



LEGAL DESCRIPTION

Of a 29.480 acres tract of land out of the A. Price Survey, Abstract No. 1061, Parker County, Texas; being part of a certain 61.96 acres tract described in Document No. 201314235 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a 4" steel post at an ell corner of said 61.96 acres tract and at the most northerly northwest corner of a certain 32.000 acres tract described in Document No. 202112159 of said Official Public Records and at the southeast corner of a certain 9.165 acres tract described in Document No. 201408308 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southeast corner of the Ira Gray Survey, Abstract No. 2113, is called to bear N. 67 deg. 13 min. 28 sec. E. 3965.64 feet.
 Thence N. 06 deg. 19 min. 50 sec. E. 1381.41 feet along the west line of said 61.96 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of West Lambert Road (paved) and in the east line of said 9.165 acres tract for the northwest corner of this tract. Whence a found 3/8" iron rod at the most northerly northwest corner of said 61.96 acres tract bears N. 06 deg. 19 min. 50 sec. E. 8.78 feet.
 Thence along the south right of way line of said West Lambert Road the following courses and distances:
 • S. 83 deg. 45 min. 46 sec. E. 487.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 84 deg. 52 min. 02 sec. E. 492.77 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 61.96 acres tract and in the west line of a certain 22.140 acres tract described in Document No. 201923012 of said Official Public Records for the northeast corner of this tract
 Thence S. 11 deg. 02 min. 39 sec. W. 1414.50 feet along the east line of said 61.96 acres tract and the west line of said 22.140 acres tract to a found 1/2" iron rod with cap (TX SURVEYING) at the northeast corner of said 32.000 acres tract for the southeast corner of this tract.
 Thence N. 82 deg. 31 min. 38 sec. W. 863.75 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, PRAIRIE CATTLE CO., LLC, 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 LAMBERT MEADOWS. This plat being a subdivision of 29.480 acres out of the A. Price Survey, Abstract No. 1061, 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.

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

EXECUTED THIS THE _____ DAY OF _____, 2022

BY: _____
 TOM SCOTT, President

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE _____ DAY OF _____, 2022.

COMR. PRECINCT #1 _____
 COMR. PRECINCT #2 _____
 COMR. PRECINCT #3 _____
 COMR. PRECINCT #4 _____

 COUNTY JUDGE

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TOM SCOTT, 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 _____, 2022

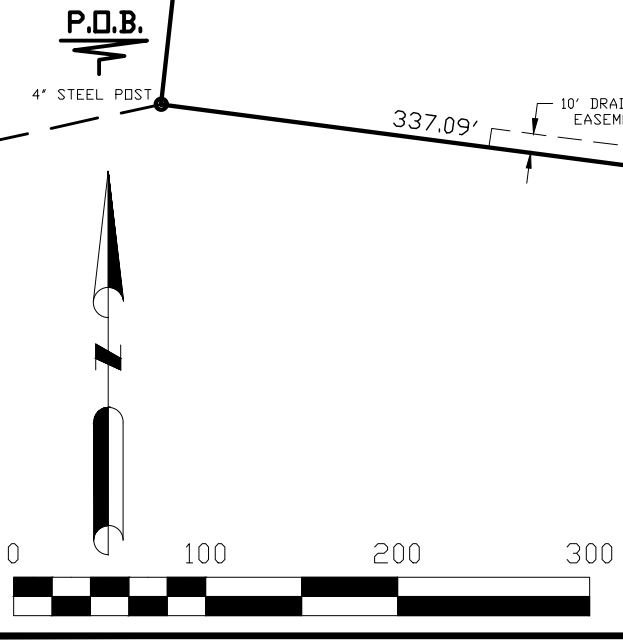
 Signature

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 AUGUST 27, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN21862 FN211106 & FN211110

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. 48367C0250F, DATED APRIL 5, 2019
 NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP-MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED
 ROAD LENGTH: LAMBERT COURT - 1065'
 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 PRIVATE WATER WELLS
 NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY



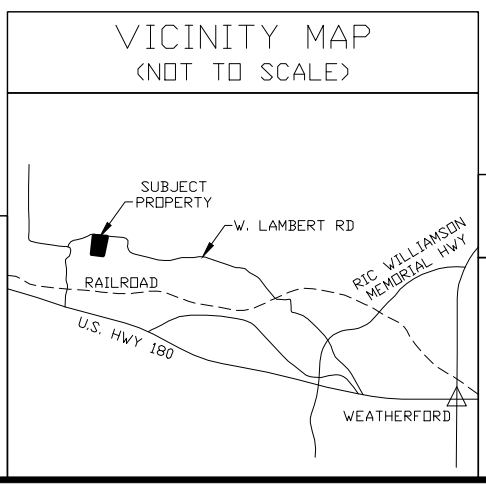
CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	300°00'00"	N 80°16'46" W	60.00'	314.16'

OWNER INFORMATION

PRAIRIE CATTLE CO., LLC
 3233 W LAMBERT RD
 WEATHERFORD, TX 76088
 PH. 817-980-9697

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

FINAL PLAT
LAMBERT MEADOWS
LOTS 1 THRU 8

BEING A SUBDIVISION OF
 29.480 ACRES OUT OF THE
 A. PRICE SURVEY, ABSTRACT
 NO. 1061, PARKER COUNTY, TX

PLAT DATE: FEBRUARY 3, 2022