

VICINITY MAP NOT TO SCALE

LIENHOLDER
 BANK
 ATTN: TRUSTEE
 STREET ADDRESS
 CITY, TX 76082ZIP

SIGNATURE OF LIENHOLDER

THIS THE 12th DAY OF September, 2022

NOTARY PUBLIC, STATE OF TEXAS

- NOTES:
- NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE (ZONE A) ACCORDING TO MAP NO. 48367C0125F, DATED APRIL 05, 2019. SEE WWW.FEMA.GOV FOR ADDITIONAL INFORMATION.
 - CALL UTILITY PROVIDERS AND/OR *811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE SHOWN.
 - 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES.
 - 30' FRONT BUILDING SETBACK LINE. 10' SIDE AND REAR BUILDING SETBACK LINES.
 - BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
 - WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELLS.
 - USPS CLUSTER BOXES TO BE INSTALLED ALONG GARNER ADELL RD.
 - THIS PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THIS PROPERTY HAS BEEN PLATTED WITHOUT THE BENEFIT OF A GROUNDWATER CERTIFICATION STUDY PER TEXAS LOCAL GOVERNMENT CODE SECTION 232.0031. FOR INFORMATION REGARDING GROUNDWATER AVAILABILITY PLEASE VISIT WWW.TWDB.TEXAS.GOV.

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

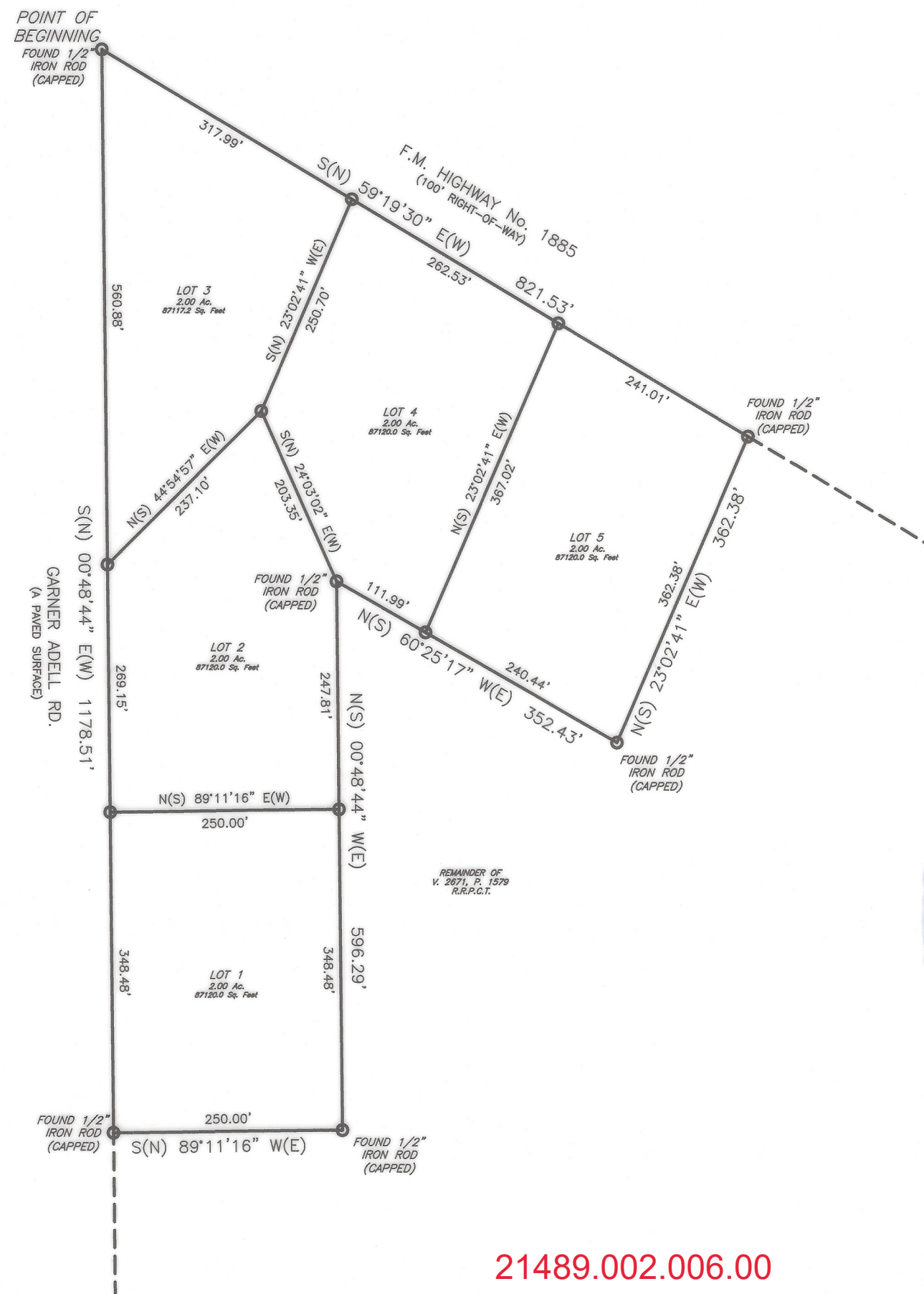
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE 12th DAY OF September, 2022

COUNTY JUDGE
 George A. Corley
 COMMISSIONER PRECINCT #1
 Jimmy Walker
 COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2
 COMMISSIONER PRECINCT #4

FINAL PLAT OF
 LOTS 1-5 "ADELL CORNER"

BEING 10.00 ACRES SITUATED IN THE T & P RR Co. SURVEY,
 SECTION No. 271, ABSTRACT NO. 1489, PARKER COUNTY, TEXAS;



21489.002.006.00

PROPERTY DESCRIPTION

BEING A 10.000 ACRE TRACT SITUATED IN THE T & P RR Co. SURVEY, SECTION No. 271, ABSTRACT No. 1489, AS RECORDED IN DOCUMENT No. 202209476, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN Doc. 202209476, REAL RECORDS, PARKER COUNTY, TEXAS AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY No. 1885 AND THE EAST LINE OF GARNER ADELL ROAD (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THE TRACT OF LAND DESCRIBED HEREIN.

THENCE S 59°19'31" E 821.54 FEET ALONG THE SOUTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY No. 1885 TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN.

THENCE S 23°02'41" E 362.38 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE TRACT OF LAND DESCRIBED HEREIN.

THENCE N 60°25'17" W 352.38 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE TRACT OF LAND DESCRIBED HEREIN.

THENCE S 00°48'44" E 596.29 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN.

THENCE S 89°11'16" W 250.00 FEET TO A FOUND 1/2" IRON ROD IN THE EAST LINE OF GARNER ADELL RD. (A PAVED SURFACE) FOR THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN.

THENCE N 00°48'44" W 1178.51 ALONG THE EAST LINE OF SAID GARNER ADELL RD. TO THE POINT OF BEGINNING.

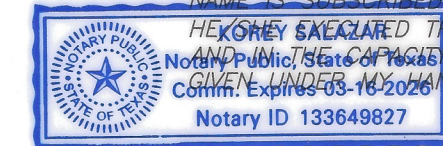
THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THRU THEIR DULY AUTHORIZED AGENT(S) DOES ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS "LOTS 1-5, ADELL CORNER", PARKER COUNTY, TEXAS.

[Signature]
 KY NICHOLS
[Signature]
 LANE MASSIE

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

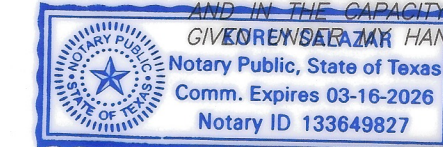
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lane Massie KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVE UNDER 162026



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ky Nichols 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVE UNDER 162026



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND APRIL 19, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

[Signature]
 20220927
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



10012
 PE
 D-9

SURVEYED BY
 JUSTIN PARENTEAU
 140 HACKBERRY POINTE DR
 WEATHERFORD, TEXAS 76087

PLAT PREPARED BY
 ADVANCED DEVELOPMENT SERVICE
 PO BOX 2337
 WEATHERFORD, TEXAS 76086
 817-304-0028

DEVELOPED BY
 KY NICHOLS
 6530 FM 920
 WEATHERFORD, TX 76088
 817-304-4631



SCALE 1" = 150'

CABINET F, SLIDE 319