/24/2025 01:14 PM
Fee: 100.00
Lila Deale, County Clerk
Parker County, TX
PLAT

G 205

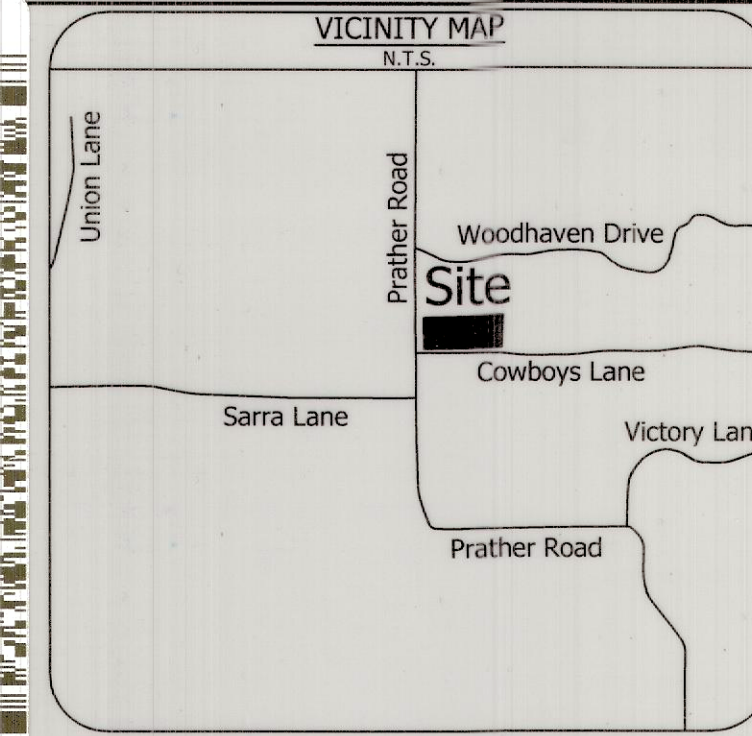
202531956 PLAT Total Pages: 1

Flood Statement

According to Community Panel Number 48367C0150E, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

19776
SP

J-7



Owner's Certification

BEING a 2.500 acre tract of land situated in the T & P RR Co. Survey, Abstract Number 2316 and the T & P RR Co. Survey, Abstract Number 1518, Parker County, Texas and being all of Lot 1-A, Woodlawn, Phase II, an addition to Parker County, Texas according to the plat thereof, recorded in Cabinet B, Slide 132, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1-A, said iron rod also being in the north line of Cowboys Lane (60' Right-of-Way);

THENCE South 89 degrees 54 minutes 00 seconds West, 416.78 feet along the south line of said Lot 1-A and said north right-of-way line of Cowboys Lane to a nail set at the southwest corner of said Lot 1-A, said point also being in the east right-of-way line of Prather Road (43' Right-of-Way);

THENCE North 00 degrees 13 minutes 01 seconds West, 261.31 feet along the west line of said Lot 1-A and said east right-of-way line of Prather Road to the northwest corner of said Lot 1-A, said point also being the southwest corner of Lot 30, Woodhaven, an addition to Parker County according to the plat thereof, recorded in Cabinet A, Slide 515, Plat Records, Parker County, Texas;

THENCE North 89 degrees 54 minutes 00 seconds East, 416.78 feet along the north line of said Lot 1-A and the south line of said Woodhaven to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the northeast corner of said Lot 1-A, said iron rod also being the northwest corner of Lot 1-B of said Woodhaven, Phase II;

THENCE South 00 degrees 13 minutes 01 seconds East, 261.31 feet, along the east line of said Lot 1-A and the west line of said Lot 1-B to the POINT OF BEGINNING and containing 108,909 square feet or 2.500 acres of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That David Duley, Katrina May-Whitlock and Craig Whitlock, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1-A-1 & 1-A-2, WOODLAWN, PHASE II, an addition to Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

WITNESS, my hand, this 22 day of NOVEMBER 2025.

David Duley
Name: David Duley

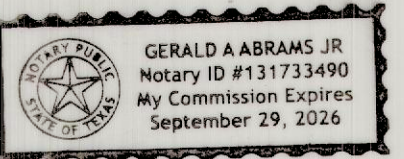


STATE OF TEXAS *
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for The State of TEXAS, on this day personally appeared DAVID DULEY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 22 day of NOVEMBER 2025.

Katrina May-Whitlock
Notary Public
Name: Katrina May-Whitlock

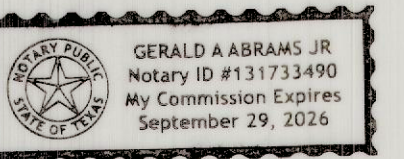


STATE OF TEXAS *
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for The State of TEXAS, on this day personally appeared KATRINA MAY-WHITLOCK, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 21 day of NOVEMBER 2025.

Craig Whitlock
Notary Public
Name: Craig Whitlock



STATE OF TEXAS *
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for The State of TEXAS, on this day personally appeared DAVID DULEY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 21 day of NOVEMBER 2025.

David Duley
Notary Public

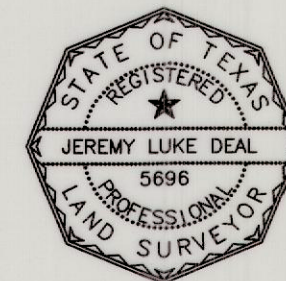
Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Parker County, Texas.

Executed this the 17th day of November, in the year of our Lord 2025.

Jeremy Luke Deal
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



Project Number: 250085

Revised Date:

Revision Notes:

Date: September 28, 2025

Sheet 1 of 1

REVISION PLAT OF
LOTS 1-A-1 & 1-A-2
WOODLAWN, PHASE II
BEING a replat of Lot 1-A Woodlawn, Phase II, an addition to Parker County, Texas, according to the plat recorded in Slide B-132, Plat Records, Parker County, Texas.