

STEPHANIE G. EZZELL
AND
DONALD G. EZZELL
201324204

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Feather Edge Holdings, Daniel Morgan, is the owner of the herein described property to wit:

61.756 acres situated in the A.J. EDWARDS SURVEY, Abst. NO. 2445, Parker County, Texas being that certain tract described in deed to Feather Edge Holdings, LLC, recorded in 202027353, Official Public Records, Parker County, Texas. Said 61.756 acres being more particularly described, as follows:

Beginning at a 60d nail found in the intersection of Smith Trail and Stafford Road at the southwest corner of a called 100 acre tract recorded in Volume 259, Page 257, Deed Records, Parker County, Texas;

THENCE North 00 degrees 50 minutes 59 seconds West, 1636.06 feet to a 60d nail found;

THENCE North 89 degrees 03 minutes 27 seconds East, 1638.68 feet to a 3/8" iron found;

THENCE South 00 degrees 56 minutes 18 seconds East, 1644.62 feet to a 3/8" iron found;

THENCE South 89 degrees 21 minutes 23 seconds West, 1641.23 feet to the POINT OF BEGINNING and containing 61.756 acres of land.

Do hereby dedicate the same to be known as Lots 1-28, FEATHER EDGE ESTATES, an addition to Parker County, Texas and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purpose and consideration therein expressed.

I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

STEPHANIE G. EZZELL
AND
DONALD G. EZZELL
201324204

DM
Feather Edge Holdings
Daniel Morgan Date 9-24-20

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Daniel Morgan know 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 therein stated.

Given under my hand and seal on this the 24 day of September, 2020

Jamie Tierce
Notary Public in and for the State of Texas



TO THE BEST OF MY KNOWLEDGE THIS PROPERTY DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF ANY CITY.

DM
DANIEL MORGAN
ACCT. NO.: 12250
SCH. DIST.: GA
CITY: _____
MAP NO.: C-9

Final Plat
Lots 1-28, Block 1
FEATHER EDGE ESTATES, an
addition in Parker County, Texas
being 61.756 Acres situated in the
A.J. EDWARDS SURVEY, Abst. No.
2445, Parker County, Texas

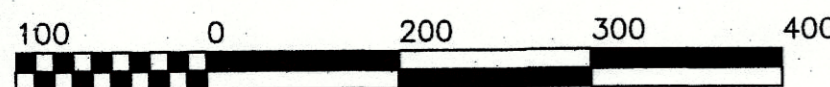
22445.001.00L.00

NOTES:
BEARINGS CORRELATED TO THE GPS NETWORK, NAD 83 NORTH CENTRAL TEXAS ZONE 4202.
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48367C0100F, EFFECTIVE DATE APRIL 5, 2019 THIS PROPERTY LIES WITHIN ZONE X, ZONE X BEING AREA OF MINIMAL FLOOD HAZARD.
CAPPED STEVENS SURVEYING 1/2" IRONS SET AT ALL CORNERS UPON COMPLETION OF UNDERGROUND UTILITIES INSTALLED, UNLESS OTHERWISE NOTED.
WASTEWATER BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
WATER SOURCE BY INDIVIDUAL PRIVATE WELLS.
THERE SHALL BE A 40' BUILDING LINE ALONG THE FRONT OF EACH LOT.
THERE SHALL BE A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT OF EACH LOT.
TOTAL LENGTH OF FEATHER LANE = 1481.82'

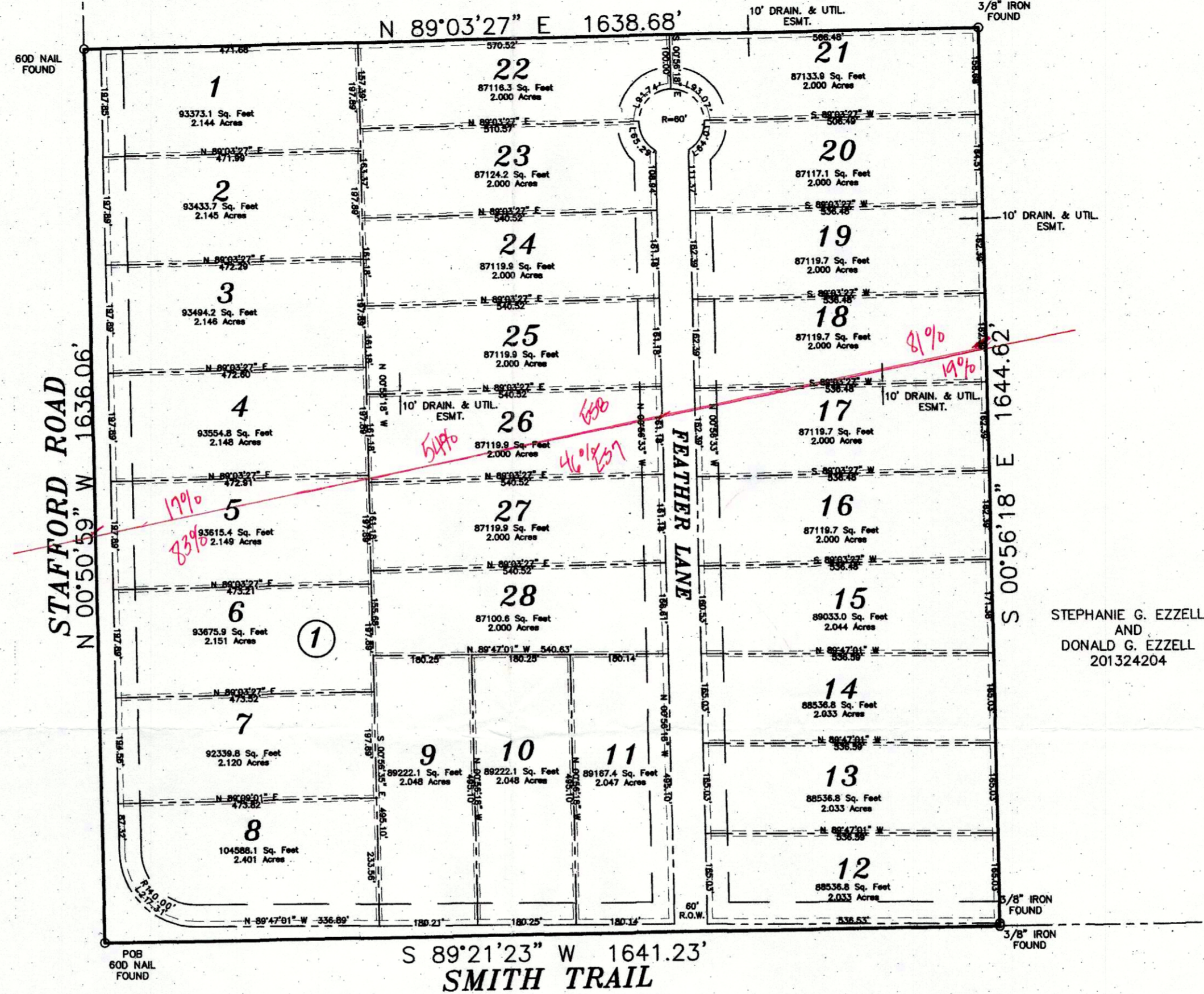
81248.2 Sq. Feet
1.865 Acres
R.O.W. DEDICATION
1"=100'

OWNER/DEVELOPER
Feather Edge Holdings, LLC
200 Cochran Road
Weatherford, Texas 76085

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
It is the contractors responsibility to call 1-800-DIG-TESS before trenching on the subject site.



STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023



STAFFORD ROAD
N 00°50'59" W 1636.06'

S 89°21'23" W 1641.23'
SMITH TRAIL



9/24/2020
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.
Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
AUGUST 1, 2020

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202031330
09/29/2020 03:58 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE 598
DATE _____

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners of Parker County, Texas this 25 day of September, 2020
George A. Conley Commissioner Precinct #1
James Holder Commissioner Precinct #3
Paul County Judge
Commissioner Precinct #2
Commissioner Precinct #4