

201906777 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF PARKER

I, the undersigned owner of the land shown on this plat, via deed instrument 201615712, Deed Records of Parker County, Texas, within the area described by metes and bounds as follows:

Legal Description: A 4.869 acre tract, situated in the Perlee Slover Survey, Abstract 1280, Springtown, Parker County, Texas, being that land as described in Instrument 201615712, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd) for the NW corner of this tract, being the NE corner of land of Richard & Steven Fair, Vol 1862/ Pg 865, DRPCT, and being in the South line of East Highway 199;

Thence S 57°25'33" E, along the South line of East Hwy 199, a distance of 199.92' to a 1/2" IR (fnd);

Thence S 00°03'43" E, by the West line of land of Gerald Davis, Vol 1569/ Pg 1322, DRPCT, and by the West line of land of Henrietta Vaughn, Instrument 201606777, DRPCT, a distance of 1200.02' to a 12" wood post (fnd);

Thence S 89°38'18" W, by the North line of land of Troy & Dana Montgomery, Vol 1964/ Pg 1810, DRPCT, a distance of 169.78' to a 1/2" IR (fnd);

Thence N 00°00'00" E (base bearing), by the East line of land of Steven Stutsman, Instrument 201705071, DRPCT, and by the East line of aforesaid Richard & Steven Fair, a distance of 1308.73' to the 1/2" IR at the Point of Beginning, said parcel being 2121.09 Sq Ft or 4.869 Acres.

and designated herein as "Lots 1 and 2 of Majors Estates", and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and consideration therein expressed.

*Sharia Majors*  
Sharia Majors  
3-8-19  
Date

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared *Sharia Majors*, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 14th day of March, 2019

*Angela K. Hargrove*  
Notary Public in and for the State of Texas  
My Comm. Expires 03-31-2023

Total acreage = 4.869  
Lot 1 = 1.869 acres  
Lot 2 = 3.000 acres

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:  
"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes."

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Selling a 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.

No new roads established by this subdivision.

Water serviced Walnut Creek SUD.

Wastewater serviced by private septic systems.

The property does not lie within the ETJ of any municipality

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 groundwater availability.

STATE OF TEXAS  
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
THIS 15th DAY OF MARCH, 2019

*Pat Deen*  
Pat Deen, County Judge  
*George Co. Clerk*  
George Co. Clerk, Commissioner, Precinct 1  
*George Co. Commissioner*  
George Co. Commissioner, Precinct 2  
*George Co. Commissioner*  
George Co. Commissioner, Precinct 3  
*Steve Dugan*  
Steve Dugan, Commissioner, Precinct 4

STATE OF TEXAS  
CERTIFICATE OF SURVEYOR  
COUNTY OF PARKER

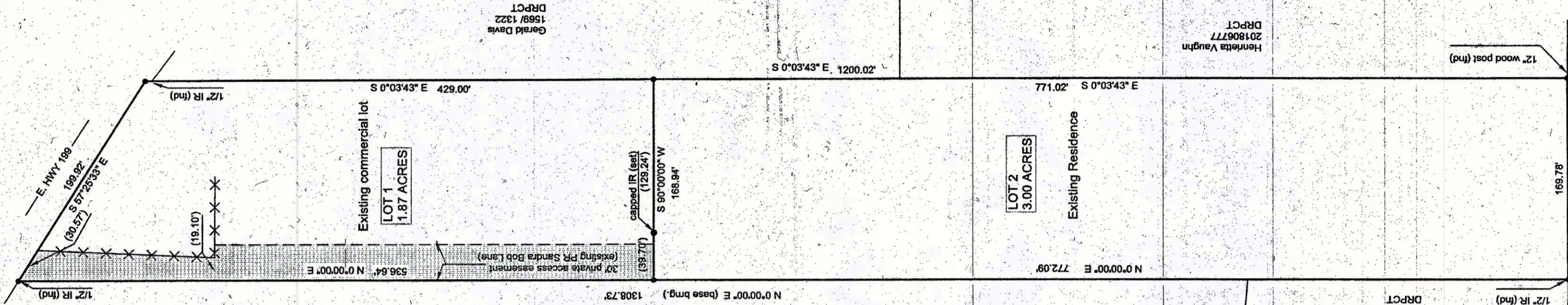
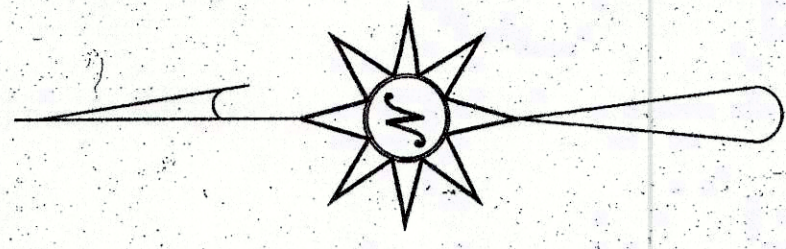
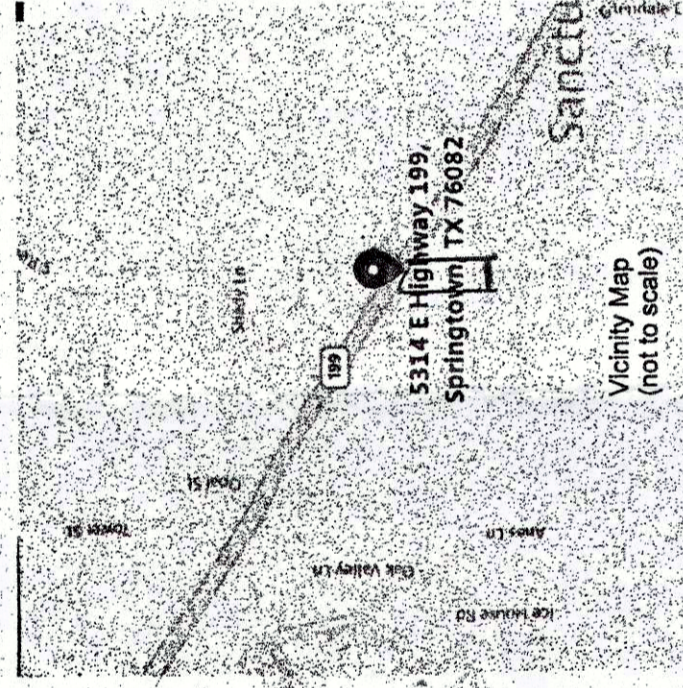
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*R. F. DeFalso*  
Richard DeFalso RPLS #6014  
03/07/2019  
Date

Rick DeFalso - Surveyor  
201 Carolyn Drive  
Hurst, TX 76054  
817-428-0155  
Date: 01/17/2019

scale: 1" = 80'  
0 80'

According to the FIRM map #48367C0200E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "X".



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lula Deakle*  
Lula Deakle, County Clerk  
Parker County, Texas  
201906777  
03/25/2019 10:48 AM  
Fee: 76.00  
Lula Deakle, County Clerk  
Parker County, Texas  
MAP NO.:

ACCT. NO.: 14849  
SCH. DIST.: AZ  
CITY: CMAA  
MAP NO.:

Troy & Diana Montgomery  
1964/1810  
DRPCT

Steven Stutsman  
201705071  
DRPCT

Henrietta Vaughn  
201606777  
DRPCT

Gerald Davis  
1569/1322  
DRPCT

FINAL PLAT

Lots 1 and 2 of Majors Estates,  
being 4.869 acres in the Perlee Slover Survey,  
Abstract 1280, Springtown, Parker County,  
Texas, and being that land described in  
Instrument 201615712, Deed Records of  
Parker County, Texas..

Recorded in Cabinet Slide **E 260**