

LINE	BEARING	DISTANCE
L1	N 36°06'59" W	61.64'
L2	N 23°15'01" W	97.59'
L3	N 27°27'05" W	22.01'

**LEGAL DESCRIPTION**

201903058 PLAT Total Pages: 1

Of an 18.080 acres tract of land out of the Northwest & Northeast Part of Section No. 246, M.E.P. & P. RR. Co. Survey (D.V. Kirbie Survey), Abstract No. 796 and the D.V. Kirbie Survey, Abstract No. 775, both in Parker County, Texas; being the same tract described in Document No. 201723798 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in Advance Road (paved) and at the southwest corner of a certain 18.618 acres tract described in Document No. 201713930 of said Official Records for the northwest and beginning corner of this tract. Whence a found "MAG" nail in the center of said Advance Road and at the northwest corner of said Section No. 246 bears N. 06 deg. 09 min. 54 sec. W. 596.04 feet.

Thence N. 81 deg. 17 min. 48 sec. E. at 25.95 feet pass a found 1/2" iron rod in the east right of way fence of said Advance Road and in all 968.54 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 18.618 acres tract.

Thence S. 89 deg. 58 min. 07 sec. E. 277.97 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 18.618 acres tract for the northeast corner of this tract.

Thence S. 08 deg. 33 min. 02 sec. W. 866.54 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence S. 86 deg. 38 min. 44 sec. W. at 614.21 feet pass a cross-tie post in the east right of way fence of said Advance Road and in all 653.69 feet to a found "MAG" nail in the center of said Advance Road for the southwest corner of this tract.

Thence in a northwesterly direction along the center of said Advance Road the following courses and distances:

- N. 36 deg. 06 min. 59 sec. W. 61.64 feet
- N. 23 deg. 15 min. 01 sec. W. 87.59 feet
- N. 27 deg. 47 min. 37 sec. W. 154.35 feet
- N. 33 deg. 03 min. 19 sec. W. 551.71 feet
- N. 27 deg. 27 min. 05 sec. W. 22.01 feet to the place of beginning

**OWNER'S CERTIFICATE**

That we, JARROD DICKEY and JILL DICKEY, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as 41 ESTATES, being a subdivision of 18.080 acres out of the Northwest & Northeast Part of Section No. 246, M.E.P. & P. RR. Co. Survey (D.V. Kirbie Survey) Abstract No. 796 and the D.V. Kirbie Survey, Abstract No. 775, both in 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 7<sup>th</sup> DAY OF January, 2019

BY: Jarrold Dickey  
 JARROD DICKEY

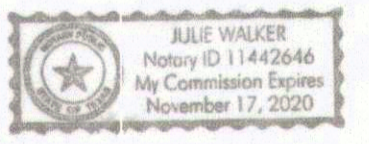
BY: Jill Dickey  
 JILL DICKEY

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 JARROD DICKEY and JILL DICKEY, 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 7<sup>th</sup> day of January, 2019

Julie Walker  
 Signature



THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,  
 TEXAS, ON THIS THE 11 DAY OF FEB, 2019.

ACCT. NO.: 10010  
 SCH. DIST.: DE  
 MAP NO.: F-9

**LIEN HOLDER STATEMENT**

FIRST UNITED MORTGAGE, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Catherine Vila  
 Signature

Catherine Vila  
 Printed

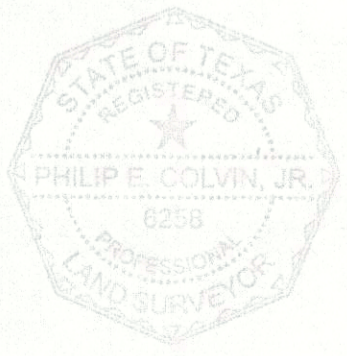
Mortgage Loan Specialist, UP  
 Title

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
Lila Deakle  
 201903058  
 02/11/2019 11:22 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

**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 17, 2018.

Philip E. Colvin, Jr.  
 Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN181168 14513.crd FN181237



George A. Corley  
 COMR. PRECINCT #1

Jim Hald  
 COMR. PRECINCT #3

Joe  
 COUNTY JUDGE

Absent  
 COMR. PRECINCT #2

Steve  
 COMR. PRECINCT #4

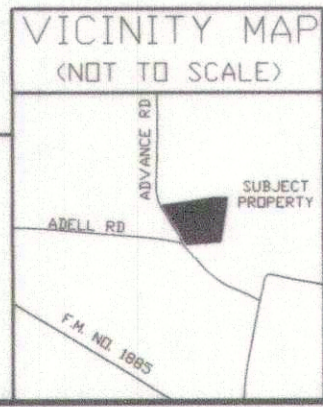
**OWNER INFORMATION**

JARROD DICKEY & JILL DICKEY  
 602 ADVANCE ROAD  
 WEATHERFORD, TX 76088  
 PH. 817-965-4349

FILED FOR RECORDS  
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE \_\_\_\_\_



**SURVEYOR**

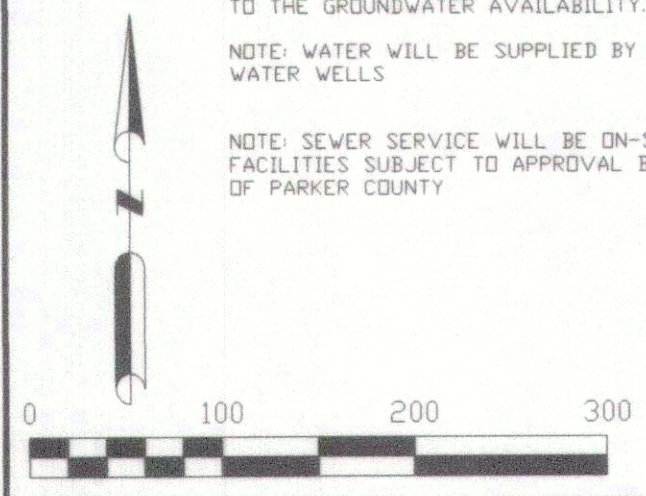
PHILIP E. COLVIN, JR.  
 PRICE SURVEYING  
 FIRM #10034200  
 213 SOUTH OAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841

**FINAL PLAT**

**41 ESTATES**  
**LOT 1 AND LOT 2**

BEING A SUBDIVISION OF 18.080 ACRES OUT OF THE NORTHWEST & NORTHEAST PART OF SECTION NO. 246, M.E.P. & P. RR. CO. SURVEY (D.V. KIRBIE SURVEY) ABSTRACT NO. 796 AND THE D.V. KIRBIE SURVEY, ABSTRACT NO. 775, BOTH IN PARKER COUNTY, TEXAS

PLAT DATE JANUARY 3, 2109



E233