

LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
MARKED "A-WARD"
IRR 5/8" IRON ROD RECOVERED
MARKED "A-WARD"
CENTER OF CULVERT

BEARINGS OR DISTANCE SHOWN IN "()" ARE
PLAT OR DEED CALL

20575.003.000.00 -
5.5093 Ac with 0.025
Ac going into ROW

TRACT ONE
CALLED 5,000 ACRES
DANNY D. DENSMORE
VOLUME 1991, PAGE 1693

CALLED 5,000 ACRES
DANNY DENSMORE
DOCUMENT NO.
202014165

CALLED 1.499
RICHARD D. NABOURS
AND SPOUSE JENNIFER
K. NABOURS
VOLUME 2022, PAGE 397

TWO STORY BRICK AND
FRAME BUILDING

REMAINDER
CALLED 38.052 ACRES
KATHLYN ELIZABETH DENSMORE
VOLUME 1516, PAGE 425

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

CALLED 41.76 ACRES
ROBERT ELDON BONE
AND BOBBIE G. BONE
TRUSTEE OF THE BONE
FAMILY LIVING TRUST
VOLUME 2454, PAGE 853

LOT 1, BLOCK 1
5.5093 ACRES
239,987 SQ. FT.

LOCATION OF SPECIAL FLOOD AREA ZONE A
PER THE FIRM PANEL NO. 48367C0385F
(LOCATION SHOWN BASED ON FEMA GIS
DATA <https://hazards-fema.maps.arcgis.com>)

ACCORDING TO MAP NO. 48367C0275E DATED April 5, 2019 OF THE
NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE
MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL
EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE
ADMINISTRATION, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE A
AND A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN
IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT
DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES
THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE
OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD
HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS
FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
SURVEYOR.

PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION
OF WEATHERFORD AND HAS DEFERRED TO PARKER COUNTY.

WAIVER FOR GROUND WATER STUDY WAS APPROVED IN
COMMISSIONERS COURT ON JULY 8, 2024

ACCT. NO: 11601
SCH. DIST: WE
CITY:
MAP NO: H-17

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED
WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE
TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS
ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER
AVAILABILITY

407.28' LINEAR FEET OF ROAD FRONTAGE

UTILITY EASEMENTS
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP
MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER
GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR
INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS
RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE
PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS
AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF
CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING,
MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS
RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF
PROCURING THE PERMISSION OF ANYONE.

LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR
DRIVEWAY THAT ARE VISIBLE AND READABLE DAY AND NIGHT FROM THE
PUBLIC ROAD

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS. SEPTIC WILL BY BY
INDIVIDUAL ON-SITE SEWER FACILITIES.

MINIMUM CULVERT SIZE IS 18"

ONE LOT IN ONE PHASE. LOT SIZE IS 5.5093 ACRES.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202422273
08/27/2024 12:29 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F776

STATE OF TEXAS §
COUNTY OF PARKER §
WHEREAS, 202422273 PLAT Total Pages: 1

Robert Eldon Bone (deceased) and Bobbie G. Bone, trustee of the Bone Family Living Trust are owners of a tract of
land out of the AARON M. HART SURVEY, Abstract No. 575 situated about 4.1 miles South 3° West of the courthouse
in Weatherford, the county seat for Parker County, Texas, embracing a portion of the called 41.76 acre tract of land
described in the deed to Robert Eldon Bone (deceased) and Bobbie G. Bone, trustee of the Bone Family Living Trust
as recorded in Volume 2454, Page 853 of the Deed Records of Parker County, Texas and being more particularly
described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011)
epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.
Distances and area are surface.

BEGINNING at a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" (whose Northing is 6938022.85 and
whose Easting is 2182980.82) for the northwest corner of said 41.76 acres, the southwest corner of a called 1.499
acre tract of land described in the deed to Richard D. Nabours and spouse Jennifer K. Nabours as recorded in Volume
2022, Page 397 of said Deed Records, being in the south line of a called 38.052 acre tract of land described in the
deed to Kathryn Elizabeth Densmore as recorded in Volume 1516, Page 425 of the said Deed Records and being in the
ostensible right-of-way line of Harmony Road;

THENCE North 60°45'47" East, along the south line of said 1.499 acre tract for the north line of said 41.76 acres, a
distance of 255.65 feet to a capped iron rod found for the common south corner of said 1.499 acre tract and Tract
One, being a called 5,000 acre tract of land described in the deed to Danny D. Densmore as recorded in Volume 1991,
Page 1693 of said Deed Records and an angle point in the north line of said 41.76 acres;

THENCE North 61°26'59" East, along the south line of said Tract One for the north line of said 41.76 acres a distance
of 454.50 feet to a 5/8" capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common south corner of
said Tract One, and a called 5,000 acre tract of land described in the deed to Danny Densmore as recorded in
Document No. 202014165 of said Official Public Records, and an angle point in the north line of said 41.76 acres;

THENCE North 60°54'60" East, along the south line of said Densmore tract for the north line of said 41.76 acres, a
distance of 196.61 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northeast corner of
tract being described;

THENCE over and across said of said 41.76 acres the following:

South 3°48'21" West, a distance of 65.21 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 24°47'20" East, a distance of 119.10 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 9°14'35" West, a distance of 37.23 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 80°17'16" West, a distance of 96.95 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
North 80°24'0" West, a distance of 132.82 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 25°53'37" West, a distance of 35.23 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 64°10'5" West, a distance of 90.47 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 22°56'19" East, a distance of 140.42 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 60°42'3" East, a distance of 116.42 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 40°44'48" West, a distance of 158.94 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 80°44'18" West, a distance of 190.66 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 20°29'46" West, a distance of 40.46 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 47°19'47" West, a distance of 179.87 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
in the common line of said 41.76 acres and said Harmony Road;

THENCE North 34°9'51" West, along said common line of said 41.76 acres and Harmony Road, pass at a distance of
50.00 feet a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606", continuing in all a distance of 407.28 feet to
the POINT OF BEGINNING and containing 5.5343 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Eldon Bone and Bobbie G. Bone, trustee of the Bone
Family Living Trust do hereby adopt this plat designating the herein above described real property as

LOT 1
CRAWFISH CREEK

and do hereby dedicate to the Public's use forever, the easements shown hereon.

Executed this the 27 day of August, 2024.

BY: Bone Family Living Trust

Bobbie G. Bone

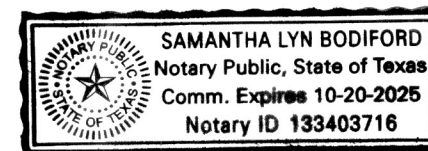
Trustee

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Bobbie G. Bone known to me to be the
person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she
executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of Aug., 2024.

Notary Public State of Texas



FINAL PLAT
LOT 1, BLOCK 1
CRAWFISH CREEK

an addition to Parker County, Texas being a part
of the AARON M. HART SURVEY, Abstract No.
575 and being about 4.1 miles South 3° West of
the courthouse in Weatherford, the county seat
for Parker County, Texas.
5.5343 acres

SHEET 1 OF 1

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@wardsurveying.com
TBPELS Firm No. 1019435

GRAPHIC SCALE SCALE IN FEET 1"= 60'
A-WARD PROJECT NO: 2024-1229 HARMONY ROAD