

LEGAL DESCRIPTION

Of a 6.037 acres tract of land out of Section No. 357, T. & P. RR. Co. Survey, Abstract No. 1543, Parker County, Texas; being part of a certain 24.088 acres tract described in Volume 1078, Page 1145 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:  
 Beginning at a found 60D nail in Watkins Trail (gravel - 30' Right of Way Easement recorded in Volume 1053, Page 930 of said Real Records) and in the north line of said 24.088 acres tract for the northwest and beginning corner of this tract. Whence the northwest corner of said 24.088 acres tract bears N. 89 deg. 53 min. 38 sec. W. 30.00 feet and the northwest corner of said Section No. 357 is called to bear N. 24 deg. 07 min. 02 sec. W. 3276.77 feet.  
 Thence S. 89 deg. 53 min. 38 sec. E. 698.65 feet along said Watkins Trail and the north line of said 24.088 acres tract to a found 60D nail at the most northerly northwest corner of a certain 11.000 acres tract described in Volume 1658, Page 1539 of said Real Records for the northeast corner of this tract.  
 Thence S. 00 deg. 29 min. 26 sec. W. at 15.00 feet pass a found 1/2" iron rod in the south line of said Watkins Trail and in all 377.79 feet along a west line of said 11.000 acres tract to a found 3/8" iron rod at the northeast corner of a certain 2.000 acres tract described in Volume 1727, Page 1925 of said Real Records for the southeast corner of this tract.  
 Thence N. 89 deg. 40 min. 17 sec. W. 698.64 feet to a found 3/8" iron rod at the northwest corner of said 2.000 acres tract for the southwest corner of this tract.  
 Thence N. 00 deg. 29 min. 26 sec. E. at 360.08 feet pass a set 1/2" iron rod in the south line of said Watkins Trail and in all 375.08 feet to the place of beginning.

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 platting the same according to the lines, lots, streets and easements shown, and designate said plat as WATKINS TRAIL ACRES, being a subdivision of 6.037 acres out of SECTION NO. 357, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1543, Parker County, Texas. I, 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.

EXECUTED THIS THE 17 DAY OF SEPT, 2019

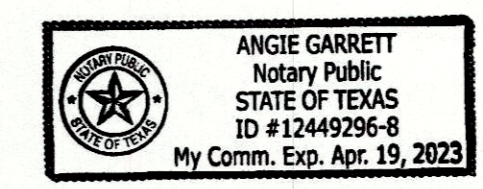
BY: Gary Norris Watkins  
 GARY NORRIS WATKINS

STATE OF TEXAS  
 COUNTY OF Parker

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 17 day of September, 2019

[Signature]  
 Signature

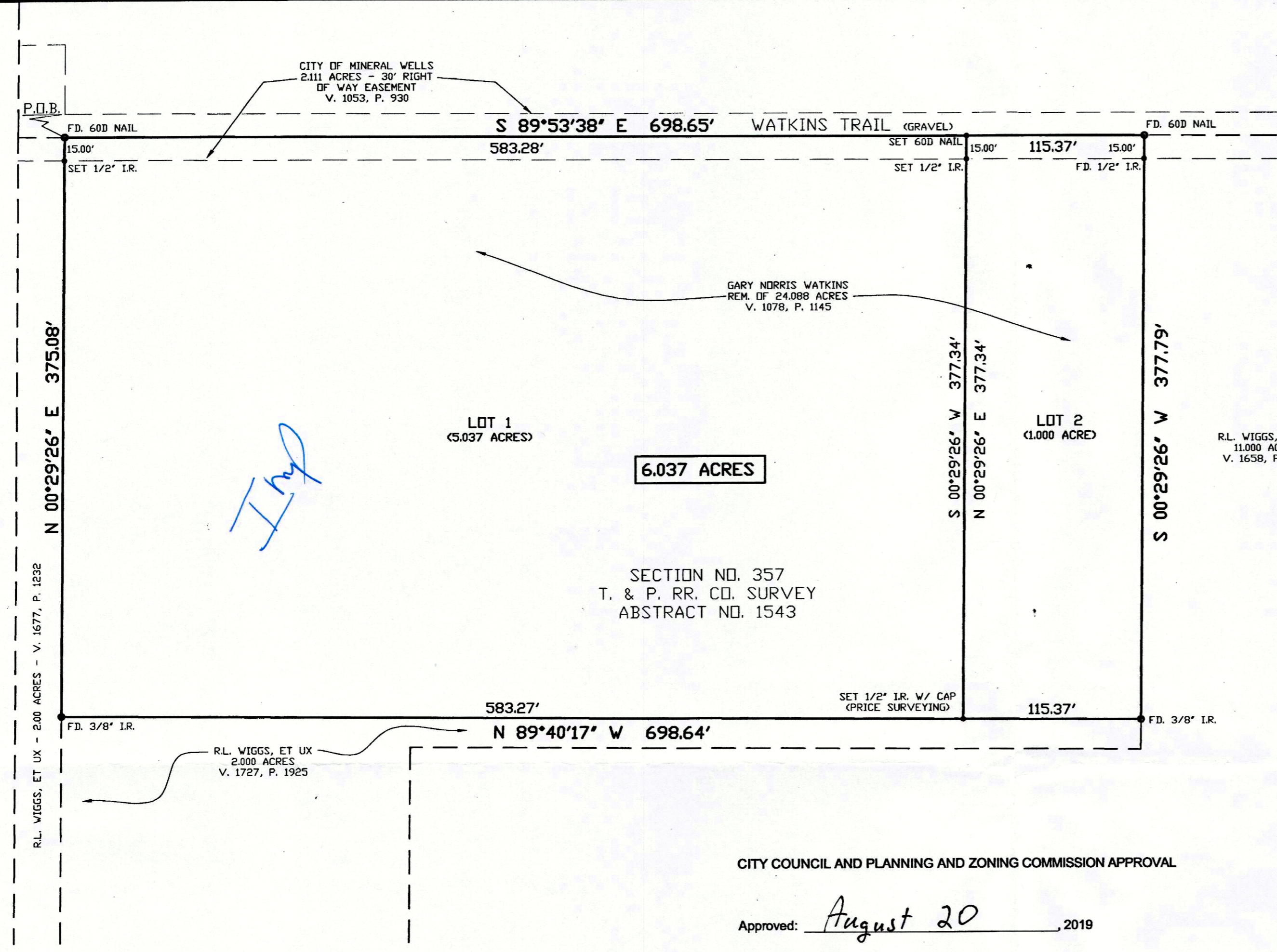


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lula Deakle ACCT. NO.: 1901  
 SCH. DIST.: GA  
 CITY: B-12  
 MAP NO.:  
 201924532  
 09/17/2019 01:24 PM  
 Fee: 76.00  
 Lula Deakle, County Clerk  
 Parker County, Texas  
 PLAT

21543.010.004.00  
21543.010.004.50

FINAL PLAT  
**WATKINS TRAIL ACRES**  
 BEING A SUBDIVISION OF 6.037 ACRES OUT OF SECTION NO. 357, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1543, PARKER COUNTY, TX  
 PLAT DATE: AUGUST 27, 2019



CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

Approved: August 20, 2019

City of Mineral Wells  
 Parker County, Texas

By: Christopher M. Penn, Mayor

Attest: Peggy Clefts, City Clerk

Richard L. Ball, 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: 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: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0225E, DATED APRIL 5, 2019

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

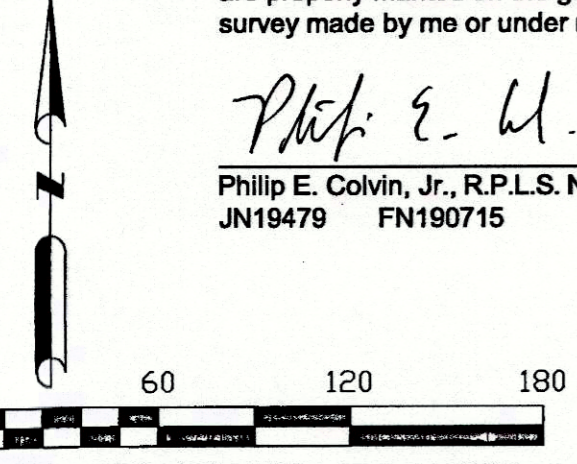
NOTE: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT

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

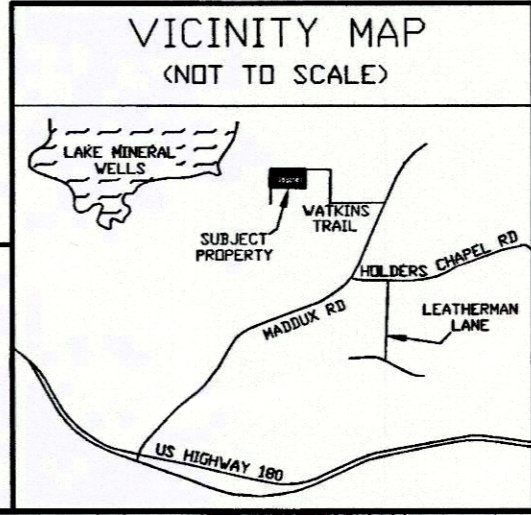
SURVEYOR'S CERTIFICATE

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 JUNE 3, 2019.

Philip E. Colvin, Jr.  
 Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN19479 FN190715



FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS  
 CABINET E, SLIDE 374  
 DATE \_\_\_\_\_



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