

LINEAR FEET OF ROADS: NONE

NOTICE: 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.

THE INTERLOCAL COOPERATION AGREEMENT BETWEEN PARKER COUNTY AND THE CITY OF MILLSAP, RECORDED IN VOLUME 28-8, PAGE 1978, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, GRANTS EXCLUSIVE RIGHT AND JURISDICTION TO REGULATE AND APPROVE ALL SUBDIVISION PLATS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF SAID CITY OF MILLSAP, PARKER COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, THOMAS & LORNA NEEL being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Millsap, Parker County, Texas.

Thomas E. Neel Lorna J. Neel
Owner

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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

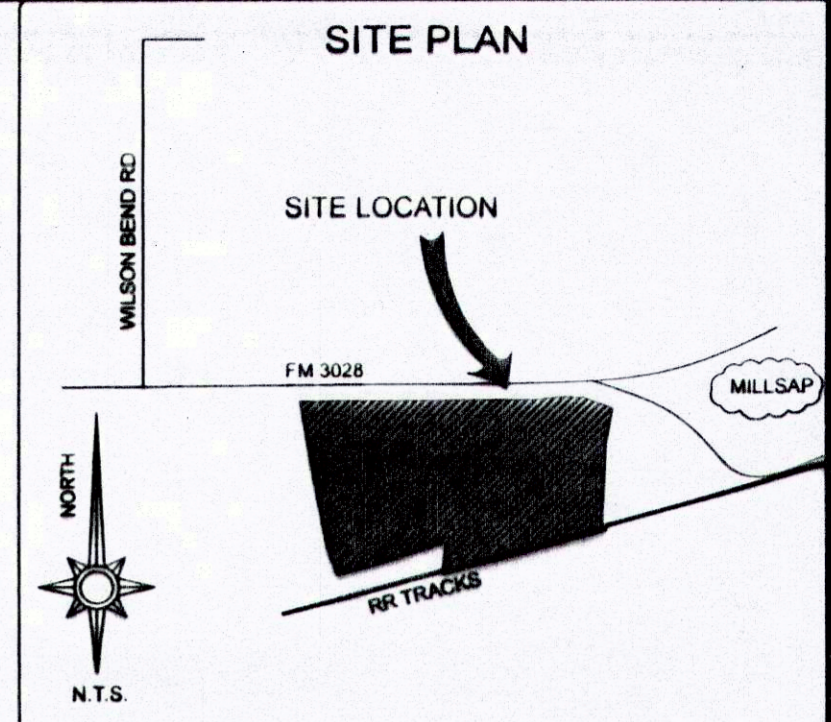
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

THE STATE OF TEXAS)
COUNTY OF PARKER)
The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.
Thomas E. Neel Lorna J. Neel
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioner, Court of Parker County Texas, this 15 day of August, 2014.

Mark Riley, County Judge
George Conley Craig Peacock
Commissioner of Precinct #1 Commissioner of Precinct #2
Larry Walden Dusty Renfro
Commissioner of Precinct #3 Commissioner of Precinct #4



STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
N/A
LW

CURVE TABLE

C1	L= 175.66' R= 1959.86' N 84°12'09" E, 175.60'
C2	L= 77.09' R= 1959.86' N 85°38'37" E, 77.08'
C3	L= 98.58' R= 1959.86' N 83°04'33" E, 98.57'

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Neel and Lorna J. Neel, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

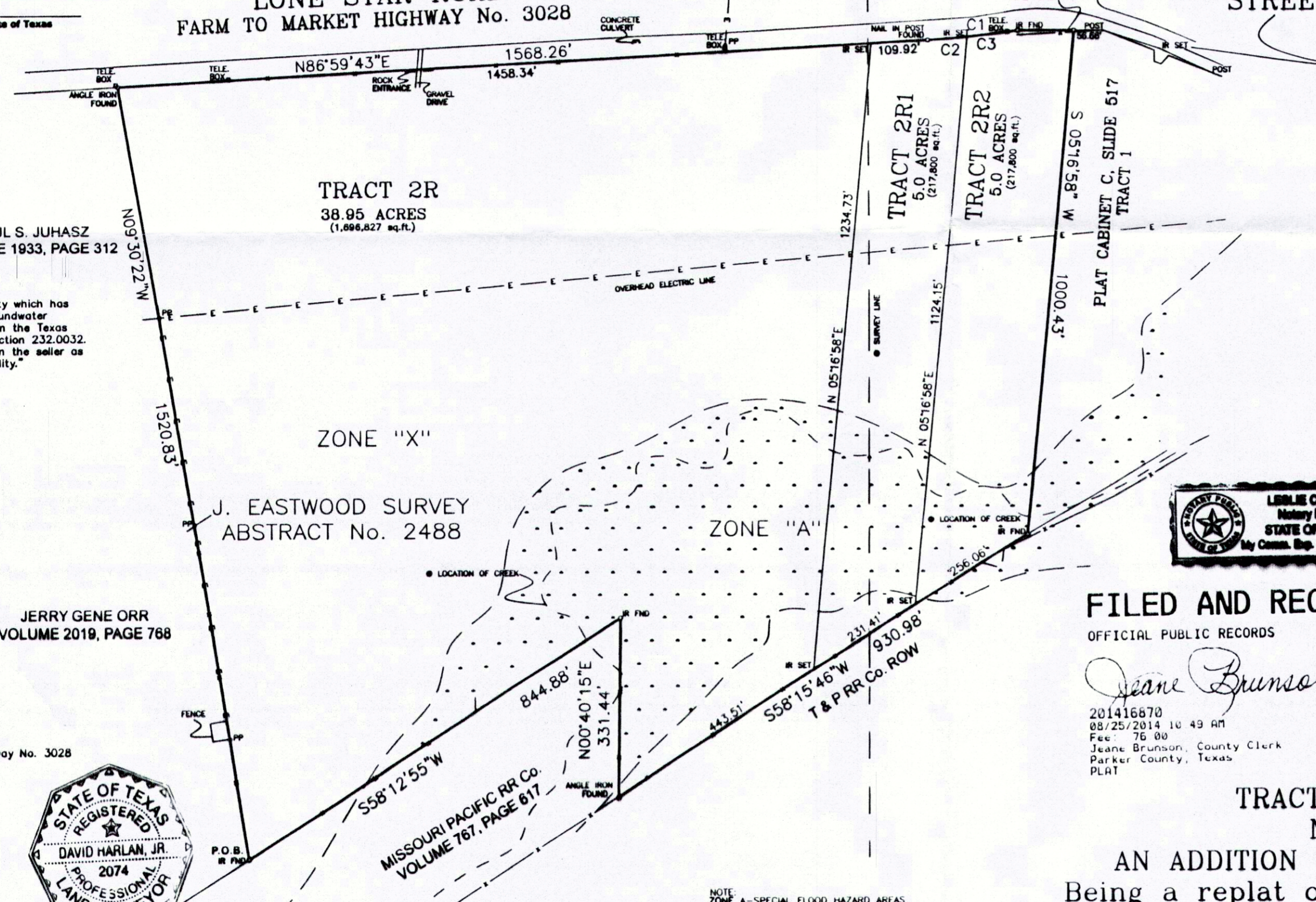
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 15 day of August, 2014

Notary Public in and for the State of Texas

LONE STAR ROAD
FARM TO MARKET HIGHWAY No. 3028

J.W. PRICE SURVEY
ABSTRACT No. 2160

FRONT STREET



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, THOMAS E. NEEL AND LORNA J. NEEL, being the sole Owners of 48.95 Acres situated in and being all of TRACT 2, NEEL ADDITION, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 517, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the most westerly southwest corner of said Thomas E. Neel Tract, said iron being called by deed to be South, 2416.88 feet and N 57°20'00" E, 1544.47 feet from the northwest corner of said J. Eastwood Survey; THENCE N 09°30'22" W, on or about a fence, 1520.83 feet to an angle iron found in the south right of way line of Lone Star Road, Farm to Market Highway No. 3028; THENCE with the south right of way line of said Lone Star Road the following courses and distances: N 86°59'43" E, 1568.26 feet to a nail in a post at the beginning of a curve to the left with a radius of 1959.86 feet and whose chord bears N 84°12'09" W, 175.6 feet; With said curve to the left through a central angle of 05°08'08" and a distance of 175.66 feet to an iron rod set; S 89°47'50" E, 108.53 feet to a post; THENCE S 05°16'58" W, 1000.43 feet to an iron rod set in the northwest right of way line of T & P RR Company; THENCE with the northwest right of way line of said T & P RR Company the following courses and distances: S 58°15'46" W, 930.98 feet to an angle iron found; N 00°40'15" E, 331.44 feet to an iron rod found; S 58°12'56" W, 844.88 feet to the POINT OF BEGINNING and containing 48.95 acres (1,696,827 square feet) of land

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, THOMAS E. NEEL AND LORNA J. NEEL, does hereby adopt this plat designating the hereinabove described real property as TRACTS 2R; 2R1 & 2R2, NEEL ADDITION, an addition to Parker County, Texas, being a replat of Tract 2, Neel Addition, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 517, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon

WITNESS my hand at Weatherford, Parker County, Texas this 15 day of August, 2014.

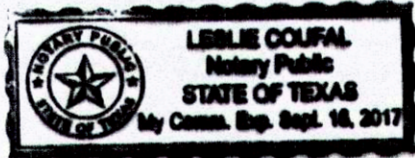
Thomas E. Neel Lorna J. Neel
Thomas E. Neel Lorna J. Neel

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Thomas Neel, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 15 day of August, 2014
Leslie Coufal
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared LORNA NEEL, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 15 day of August, 2014
Leslie Coufal
Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201416870
08/25/2014 10:49 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

TRACTS 2R; 2R1 & 2R2
NEEL ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Tract 2, Neel Addition, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 517 Plat Records, Parker County, Texas

ACCT. NO.: 15475
SCH. DIST.: MZ
CITY:
MAP NO.: B-11

SCALE: 1" = 200'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

OWNERS:
Thomas E. Neel
Lorna J. Neel
599 Farm to Market Highway No. 3028
Millsap, TX 76066
1-940-859-6587



THIS is to certify that J. David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY, 2014

NOTE:
CONTROL BEARINGS DETERMINED FROM GLOBAL POSITIONING SYSTEM OPERATIONS.

NOTE:
ZONE A - SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATION DETERMINED. ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48367 C 0350 E. EFFECTIVE DATE: SEPTEMBER 26, 2008