



Job No. 202208036
 Mathis Farm - Final Plat
 Plot Date: 09/28/2022 9:30 am
 Scale: 1" = 75'

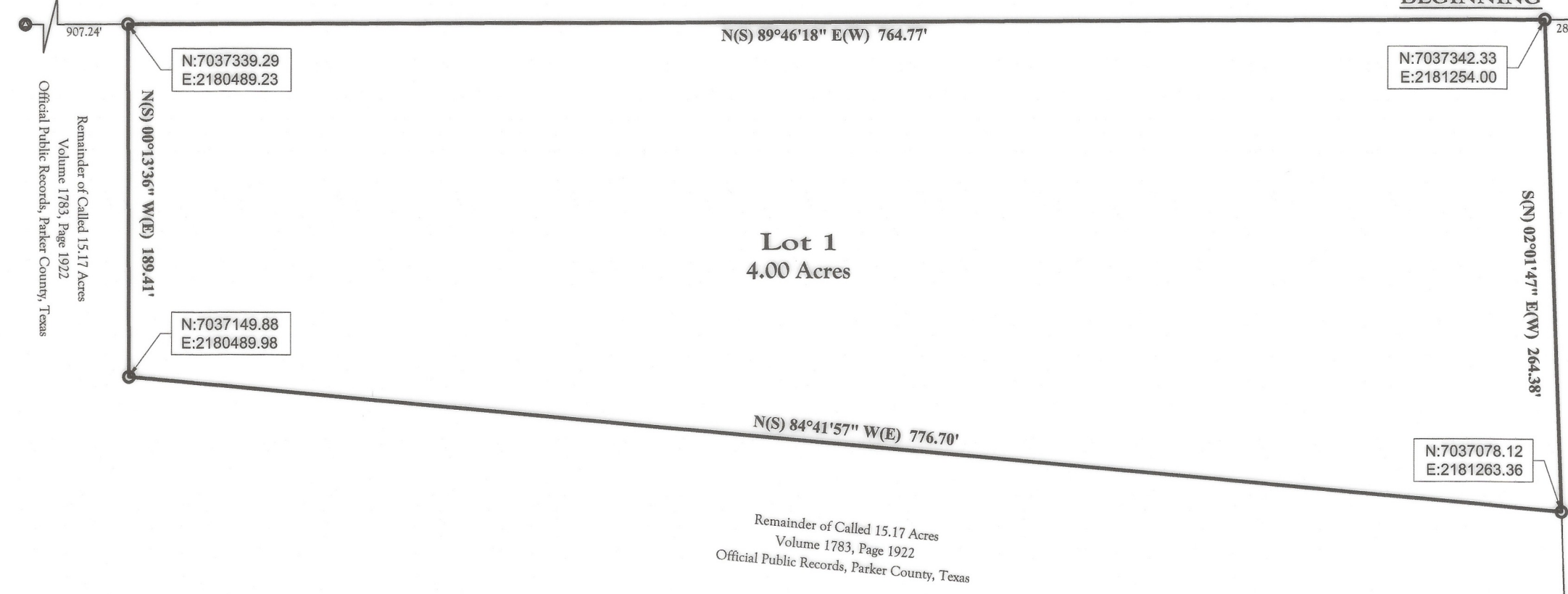
Called 7.94 Acres
 Volume 2034, Page 1730
 Official Public Records
 Parker County, Texas

A FINAL PLAT OF

202237026 PLAT Total Pages: 1

LOT 1, MATHIS FARM
 BEING ALL OF

4.00 ACRES ALONG ROSS LANE, SPRINGTOWN, TEXAS 76082
 APPROXIMATELY 3.0 MILES EAST OF POOLVILLE, TEXAS 76487



WE, DAN MICHAEL MATHIS AND CONNIE ANN MATHIS ARE THE SOLE OWNER(S) OF:
4.00 ACRES OF LAND LOCATED IN THE T. & P. RR. Co. SURVEY No. 149, A-1483. BEING A PORTION OF A CALLED 15.17 ACRES TRACT AS DESCRIBED IN VOLUME 1783, PAGE 1922 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT BEING IN THE WEST LINE OF ROSS LANE, IN THE SOUTH LINE OF A CALLED 7.94 ACRES TRACT AS DESCRIBED IN VOLUME 2034, PAGE 1730 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF SAID 15.17 ACRES TRACT. WHENCE A 60D NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 7.94 ACRES TRACT IN ROSS LANE BEARS N 89°46'18" E - 28.00 FEET;

THENCE ALONG THE WEST LINE OF ROSS LANE WITH THE EAST LINE OF SAID 15.17 ACRES TRACT, S 02°01'47" E - 264.38 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT BEING IN THE WEST LINE OF ROSS LANE AND IN THE EAST LINE OF SAID 15.17 ACRES TRACT;

THENCE CROSSING SAID 15.71 ACRES TRACT THE FOLLOWING COURSES AND DISTANCES:
 N 84°41'57" W - 776.70 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959";
 N 00°13'36" W - 189.41 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" IN THE SOUTH LINE OF SAID 7.94 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID 7.94 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 89°46'18" E - 764.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **4.00 ACRES** OF LAND.

OWNERS CERTIFICATE

THAT WE, DAN MICHAEL MATHIS AND CONNIE ANN MATHIS, THE OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS MATHIS FARM, BEING A SUBDIVISION OF 4.00 ACRES OF LAND LOCATED IN THE T. & P. RR. CO. SURVEY NO. 149, A-1483. BEING A PORTION OF A CALLED 15.17 ACRES TRACT AS DESCRIBED IN VOLUME 1783, PAGE 1922 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. 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.

Dan Mathis
 OWNER(S)

Connie Mathis
 OWNER(S)

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

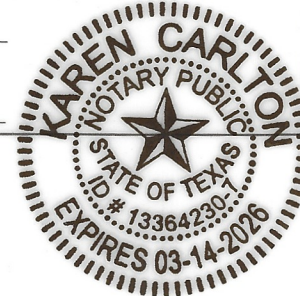
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dan & Connie Mathis, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 3rd DAY OF Oct, 2022

Karen Carlton
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

14868
PO
G-5

21483.025.001.50

EXTRA-TERRITORIAL JURISDICTION STATEMENT
 THE STATE OF TEXAS
 COUNTY OF PARKER
 WE, Dan Mathis Connie Mathis
 BEING THE DEDICATORY AND OWNER(S) OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.
 THE STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Dan Mathis Connie Mathis
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY
 OF October, 2022
Karen Carlton
 NOTARY PUBLIC, PARKER COUNTY, TEXAS
 MY COMMISSION EXPIRES ON: 3-14-2024



DEVELOPER
 DAN MICHAEL MATHIS &
 CONNIE ANN MATHIS
 1200 ROSS LANE
 SPRINGTOWN, TEXAS 76082

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

- *LEGEND***
- - 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959"
 - - 60D NAIL FOUND
 - - RAILROAD TIE FENCE POST FOUND

- *SURVEYORS NOTES***
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 - BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
 - SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 - ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

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 SEPTEMBER 1ST AND 2ND, 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.

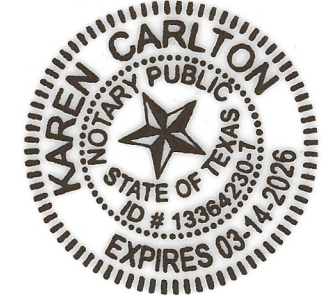
Justin Renne Parenteau
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPRS.COM



SPECIAL NOTE
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

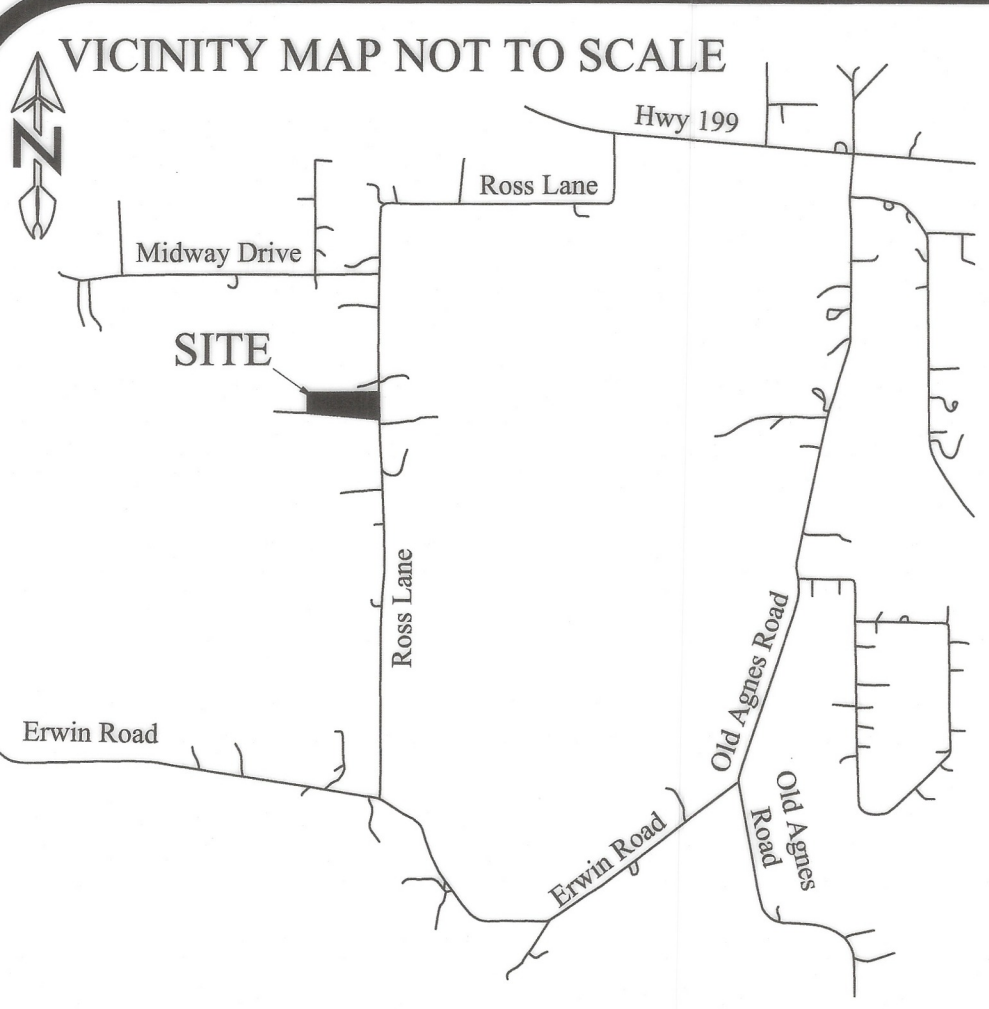
- *GENERAL NOTES***
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
 - THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
 - WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
 - SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
 - SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
 - SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0150E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

COMMISSIONERS COURT BLOCK
 THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 11th DAY OF October, 2022
Proctor
 COUNTY JUDGE
Gary A. Cooley
 COMMISSIONER PRECINCT #1
Carol Pearson
 COMMISSIONER PRECINCT #2
Ramona Wald
 COMMISSIONER PRECINCT #3
Debra
 COMMISSIONER PRECINCT #4



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202237026
 10/11/2022 02:45 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



CABINET F, SLIDE 350