

OWNER'S CERTIFICATE

We, TALLIAN THOMPSON and APRIL THOMPSON, the owners 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 YORK LANE ACRES, being a subdivision of 9.984 acres out of the G.W. STELL Survey, Abstract No. 1167, Parker County, Texas. We, 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.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 2nd DAY OF August, 2019

BY: Tallian Thompson
TALLIAN THOMPSON

BY: April Thompson
APRIL THOMPSON

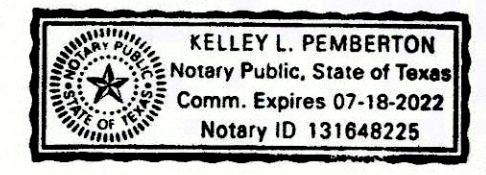
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TALLIAN THOMPSON and APRIL THOMPSON, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 19th day of August, 2019

Kelley L. Pemberton
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,

TEXAS, ON THIS THE 2nd DAY OF August, 2019.

John
COUNTY JUDGE

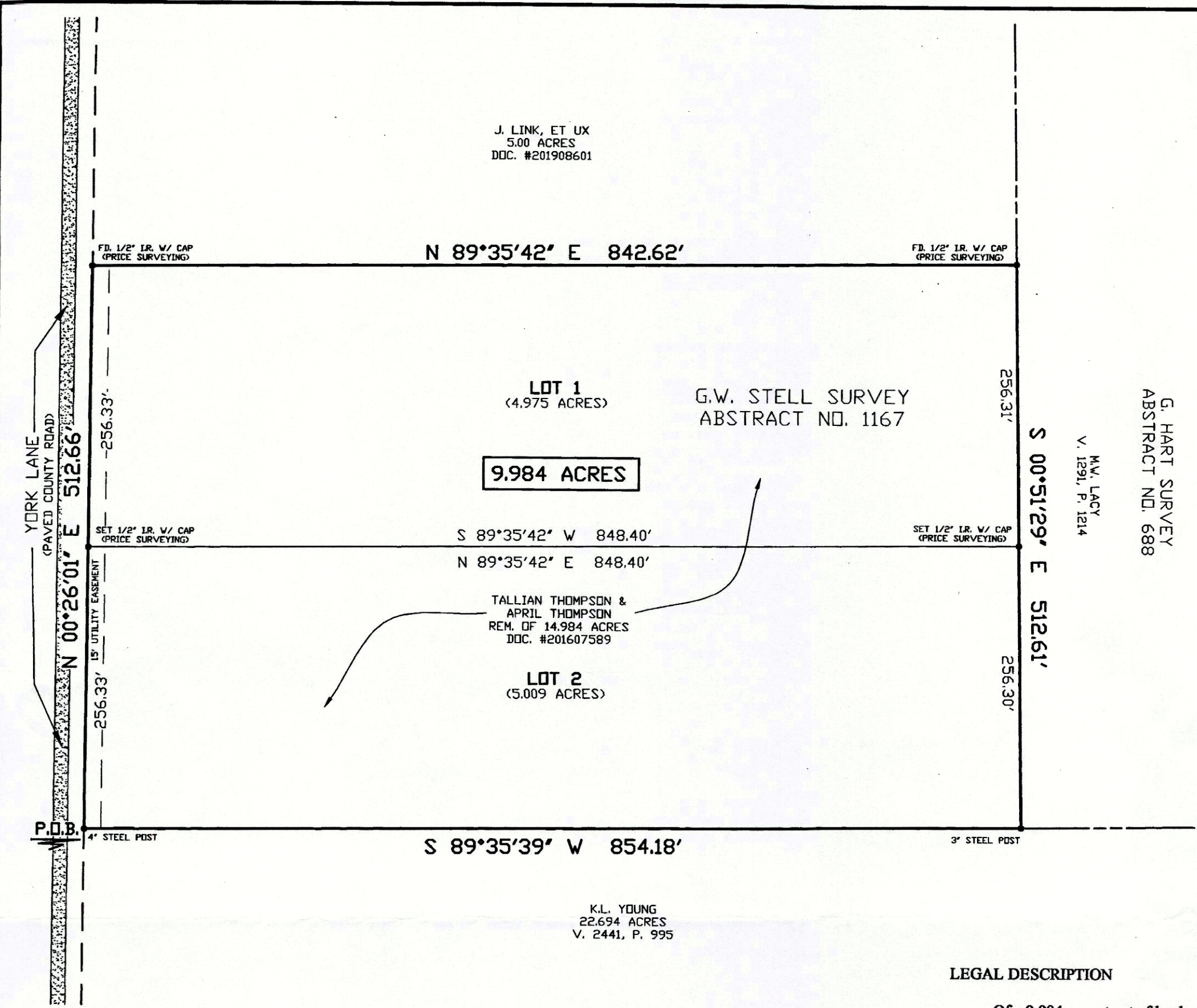
George A. Conley
COMR. PRECINCT #1

Craig Paul
COMR. PRECINCT #2

John
COMR. PRECINCT #3

John
COMR. PRECINCT #4

ACCT. NO.: 19929
SCH. DIST.: 12
CITY: Duda
MAP NO.: Duda



LEGAL DESCRIPTION

Of a 9.984 acres tract of land out of the G.W. Stell Survey, Abstract No. 1167, Parker County, Texas; being part of a certain 14.984 acres tract described in Document No. 201607589 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 4" steel post in the east line of York Lane (paved) and at the northwest corner of a certain 22.694 acres tract described in Volume 2441, Page 995 of said Official Records for the southwest and beginning corner of this tract. Whence the northwest corner of the G.H. Hart Survey, Abstract No. 688, is called to bear North 2652.30 feet and East 839.77 feet.

Thence N. 00 deg. 26 min. 01 sec. E. 512.66 feet along the east line of said York Lane to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 14.984 acres tract and at the southwest corner of a certain 5.00 acres tract described in Document No. 201908601 of said Official Records for the northwest corner of this tract.

Thence N. 89 deg. 35 min. 42 sec. E. 842.62 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 5.00 acres tract and in the west line of said G.H. Hart Survey and in the east line of said 14.984 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 51 min. 29 sec. E. 512.61 feet to a 3" steel post in the north line of said 22.694 acres tract for the southeast corner of this and said 14.984 acres tract.

Thence S. 89 deg. 35 min. 39 sec. W. 854.18 feet to the place of beginning.

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. 48367C0500F, DATED APRIL 5, 2019

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 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 GROUNDWATER AVAILABILITY.

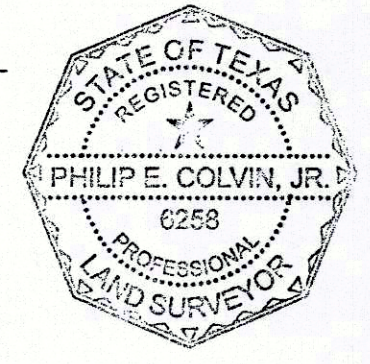
NOTE: WATER WILL BE SUPPLIED BY PARKER COUNTY SPECIAL UTILITY DISTRICT, 500 BROCK SPUR, MILLSAP, TX 76066, (817) 594-2900

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

SURVEYOR'S CERTIFICATE

This is to certify the 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 19, 2019.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN19538 16287.crd FN190705

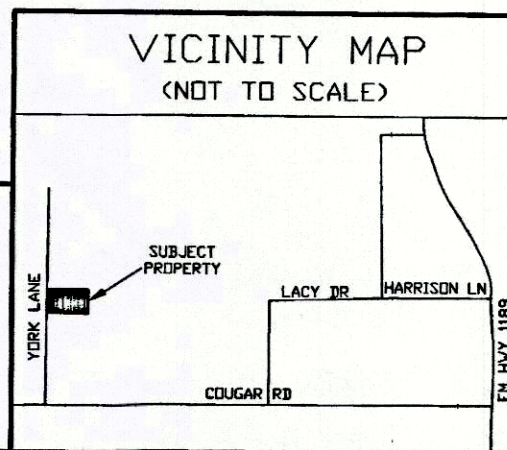


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
201922113
08/26/2019 10:35 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER INFORMATION
TALLIAN THOMPSON
PO BOX 177
DENNIS, TEXAS 76439
(432) 238-2200

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E, SLIDE 359
DATE _____



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

FINAL PLAT
YORK LANE ACRES
LOT 1 AND LOT 2
BEING A SUBDIVISION OF 9.984 ACRES OUT OF THE G.W. STELL SURVEY, ABSTRACT NO. 1167, PARKER COUNTY, TX
PLAT DATE: JULY 12, 2019

