

VEAL STATION ROAD

N 89°55'20" E
149.50'

CENTERLINE

CORNER LN.

EDWARD FARRIS RD.

VEAL STATION RD.

SITE

I, H.D. GREEN, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT DEDICATING TO RIGHT-OF-WAY FOUND 0.03 ACRES TO RIGHT-OF-WAY FOUND 149.50' N 89°55'20" E 149.50'

H.D. GREEN

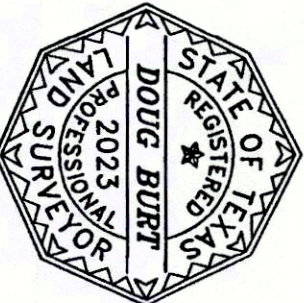
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PLAT AND THE BOUNDARY LOCATIONS OF THE ADJACENT PLATS AND THE BOUNDARY LOCATIONS OF THE ADJACENT PLATS ARE SHOWN AS SHOWN ON THE ATTACHED PLAT. THE COMPLETE TITLE SEARCH MIGHT REVEAL ACCORDING TO THE F.L.R. MAP PAGE NO. 443620300-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. ALL CORNERS ARE 8" CHIPPED IRON SET UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CORRELATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 232.002. BUYER IS ADVISED TO QUESTION THE SETBACKS TO THE GROUNDWATER MANUBRIUM. WATER TO BE SUPPLIED BY PRIVATE WATER WELL SYSTEMS. TOTAL NUMBER OF RESIDENTIAL LOTS: 2



SCALE 1" = 100'

NRB SURVEYING, PLLC
SPRINGTOWN, TEXAS 76082
P.O. BOX 454
859 817-594-0027
859 817-406-8439
P.M. NO. 10186800



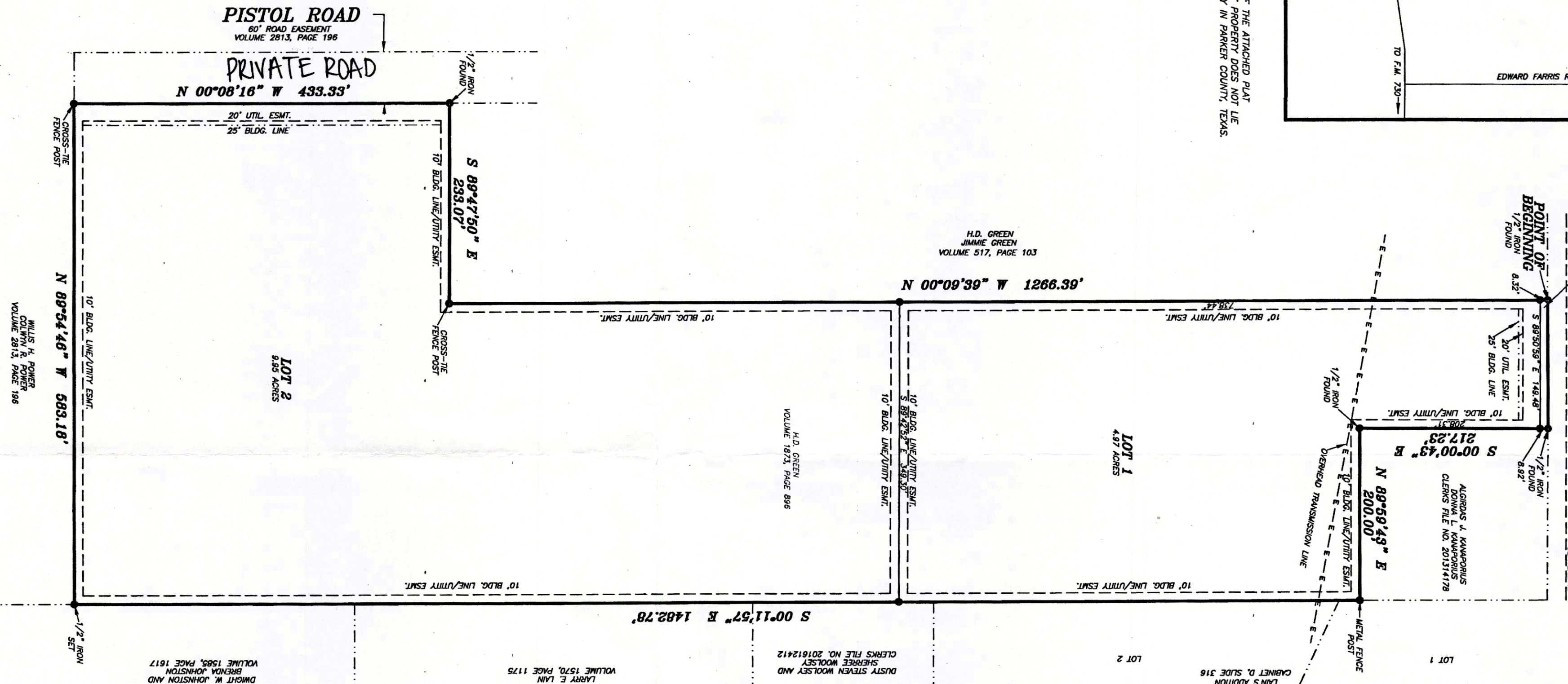
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND HEREON. THE SURVEY WAS CONDUCTED BY DOUG BURT, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 2023, ON JUNE 12, 2018.

OWNER/DEVELOPER
H.D. GREEN
465 VEAL STATION ROAD
HEATHERTON, TEXAS 76065

E-125
20465-002-000-00

Final Plat Showing
Lots 1 & 2
H.D. GREEN ADDITION
an Addition to Parker County, Texas
and being 14.95 acres of land situated in the
I.C. FLETCHER SURVEY, Abstract No. 465, Parker
County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
201816743
291816743
10:56 AM
F4/09/2018
Jeane Brunson, County Clerk
Parker County, Texas



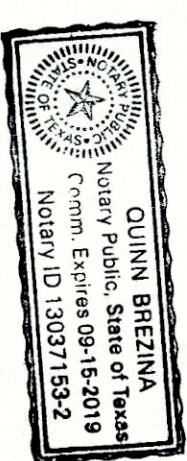
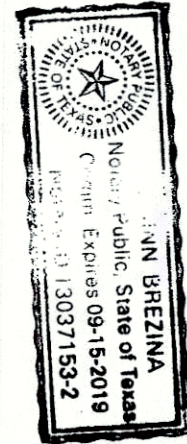
STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS H.D. Green, being the owner of that certain 14.95 acre tract of land more particularly described as follows:
Description for a 14.95 acre tract of land situated in the I.C. FLETCHER SURVEY, Abstract No. 465, Parker County, Texas, said tract being the same tract of land described in Abstract No. 465, Parker County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron found in the South line of Veal Station Road, said iron being for the said iron being by deed call, 1366.70 feet East of the Northwest corner of said Fletcher Survey, said iron being for the Northwest corner of said Volume 1873, Page 896 and for the Northeast corner of that certain tract of land described in deed to H.D. Green and Jimmie Green, recorded in Volume 517, Page 103, Deed Records, Parker County, Texas;
THENCE N 89°55'20" E, with the South line of said Veal Station Road, 149.50 feet to a 1/2" iron found at the Northeast corner of said Volume 1873, Page 896 and for the Northeast corner of that certain tract of land described in deed to Algitos J. Karpouris and Dorro L. Karpouris, recorded in Clerk's File No. 201314178, Real Records, Parker County, Texas;
THENCE S 00°00'43" E, with the West line of said Clerk's File No. 201314178, 217.23 feet to a 1/2" iron found at the Southwest corner of said Clerk's File No. 201314178;
THENCE N 89°59'43" E, with the South line of said Clerk's File No. 201314178, 200.00 feet to a metal fence post at the Southeast corner of said Clerk's File No. 201314178 and for being in the West line of Linn's Addition, recorded in Cabinet D, Slide 316, Plat Records, Parker County, Texas;
THENCE S 00°11'57" E, 1482.78 feet to a 1/2" iron set, said iron being for the Northeast corner of that certain tract of land described in deed to Willis H. Power and Caylyn R. Power, recorded in Volume 2813, Page 196, Real Records, Parker County, Texas;
THENCE N 89°54'46" W, with the North line of said Volume 2813, Page 196, 583.18 feet to a cross-tie fence post of the Southeast corner of Pistol Road, a 60' roadway, recorded in Volume 2813, Page 196;
THENCE N 00°08'16" W, with the East line of said Pistol Road, 433.33 feet to a 1/2" iron found at the Southwest corner of said Volume 517, Page 103;
THENCE S 89°47'50" E, with the South line of said Volume 517, Page 103, 233.07 feet to a cross-tie fence post of the Southeast corner of said Volume 517, Page 103;
THENCE N 00°09'39" W, with the East line of said Volume 517, Page 103, 1266.39 feet to the POINT OF BEGINNING and containing 14.95 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that H.D. Green, acting by and through the undersigned agent, does hereby adopt this plat designating the hereinafore described real property as follows:
Lots 1 & 2,
H.D. GREEN ADDITION,
Parker County, Texas
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this 3rd day of July 2018.
H.D. Green
H.D. GREEN

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared H.D. Green, 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 same for the purposes and considerations expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of July 2018.
Quinn Brezina
Notary Public State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 9th DAY OF July 2018.
Absent
County Clerk
Commissioner Precinct 11
Commissioner Precinct 12
Commissioner Precinct 13
Commissioner Precinct 14

ACCT. NO.: 18980
SCH. DIST.: AZ
CITY: L-10
MAP NO.: L-10