

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. 48367C0375E,
DATED SEPTEMBER 26, 2008

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: ALL CORNERS ARE SET 1/2\"/>

NOTE: NO MORE THAN ONE SINGLE-FAMILY DETACHED
DWELLING SHALL BE LOCATED ON EACH LOT

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 SUBJECT TO APPROVAL BY OFFICIALS OF
PARKER COUNTY

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

LEGAL DESCRIPTION

Of a 6.350 acres tract of land out of the B.F. Morrow Survey, Abstract No. 2033, Parker County, Texas; being part of a certain 12.364 acres tract (Tract 1) and part of a certain 15 acres tract (Tract 3), both described in Volume 2896, Page 1538 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2\"/>

LIEN HOLDER STATEMENT

PlainsCapital Bank, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Pat Hamilton
Signature
Pat Hamilton
Printed
Branch President
Title

OWNER'S CERTIFICATE

That I, ATEX INVESTMENTS, LLC., the owner of the land shown hereon does hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LAZY BEND CROSSING, 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 subdivision is not with the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 28 DAY OF September, 2018

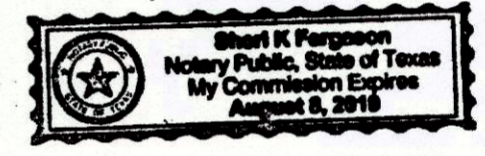
BY: *Tad Carpenter*
TAD CARPENTER - President

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 TAD CARPENTER, 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 28 day of September, 2018

Shari K. Ferguson
Signature



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 27 DAY OF October, 2018.

Peel
COUNTY JUDGE

George A Conley
COMR. PRECINCT #1

Rayford
COMR. PRECINCT #2

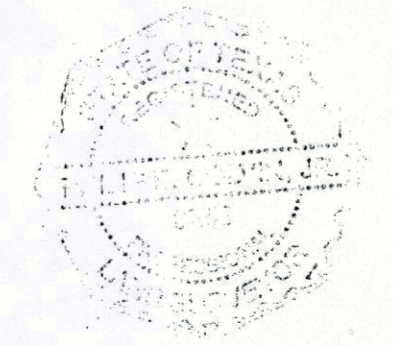
Sam Walden
COMR. PRECINCT #3

ASB
COMR. PRECINCT #4

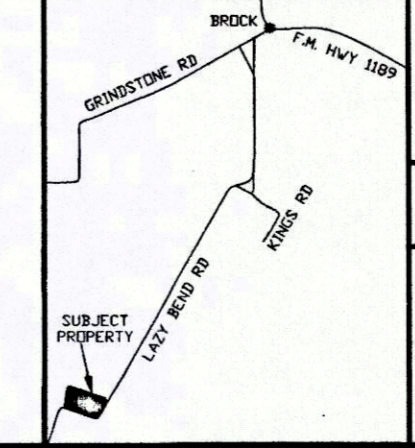
SURVEYOR'S CERTIFICATE

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 16, 2018.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S./No. 6258
JN18902 18704.crd FN180846



VICINITY MAP (NOT TO SCALE)



OWNER INFORMATION
ATEX INVESTMENTS, LLC
PRICE SURVEYING
301 STEPPES COURT
WEATHERFORD, TX 76087
(817) 550-7960

E171

COUNTY CLERK

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201827036
10/22/2018 10:21 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 14716
SCH. DIST.: BE
CITY: D-19
MAP NO.:

FINAL PLAT	
LAZY BEND CROSSING	
BEING A SUBDIVISION OF 6.350 ACRES OUT OF THE B.F. MORROW SURVEY, ABSTRACT NO. 2033, PARKER COUNTY, TEXAS	
PLAT DATE: SEPTEMBER 28, 2018	

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

