

**OWNER'S CERTIFICATE**

That I, GARY NORRIS WATKINS, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as WATKINS TRAIL ACRES, LOT 1-A and LOT 1-B, Parker County, Texas; being a replat of all of Lot 1 of Watkins Trail Acres, according to plat recorded in Cabinet E, Slide 374 of the Plat Records of Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 21<sup>ST</sup> DAY OF JANUARY, 2022

BY: Gary Norris Watkins  
GARY NORRIS WATKINS

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202203206  
01/25/2022 03:37 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS  
COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GARY NORRIS WATKINS, 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 21<sup>st</sup> day of January, 2022

[Signature]  
Signature



**CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL**

Approved: January 18, 2022

City of Mineral Wells  
Parker County, Texas

By: [Signature] Mayor

Attest: [Signature] City Clerk

[Signature] Planning and Zoning  
Commission Chairman



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. 48367C0225F,  
DATED APRIL 5, 2019

NOTE: THIS PLAT DOES NOT MODIFY OR ALTER ANY  
EXISTING COVENANTS OR RESTRICTIONS APPLICABLE  
TO THIS PROPERTY

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

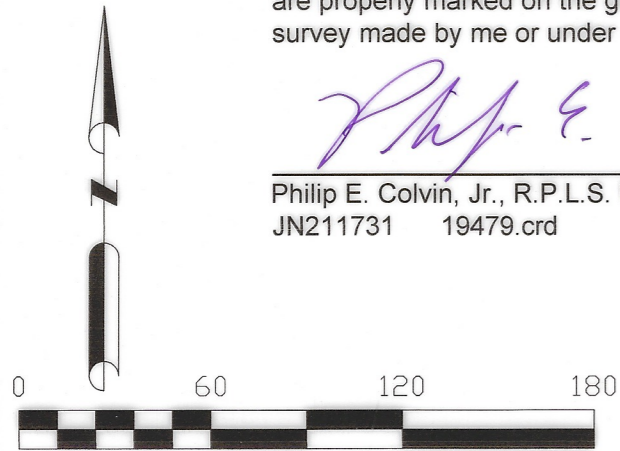
NOTE: WATER WILL BE SUPPLIED BY NORTH RURAL  
WATER SUPPLY CORPORATION, 3810 N HWY 281,  
MINERAL WELLS, TX 76067, 940-327-0700

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

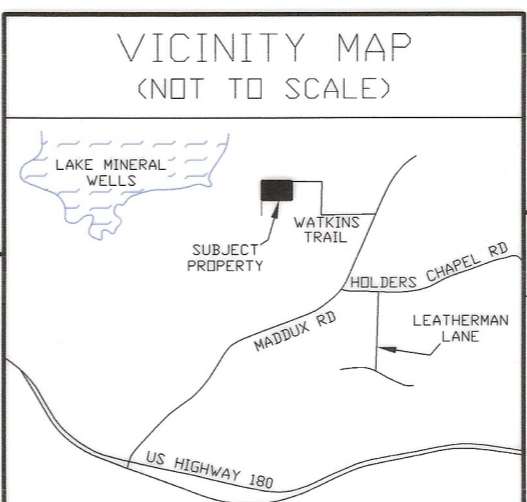
**SURVEYOR'S CERTIFICATE**

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 DECEMBER 7, 2021.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN211731 19479.crd



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 152  
DATE 1/25/2022



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

**19011  
GA  
B-12**

**REPLAT**  
**WATKINS TRAIL ACRES  
LOT 1-A AND LOT 1-B**  
BEING A REPLAT OF ALL OF LOT 1  
OF WATKINS TRAIL ACRES, ACCORDING  
TO PLAT RECORDED IN CABINET E,  
SLIDE 374 OF THE PLAT RECORDS OF  
PARKER COUNTY, TX  
PLAT DATE: DECEMBER 14, 2021