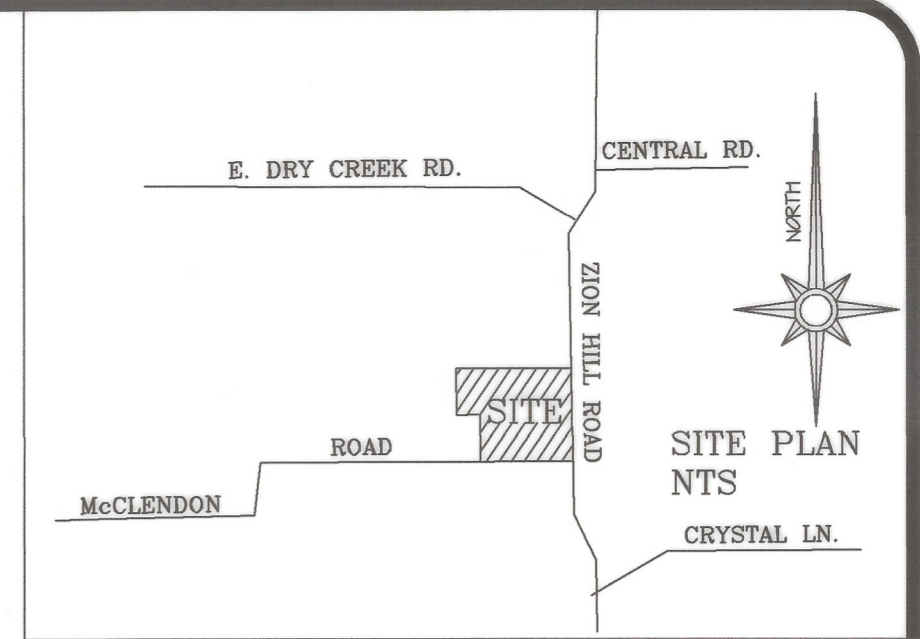
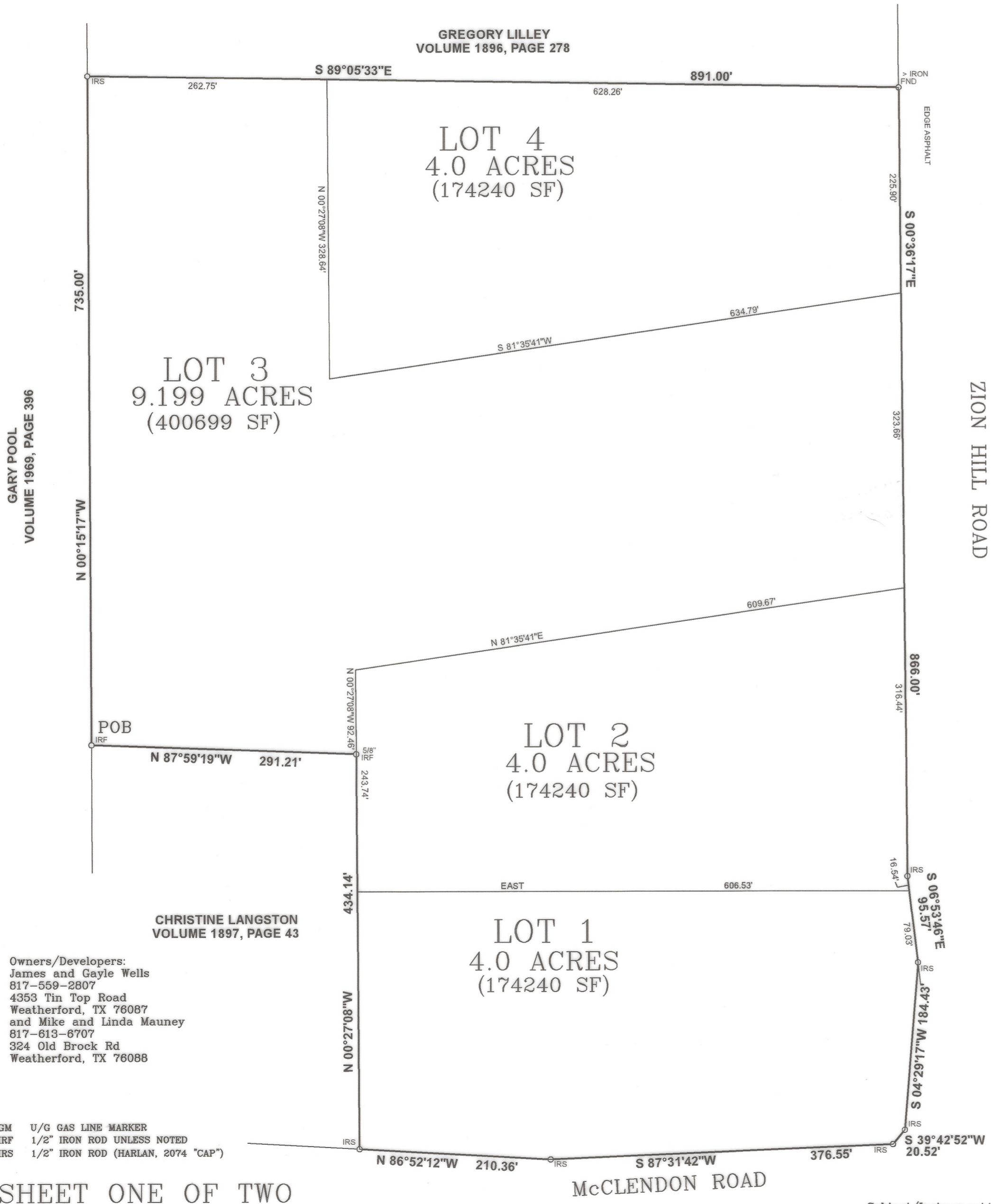


LINEAR FEET OF ROADS: NO NEW ROADS  
 WATER: PRIVATE INDIVIDUAL WELLS  
 WASTE WATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

202116332 PLAT Total Pages: 2



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0150 E EFFECTIVE DATE: SEPTEMBER 26, 2009 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
 NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



21363.007.000.00  
 21363.007.000.50  
 21363.008.001.00

14058  
 WE  
 G-9

THE STATE OF TEXAS  
 COUNTY OF PARKER

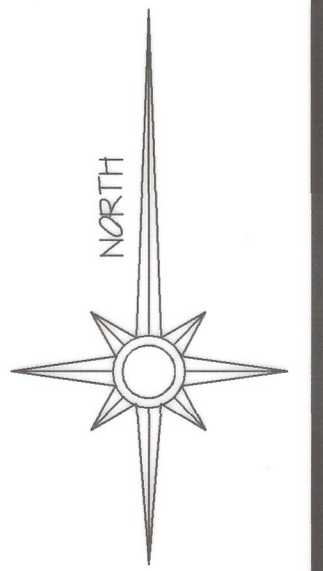
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*David Harlan, Jr.*  
 David Harlan, Jr.  
 Texas Registered Professional Land Surveyor, No. 2074



April 2021

LOTS 1 THROUGH 4  
 KANGAROO RANCH  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 Being 21.199 acres situated in and being a portion of the T & P RR Company Survey Section No. 173, Abstract No. 1363 Parker County, Texas



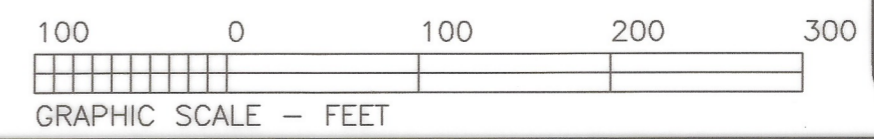
SCALE: 1" = 100'

Owners/Developers:  
 James and Gayle Wells  
 817-559-2807  
 4353 Tin Top Road  
 Weatherford, TX 76087  
 and Mike and Linda Mauney  
 817-613-8707  
 324 Old Brock Rd  
 Weatherford, TX 76088

GM U/G GAS LINE MARKER  
 IRF 1/2" IRON ROD UNLESS NOTED  
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET ONE OF TWO

Cabinet/Instrument# E Slide 736



HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833  
 FIRM #10088500 harlanland@yahoo.com

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, JAMES S. WELLS & GAYLE WELLS, MIKE M. MAUNEY & LINDA J. MAUNEY (Doc No. 202038637) are the sole owners of 21.199 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 173, ABSTRACT No. 1363, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of a tract of land described by deed to Christine Langston recorded in Volume 1897, Page 43, Real Records, Parker County, Texas in the east line of a tract of land described by deed to Gary Pool recorded in Volume 1969, Page 396, Real Records, Parker County, Texas;

THENCE N 00°15'17" W, with the east line of said Gary Pool tract, 735.00 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of a tract of land described by deed to Gregory Lilley recorded in Volume 1896, Page 278, Real Records, Parker County, Texas;

THENCE S 89°05'33" E, with the south line of said Gregory Lilley tract, 891.00 feet to an angle iron found in the west right of way line of Zion Hill Road; THENCE with the west right of way line of said Zion Hill Road the following courses and distances;

S 00°36'17" E, 866.00 feet to an iron rod set;  
S 06°53'46" E, 95.57 feet to an iron rod set;  
S 04°29'17" W, 184.43 feet to an iron rod set;  
S 39°42'52" W, 20.52 feet to an iron rod set in the north line of McClendon Road, as it exists;

THENCE with the north line of said McClendon Road the following courses and distances;  
S 87°31'42" W, 376.55 feet to an iron rod set;  
N 86°52'12" W, 210.36 feet to an iron rod set in the east line of said Christine Langston tract;

THENCE with the line of said Christine Langston tract the following courses and distances;

N 00°27'08" W, 434.14 feet to a 5/8" iron rod found;  
N 87°59'19" W, 291.21 feet to the POINT OF BEGINNING and containing 21.199 acres (923,419 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES S. WELLS & GAYLE WELLS and MIKE M. MAUNEY & LINDA J. MAUNEY hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 4, KANGAROO RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being 21.199 acres situated in and being a portion of the T & P RR Company Survey, Section No. 173, Abstract No. 1363, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JAMES S. WELLS, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of April, 2021.

Notary Public in and for the State of Texas

My Commission Expires On 11/7/2023  
JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared GAYLE WELLS, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of April, 2021.

Notary Public in and for the State of Texas

My Commission Expires On 11/7/2023  
JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared MIKE M. MAUNEY, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of April, 2021.

Notary Public in and for the State of Texas

My Commission Expires On 11/7/2023  
JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared LINDA J. MAUNEY, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of April, 2021.

Notary Public in and for the State of Texas

My Commission Expires On 11/7/2023  
JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

LIENHOLDER

N/A Mike M. Mauney

Signature of Lien holder

This the \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

LIENHOLDER

N/A Mike M. Mauney

Signature of Lien holder

This the \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

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.

Signature of Owner

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 a Groundwater Certification as prescribed in the Texas Local Government Code, Section 252.0032. Buyer is advised to question the seller as to the groundwater availability."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

THE STATE OF TEXAS  
COUNTY OF PARKER

I, Mike Mauney, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

Signature of Owner

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 19 day of April, 2021.

George A. Conley, Commissioner Precinct #1  
Larry Walden, Commissioner Precinct #3  
Pat Deen, County Judge  
Craig Peacock, Commissioner Precinct #2  
Steve Dugan, Commissioner Precinct #4

LOTS 1 THROUGH 4  
KANGAROO RANCH  
AN ADDITION IN PARKER COUNTY, TEXAS  
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202116332  
04/27/2021 08:46 AM  
Fee: 30.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT