

P.O.B. WALKER BEND ROAD (PAVED)

FD. 1/2" IR.

S 89°20'19" E 206.48'

FD. 1/2" IR. W/ CAP
(TEXAS SURVEYING)

D.L. ROCKEY, ET UX
1.86 ACRES
DOC. #201416617

M.E.P. & P. RR. CO. SURVEY
ABSTRACT NO. 939

N 00°12'55" E 632.81'

LOT 1
(3.000 ACRES)

S 00°12'55" W 633.21'

HAWKINS ADDITION
TRACT NO. 6
CAB. "C", SL. 106, P.R.P.C.T.

GARY WALTER FIFE
43.958 ACRES
V. 1734, P. 999

HAWKINS ADDITION
TRACT NO. 7
CAB. "C", SL. 106, P.R.P.C.T.

FD. 1/2" IR. W/ CAP
(TEXAS SURVEYING)

N 89°13'39" W 206.48'

FD. 1/2" IR. W/ CAP
(TEXAS SURVEYING)

C.P. BERNARD, ET UX
4.79 ACRES
DOC. #201519603

APPROX. LOC. OF
FLOOD ZONE "A"

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES.

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD
ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250F,
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 PRIVATE WATER WELLS

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

LEGAL DESCRIPTION

Of a 3.000 acres tract of land out of the M.E.P. & P. RR. Co. Survey, Abstract No. 939, Parker County, Texas; being part of a certain 43.958 acres tract described in Volume 1734, Page 999 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the south line of Walker Bend Road (paved) and in the north line of said M.E.P. & P. RR. Co. Survey and at the northeast corner of a certain 1.86 acres tract described in Document No. 201416617 of the Official Public Records and at the northwest corner of said 43.958 acres tract for the northwest and beginning corner of this tract. Whence the southeast corner of the David White Survey, Abstract No. 1614, is called to bear S. 89 deg. 20 min. 19 sec. E. 847.50 feet.

Thence S. 89 deg. 20 min. 19 sec. E. 206.48 feet along south line of said Walker Bend Road to a found 1/2" iron rod with cap (TEXAS SURVEYING) in the north line of said 43.958 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 12 min. 55 sec. W. 633.21 feet to a found 1/2" iron rod with cap (TEXAS SURVEYING) for the southeast corner of this tract.

Thence N. 89 deg. 13 min. 39 sec. W. 206.48 feet to a found 1/2" iron rod with cap (TEXAS SURVEYING) in the west line of said 43.958 acres tract and in the east line of Tract No. 7 of Hawkins Addition, according to plat recorded in Cabinet "C", Slide 106 of the Plat Records, for the southwest corner of this tract.

Thence N. 00 deg. 12 min. 55 sec. E. 632.81 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, Gary Walter Fife, 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 FIFE ESTATES. This plat being a subdivision of 3.000 acres out of the M.E.P. & P. RR. Co. Survey, Abstract No. 939, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

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

EXECUTED THIS THE 11th DAY OF January, 2021

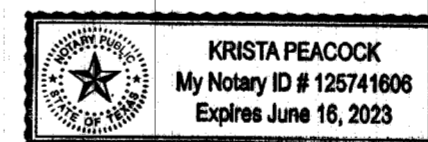
BY: Gary Walter Fife
GARY WALTER FIFE

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 WALTER FIFE 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 11th day of January, 2021

Krista Peacock
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 25 DAY OF January, 2021.

[Signature]
COUNTY JUDGE

George A. Corley
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

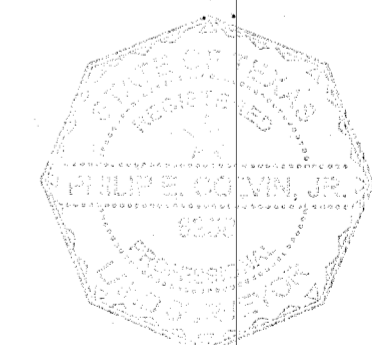
[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

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 NOVEMBER 12, 2020.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN201269 17969.crd FN201233



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202103257
01/25/2021 01:10 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

22376.001.001.00

OWNER INFORMATION

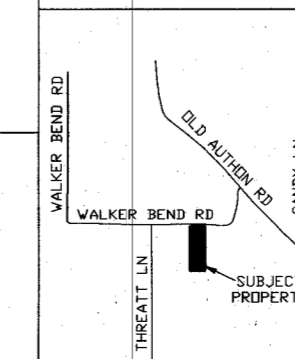
GARY FIFE
1655 OLD AUTHON RD
WEATHERFORD, TX 76088
PH. 817-613-6102

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET E SLIDE 651

DATE _____

VICINITY MAP
(NOT TO SCALE)



SURVEYOR

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

FINAL PLAT

FIFE ESTATES

BEING A SUBDIVISION OF 3.000
ACRES OUT OF THE M.E.P. & P.
RR. CO. SURVEY, ABSTRACT NO.
939, PARKER COUNTY, TX

PLAT DATE: DECEMBER 28, 2020

