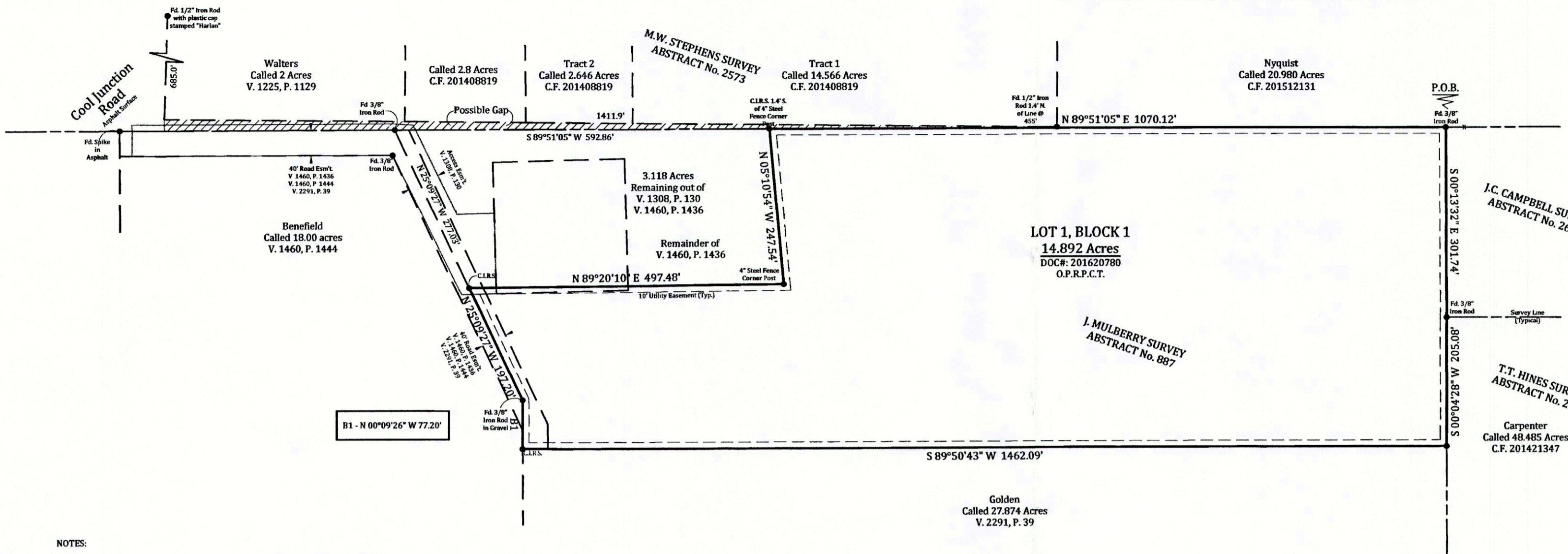


D 625



STATE OF TEXAS
COUNTY OF PARKER

BEING A 14.892 ACRES TRACT OF LAND OUT OF THE J. MULBERRY SURVEY, ABSTRACT NO. 887, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO GRIFFIN IN VOLUME 1308, PAGE 130, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND THAT CALLED 17.00 ACRES TRACT OF LAND AS CONVEYED TO GRIFFIN IN VOLUME 1460, PAGE 1436, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC# 201620780, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD IN THE SOUTH LINE OF THAT CALLED 20.980 ACRES TRACT OF LAND CONVEYED TO NYQUIST IN CLERK FILE 201512131, O.P.R.P.C.T. AT THE NORTHEAST CORNER OF SAID 17.00 ACRES TRACT BEING CALLED THE NORTHEAST CORNER OF SAID MULBERRY SURVEY, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 00°13'32" E 301.74 FEET TO A FOUND 3/8" IRON ROD AT THE NORTHWEST CORNER OF THAT CALLED 48.485 ACRES TRACT OF LAND CONVEYED TO CARPENTER IN CLERK FILE 201421347, O.P.R.P.C.T. BEING CALLED THE NORTHWEST CORNER OF THE T.T. HINES SURVEY, ABSTRACT NO. 2611, FOR A CORNER OF THIS TRACT.

THENCE S 00°04'28" W 205.08 FEET ALONG THE COMMON LINE OF SAID GRIFFIN TRACT & SAID CARPENTER TRACT TO A SET 1/2" IRON ROD WITH PLASTIC CAP, AT THE EASTERLY COMMON CORNER OF SAID GRIFFIN TRACT & THAT CALLED 27.874 ACRES TRACT OF LAND CONVEYED TO GOLDEN IN VOLUME 2291, PAGE 39, O.P.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°50'43" W 1462.09 FEET ALONG THE COMMON LINE OF SAID GRIFFIN TRACT & SAID GOLDEN TRACT TO A SET 1/2" IRON ROD WITH PLASTIC CAP IN THE EAST LINE OF THAT CALLED 18.00 ACRES TRACT OF LAND CONVEYED TO BENEFIELD IN VOLUME 1460, PAGE 1444, O.P.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID GRIFFIN TRACT & SAID BENEFIELD TRACT AS FOLLOWS: N 00°09'26" W 77.21 FEET TO A FOUND 3/8" IRON ROD IN A GRAVEL DRIVE; N 25°09'27" W 197.20 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP, FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT. WHENCE A FOUND 3/8" IRON ROD AT THE NORTHWEST CORNER OF SAID GRIFFIN TRACT BEARS N 25°09'27" W 277.03 FEET.

THENCE N 89°20'10" E AT 57.5 FEET PASS A 4" STEEL FENCE CORNER POST, CONTINUING ALONG THE GENERAL LINE OF A FENCE, FOR A TOTAL DISTANCE OF 497.48 FEET TO A 4" STEEL FENCE CORNER POST, FOR AN ELL CORNER OF THIS TRACT.

THENCE N 05°10'54" W 247.54 FEET ALONG THE GENERAL LINE OF A FENCE TO A SET 1/2" IRON ROD WITH PLASTIC CAP IN THE NORTH LINE OF SAID GRIFFIN TRACT & SAID MULBERRY SURVEY, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°51'05" E 1070.12 FEET ALONG THE NORTH LINE OF SAID GRIFFIN TRACT & SAID MULBERRY SURVEY TO THE POINT OF BEGINNING.

TOGETHER WITH A 0.559 ACRES ROADWAY EASEMENT OUT OF THE F.M. STANLEY SURVEY, ABSTRACT No. 1267, PARKER COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND AS RECORDED IN VOLUME 1112, PAGE 347, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING KNOWN AS "TRACT II - ROADWAY EASEMENT" IN THAT CERTAIN DEED AS RECORDED IN DOCUMENT NO. 201302148, REAL RECORDS, PARKER COUNTY, TEXAS AND FURTHER SHOWN AND RECORDED HEREIN WITH THIS PLAT.

BEARINGS & DISTANCES DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LUCAS & AMY FREE, ACTING HEREIN DOES; HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, MAYBERRY FREE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 12 DAY OF OCT, 2016.

BY: *[Signature]* LUCAS FREE
[Signature] AMY FREE

STATE OF TEXAS
COUNTY OF PARKER

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LUCAS FREE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AMY FREE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12 DAY OF OCT, 2016.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12 DAY OF OCT, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0250E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) C.I.R.S. - SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARTER M WELLS"
 - 5) 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 AVAILABILITY.
 - 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 7) WATER IS TO BE PROVIDED BY PRIVATE WELL WATER.
 - 8) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
 - 9) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

THE SOLE PURPOSE OF THIS PLAT IS TO ALLOW THE HEREIN STATED OWNER(S) TO OBTAIN A LEGAL ADDRESS FROM THE 9-1-1 ADDRESSING DEPARTMENT OF PARKER COUNTY FOR EMERGENCY MANAGEMENT SERVICES.

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 24 DAY OF OCT, 2016.

COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

ACCT. NO.: 14867
SCH. DIST.: MZ
CITY: C-14
MAP NO.:



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

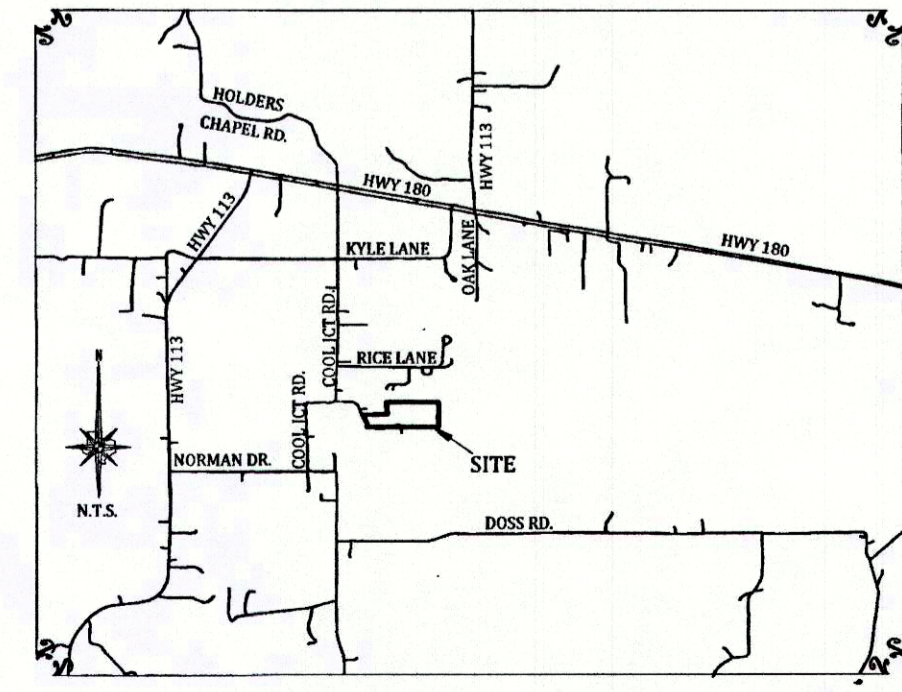
[Signature]
REPRESENTATIVE
GRAHAM SAVINGS AND LOAN, SSB

SURVEYOR:
MICAH HAMILTON, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
SUSAN GOLDEN GRIFFIN-MAYBERRY
811 COOL JUNCTION ROAD
COOL, TX 76088
(214)-202-0164

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Jeane Brunson
201624261
10/24/2016 10:03 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



FINAL PLAT
OF LOT 1, BLOCK 1
MAYBERRY FREE ADDITION
TO, PARKER COUNTY, TEXAS,
OUT OF THE J. MULBERRY SURVEY
ABSTRACT NO. 887,
PARKER COUNTY, TEXAS.
SEPTEMBER 2016

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403

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