OWNER'S CERTIFICATE

That I, STRATA TRUST COMPANY, CUSTODIAN FBO TERRY M. DEMETRO IRA 201526061, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SRM ESTATES. This being a subdivision of 12.426 acres out of the Southwest 1/4 of Section No. 232, M.E.P. & P. RR. Co. Survey (J.E. Morgan Survey), Abstract No. 984, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE _____ DAY OF _____, 2021

BY: _____
CHRIS MOORE

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRIS MOORE, 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 stated.

GIVEN under my hand and seal of office this _____ day of _____, 2021

_____
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE _____ DAY OF _____, 2021.

_____
COUNTY JUDGE

_____ _____
COMR. PRECINCT #1 COMR. PRECINCT #2

_____ _____
COMR. PRECINCT #3 COMR. PRECINCT #4

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0325F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: LOT 4 IS DESIGNATED AS A COMMUNITY USE AREA. AT NO TIME SHALL A RESIDENCE BE CONSTRUCTED UPON IT

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

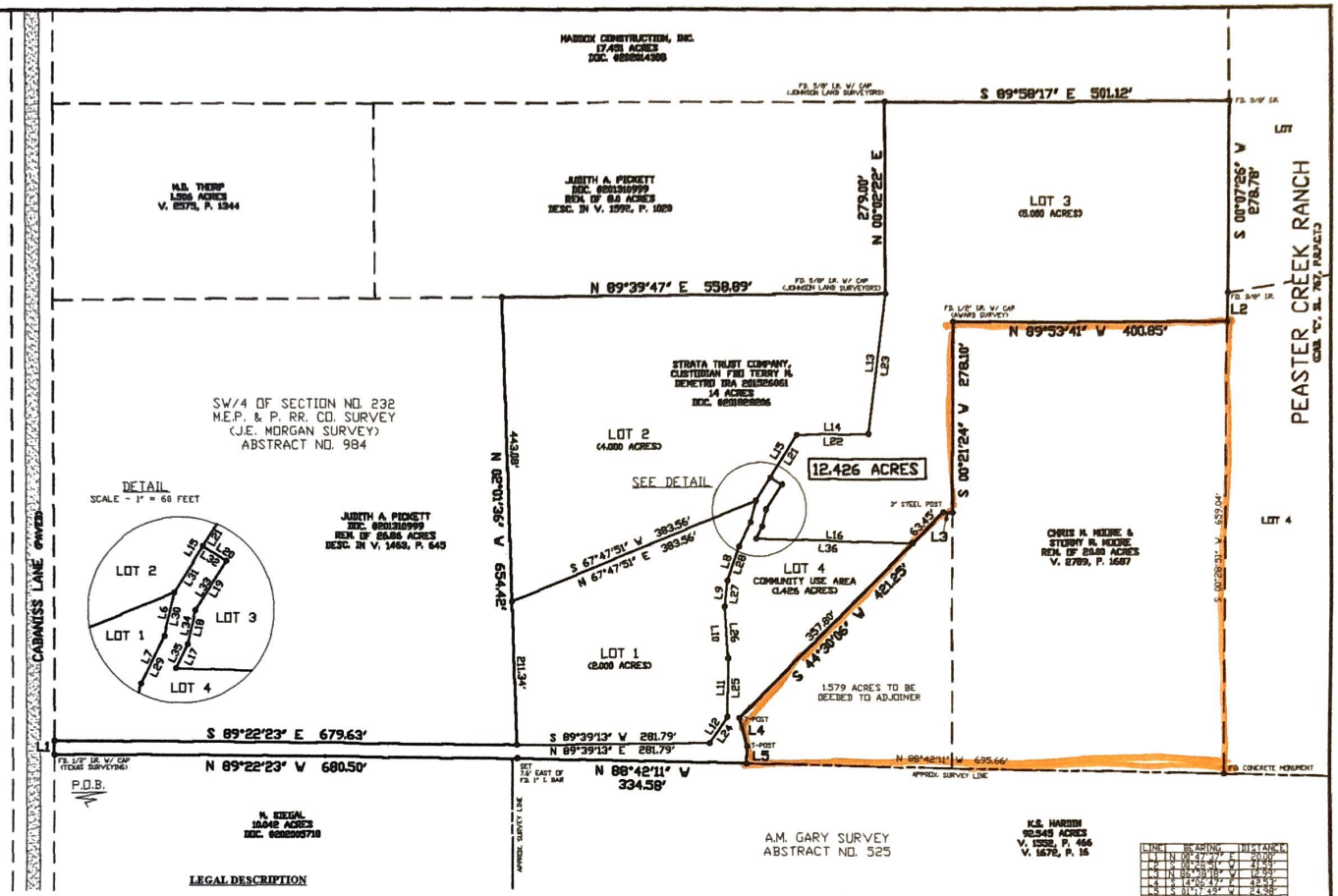
0 120 240 360

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 1, 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN201349 19709.crd FN201267



LINE	BEARING	DISTANCE
L1	N 00°47'27" W	20.00'
L2	S 00°28'41" W	41.93'
L3	S 44°30'06" W	12.99'
L4	S 14°06'47" E	42.53'
L5	S 01°17'49" W	24.98'
L6	S 12°10'39" E	32.54'
L7	S 05°37'44" W	28.87'
L8	S 18°53'48" W	25.08'
L9	S 12°10'39" E	48.44'
L10	S 04°06'47" E	75.00'
L11	S 00°45'42" E	39.44'
L12	S 33°35'47" W	46.64'
L13	S 06°47'55" W	205.89'
L14	S 89°11'00" E	104.86'
L15	S 71°46'21" E	114.97'
L16	S 88°18'37" E	22.47'
L17	S 89°15'44" E	24.98'
L18	N 14°10'55" E	24.98'
L19	N 31°55'23" E	42.69'
L20	N 58°06'39" E	20.00'
L21	N 31°55'23" E	79.97'
L22	N 89°11'00" E	104.86'
L23	N 06°47'55" E	205.89'
L24	N 33°35'47" E	46.64'
L25	N 14°06'47" W	42.53'
L26	N 04°06'47" E	75.00'
L27	N 44°30'06" E	12.99'
L28	N 18°53'48" E	25.08'
L29	N 24°39'44" E	28.87'
L30	N 05°37'44" E	32.54'
L31	N 71°46'21" W	41.00'
L32	S 89°15'44" E	20.00'
L33	S 00°45'42" E	39.44'
L34	S 14°10'55" E	24.98'
L35	S 24°39'44" E	13.84'
L36	S 88°18'37" E	227.47'

LEGAL DESCRIPTION

Of a 12.426 acres tract of land out of the Southwest 1/4 of Section No. 232, M.E.P. & P. RR. Co Survey (J.E. Morgan Survey), Abstract No. 984, Parker County, Texas; being part of a certain 14 acres tract described in Document No. 201828206 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (TEXAS SURVEYING) in the east line of Cabaniss Lane (paved) and at the northwest corner of a certain 10.042 acres tract described in Document No. 202005718 of said Official Public Records and at the southwest corner of said 14 acres tract for the southwest and beginning corner of this tract. Whence a found 60D nail at the northwest corner of said J.E. Morgan Survey bears N. 00 deg. 59 min. 03 sec. W. 1642.33 feet.

Thence N. 00 deg. 47 min. 37 sec. E. 20.00 feet along the east line of said Cabaniss Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this and said 14 acres tract.

Thence S. 89 deg. 22 min. 23 sec. E. 679.63 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this and said 14 acres tract.

Thence N. 02 deg. 01 min. 36 sec. W. 654.42 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 14 acres tract.

Thence N. 89 deg. 39 min. 47 sec. E. 558.89 feet to a found 5/8" iron rod with cap (JOHNSON LAND SURVEYORS) for an ell corner of this and said 14 acres tract.

Thence N. 00 deg. 02 min. 22 sec. E. 279.00 feet to a found 5/8" iron rod with cap (JOHNSON LAND SURVEYORS) in the south line of a certain 17.451 acres tract described in Document No. 202014308 of said Official Public Records for the most northerly northwest corner of this and said 14 acres tract.

Thence S. 89 deg. 58 min. 17 sec. E. 501.12 feet to a found 3/8" iron rod at the southeast corner of said 17.451 acres tract and in the west line of Lot 3 of Peaster Creek Ranch, according to plat recorded in Cabinet "C", Slide 767 of the Plat Records, for the northeast corner of this and said 14 acres tract.

Thence S. 00 deg. 07 min. 26 sec. W. 278.78 feet to a found 3/8" iron rod at the southwest corner of said Lot 3 for a corner of this and said 14 acres tract.

Thence S. 00 deg. 28 min. 51 sec. W. 41.59 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this and said 14 acres tract.

Thence N. 89 deg. 53 min. 41 sec. W. 400.85 feet to a found 1/2" iron rod with cap (AWARD SURVEY) for an ell corner of this and said 14 acres tract.

Thence S. 00 deg. 21 min. 24 sec. W. 278.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in an east line of said 14 acres tract for a corner of this tract.

Thence N. 86 deg. 38 min. 18 sec. W. 12.99 feet to a 3" steel post for a corner of this tract.

Thence S. 44 deg. 30 min. 06 sec. W. 421.25 feet to a T-Post for an ell corner of this tract.

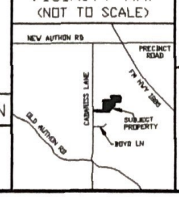
Thence S. 14 deg. 06 min. 47 sec. E. 42.53 feet to a T-Post for a corner of this tract.

Thence S. 01 deg. 17 min. 49 sec. W. 24.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 14 acres tract for the most southerly southeast corner of this tract.

Thence N. 88 deg. 42 min. 11 sec. W. 334.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 14 acres tract.

Thence N. 89 deg. 22 min. 23 sec. W. at 7.6 feet pass a found 1" iron bar at the northeast corner of said 10.042 acres tract and in all 680.50 feet to the place of beginning.

VICINITY MAP
(NOT TO SCALE)



OWNER INFORMATION

MOORE 6 PROPERTIES
5507 REAGAN RD
COLLEYVILLE, TX 76034
817-991-3075

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE_____

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PRELIMINARY PLAT

SRM ESTATES

LOTS 1 THRU 4

BEING A SUBDIVISION OF 12.426 ACRES OUT OF THE SOUTHWEST 1/4 OF SECTION NO. 232, M.E.P. & P. RR. CO. SURVEY (J.E. MORGAN SURVEY), ABSTRACT NO. 984, PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 21, 2020