

OWNER'S CERTIFICATE

That We, JUANA ELIAS and MACEDONIO ELIAS-GARCIA, the owners 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 JM ELIAS PLACE. This plat being a subdivision of 7.82 acres out of the T.E. & L. Co. Survey, Abstract No. 1312, Parker County, Texas. We, 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 2 DAY OF March, 2021

BY: Juana Elias
JUANA ELIAS

BY: Macedonio Elias-Garcia
MACEDONIO ELIAS-GARCIA

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JUANA ELIAS and MACEDONIO ELIAS-GARCIA known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 2 day of March, 2021

Rendy Hale
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 8 DAY OF March, 2021.

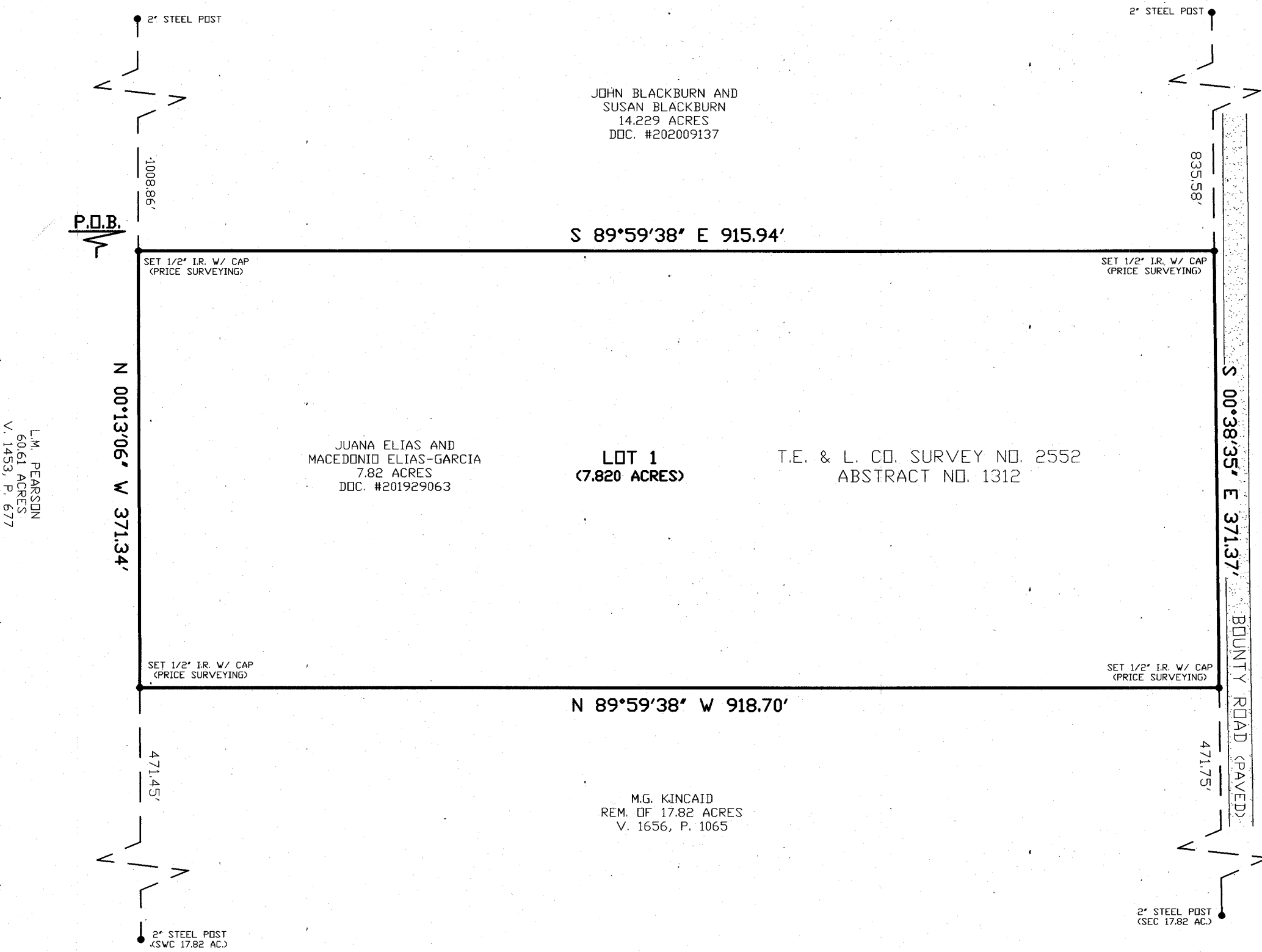
John
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Crayford
COMR. PRECINCT #2

Lynn Walden
COMR. PRECINCT #3

W. S. Wilson
COMR. PRECINCT #4



LEGAL DESCRIPTION

Of a 7.820 acres tract of land out of T.E. & L. Co. Survey No. 2552, Abstract No. 1312, Parker County, Texas; being the same tract described in Document No. 201929063 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 14.229 acres tract described in Document No. 202009137 of said Official Public Records for the northwest and beginning corner of this tract. Whence the northeast corner of said T.E. & L. Co. Survey No. 2552 is called to bear N. 00 deg. 13 min. 06 sec. W. 1056.46 feet and East 930.4 feet.

Thence S. 89 deg. 59 min. 38 sec. E. 915.94 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Bounty Road (paved) and at the southeast corner of said 14.229 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 38 min. 35 sec. E. 371.37 feet along the west right of way line of said Bounty Road to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of the remainder of a certain 17.82 acres tract described in Volume 1656, Page 1065 of the Real Records of Parker County for the southeast corner of this tract.

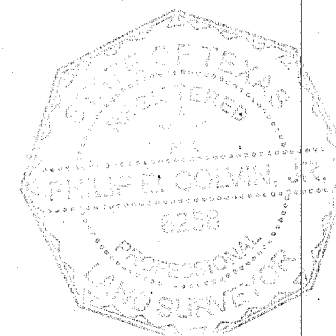
Thence N. 89 deg. 59 min. 38 sec. W. 918.70 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of the remainder of said 17.82 acres tract for the southwest corner of this tract.

Thence N. 00 deg. 13 min. 06 sec. W. 371.34 feet to the place of beginning.

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 OCTOBER 16, 2019.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN201072 16693.crd FN200987

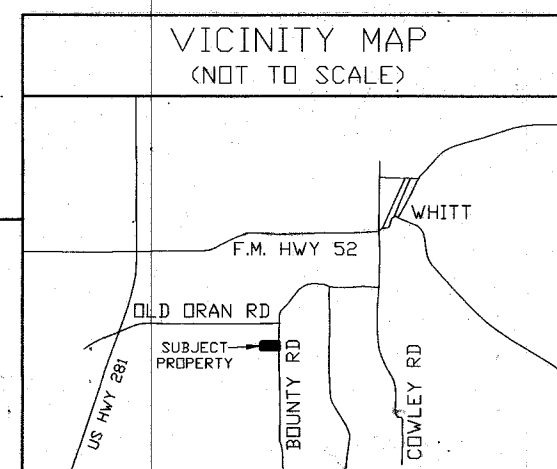


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202108703
03/08/2021 02:00 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE 686
DATE 3-9-21



21312.003.004.00
21312.003.004.50

OWNER INFORMATION

JUANA ELIAS and
MACEDONIO ELIAS-GARCIA
2225 FORT WORTH HIGHWAY
WEATHERFORD, TX 76086
PH. (817) 629-1673

SURVEYOR

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

FINAL PLAT

JM ELIAS PLACE

BEING A SUBDIVISION OF 7.820 ACRES
OUT OF THE T.E. & L. CO. SURVEY
NO. 2552, ABSTRACT NO. 1312,
PARKER COUNTY, TX

PLAT DATE: NOVEMBER 16, 2020

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

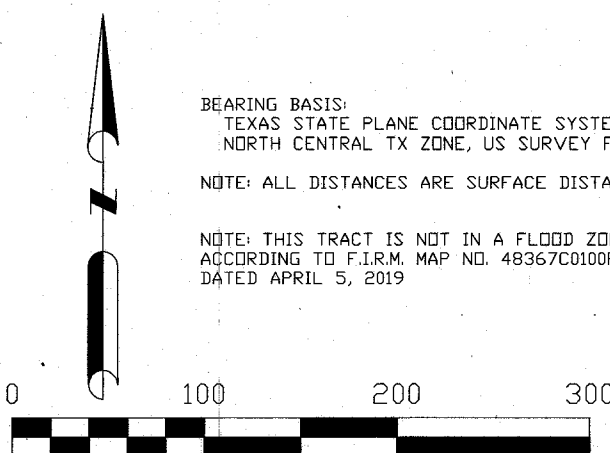
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0100F,
DATED APRIL 5, 2019

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



L.M. PEARSON
60.61 ACRES
V. 1453, P. 677