

A FINAL PLAT OF  
**HOLMES ADDITION**  
LOTS 1 & 2  
AN ADDITION TO PARKER COUNTY, TEXAS

3.00 ACRES OF LAND LOCATED IN THE L. SKIDMORE SURVEY, A-1204. BEING ALL OF A CALLED 3.00 ACRES TRACT AS DESCRIBED IN DOCUMENT 201719165, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN" IN THE OCCUPIED EAST LINE OF GREEN ACRES ROAD AND AT THE WESTERLY SOUTHWEST CORNER OF LOT 1, ARROWHEAD POINT, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 100, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS.

THENCE ALONG A SOUTH LINE OF SAID LOT 1, ARROWHEAD POINT, S 89°41'11" E - 580.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE A WEST LINE OF SAID LOT 1, ARROWHEAD POINT, S 00°23'23" W - 224.96 FEET TO A 2 INCH STEEL FENCE CORNER POST AT THE NORTHEAST CORNER OF A CALLED 1.00 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 2589, PAGE 1156 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CALLED 1.00 ACRES TRACT, N 89°41'11" W - 580.86 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID OCCUPIED EAST LINE OF GREEN ACRES ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SAID OCCUPIED EAST LINE OF GREEN ACRES ROAD, N 00°24'09" E - 224.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND.

THE STATE OF TEXAS )  
COUNTY OF PARKER )

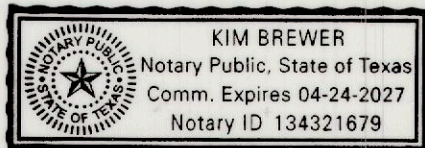
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Tommy Holmes Jr*  
OWNER - SIGNATURE  
Tommy Holmes Jr  
OWNER - PRINTED

THE STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tommy Holmes Jr*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 *16* DAY OF *Oct*, 20*24*

*Kim Brewer*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202428286  
10/29/2024 03:58 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE *28th* DAY OF *October*, 2024

COUNTY JUDGE

*George A. Conley*  
COMMISSIONER PRECINCT #1

*James Fort*  
COMMISSIONER PRECINCT #2

*Sam Walden*  
COMMISSIONER PRECINCT #3

*Lila Deakle*  
COMMISSIONER PRECINCT #4

ACCT. NO: 13619  
SCH. DIST: PE  
CITY:  
MAP NO: G-12

OWNER/DEVELOPER(S)  
Thomas L. Holmes Jr.  
690 Green Acres Road, Weatherford, Texas 76088

SURVEYOR  
Justin Rene Parenteau, RPLS  
State of Texas License No. 5959  
140 Hackberry Pointe Drive, Weatherford, Texas 76087  
Phone No. 361-813-1888 justin@noctuamaps.com

"HOUSE NUMBER VISIBILITY"  
REFLECTIVE HOUSE NUMBERING, FOR VISIBILITY PURPOSES OF EMERGENCY SERVICE PERSONNEL TO BE SEEN FROM ROADWAY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 64.1

"DRIVEWAY CULVERT NOTE"  
NO NEW DRIVEWAY CULVERTS PROPOSED OR REQUIRED.

"GROUNDWATER AVAILABILITY NOTE"  
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 212.12. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY APPROVED BY COMMISSIONERS COURT DATE *01/28/2024*

"GENERAL PLAT NOTES"  
1) THIS PROPERTY IS CURRENTLY SERVICED BY PRIVATE WATER WELLS.  
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.  
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.  
4) THIS PROPERTY DOES NOT APPEAR TO FALL WITHIN THE ETJ OF ANY MUNICIPALITY.

"SPECIAL NOTE"  
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.  
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"  
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 4836C0275E, EFFECTIVE 09/26/2008.  
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.  
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"  
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY, AS LOCATED IN THE FIELD.  
Approved groundwater study waiver in  
Commissioners Court Oct. 28, 2024

"SURVEYORS NOTES"  
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION  
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET  
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.  
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.  
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

"LEGEND"

○ - 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND AUGUST 01, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

