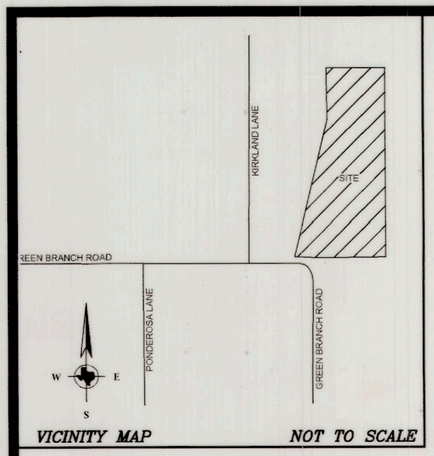


VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 10 DAY OF June 2024.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #4

"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."

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 waiver 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.

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

THERE ARE NO EXISTING CULVERTS ON THE PROPERTY AT TIME OF PLATTING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0275E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS
COUNTY OF PARKER

We, Justin Roy Long and Savannah Long being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that property is within the Extra-Territorial Jurisdiction of The City of Weatherofrd, Parker County, Texas and that platting jurisdiction has been transferred from The City of Weatherford to Parker County.

Justin Roy Long

Savannah Long

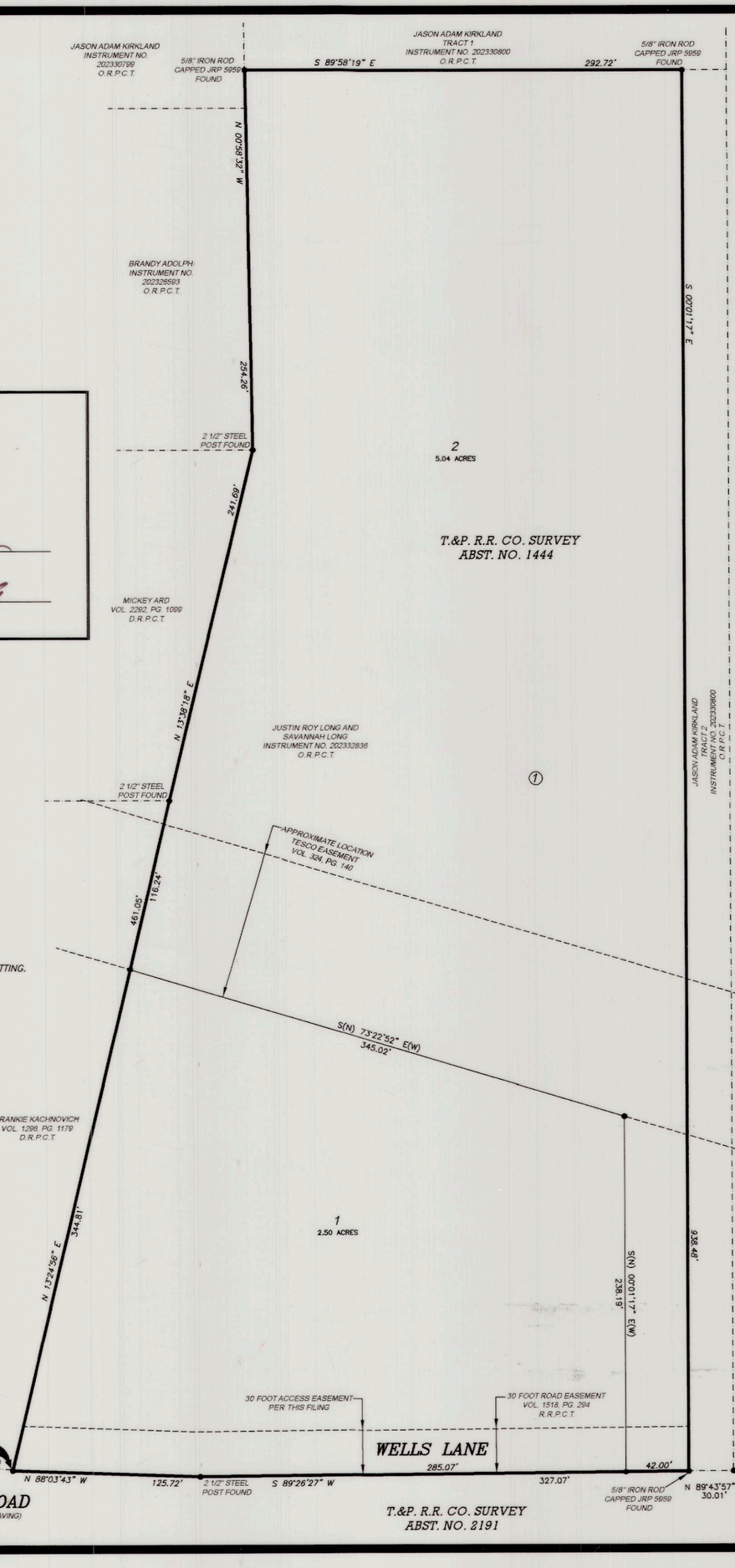
OWNER/DEVELOPER
JUSTIN AND SAVANNAH LONG
1161 CANUELA WAY
JUSTIN, TX 76247

W E S

SCALE 1" = 60'

0 60 120 180

TEXAS GEOSPATIAL LAND SURVEYING, LLC
P.O. BOX 2598
GLEN ROSE, TX 76043
OFFICE: 817-441-6199
STEPHEN@TXGEO.COM
TBPELS FIRM NO. 10083300



STATE OF TEXAS }
COUNTY OF PARKER}

202414915 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, That Justin Roy Long and Savannah Long are the owners of following described real property, to wit;

FIELD NOTES:

7.54 acres situated in the T.&P. R.R. CO. SURVEY, Abst. No. 1444, Parker County, Texas, being the tract described in deed to Justin Ray Long and Savannah Long by deed recorded in Instrument No. 202332836, Official Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 3/8" iron rod found, the southwest corner of said Wells tract, in the north line of WELLS LANE (a variable width Right-of-Way), for the southeast corner of the tract described in deed to Frankie Kachnovich by deed recorded in Volume 1296, Page 1179, Deed Records, Parker County, Texas, said point being, per deed (Inst. No. 202332836) call, EAST 230.36 feet and NORTH, 5.83 feet from the southwest corner of said T.&P. R.R. CO. SURVEY, Abst. No. 1444;

THENCE N 13°24'56" E, along the west line of said Long tract, 461.05 feet to a to a 2 1/2" steel post found for the northeast corner of said Kachnovich tract, for the southeast corner of the tract described in deed to Mickey Ard by deed recorded in Volume 2292, page 1099, Deed Records, Parker County, Texas;

THENCE N 13°38'18" E, along the west line of said Long tract, 241.69 feet to a 2 1/2" steel post found for the northeast corner of said Ard tract, for the southeast corner of the tract described in deed to Brandy Adolph by deed recorded in Instrument No. 202326593, Official Records, Parker County, Texas;

THENCE N 00°58'32" W, along the west line of said Long tract, passing the northeast corner of said Adolph tract and the southeast corner of the tract described in deed to Jason Adam Kirkland by deed recorded in Instrument No. 202330799, Official Records, Parker County, Texas, continuing along the west line of said Long tract, in all, a distance of 254.26 feet to a 5/8" iron rod capped JRP 5959 found, the northwest corner of said Long tract, the southwest corner of the tract described in deed as Tract 1 to Jason Adam Kirkland by deed recorded in Instrument No. 202330800, Official Records, Parker County, Texas;

THENCE S 89°58'19" E, along the common line of said Long and Kirkland (Tract 1) tract, 292.72 feet to a 5/8" iron rod capped JRP 5959 found, the northeast corner of said Long tract, the northwest corner of the tract described in deed as Tract 2 to Jason Adam Kirkland by deed recorded in Instrument No. 202330800, Official Records, Parker County, Texas;

THENCE S 00°01'17" E, along the common line of said Long and Kirkland (Tract 2) tract, 938.48 feet to a 5/8" iron rod capped JRP 5959, the southeast corner of said Long tract, the southwest corner of said Kirkland (Tract 2) tract, from which, a 5/8" iron rod capped JRP 5959 found, the southeast corner of said Kirkland (Tract 2) tract bears N 89°43'57" E, 30.01 feet;

THENCE S 89°26'27" W, along the south line of said Long tract, 327.07 feet to a 2 1/2" steel post found;

THENCE N 88°03'43" W, along the south line of said Long tract, 125.72 feet to the POINT OF BEGINNING and containing 7.54 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, Justin Roy Long and Savannah Long do hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOTS 1 AND 2, BLOCK 1,
LONG SUBDIVISION

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

21444.010.005.00
214444.010.005.50
21444.010.009.00

Waiver for groundwater study
Approved in Commissioner Court
June 10, 2024

EXECUTED this the 2nd day of June, 2024

Justin Roy Long

Savannah Long

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202414915
06/11/2024 09:35 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Justin Roy Long, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 2nd the day June, 2024.

Notary Public, Denton County, Texas
My Commission Expires 07-08-2025

SANJA JASMINKA STRLEK
Notary Public, State of Texas
Comm. Expires 07-08-2025
Notary ID 133199581

14657
WE
I-11

STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Savannah Long, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 2nd the day June, 2024.

Notary Public, Denton County, Texas
My Commission Expires 07-08-2025

SANJA JASMINKA STRLEK
Notary Public, State of Texas
Comm. Expires 07-08-2025
Notary ID 133199581

F735

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY STEWART TITLE IN TITLE COMMITMENT OF NO. 1380020028, EFFECTIVE DATE APRIL 18, 2019, ISSUED MAY 06, 2019.

SCHEDULE B ITEM:

10A. THE EASEMENT RECORDED IN VOLUME 299, PAGE 508, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.

10B. APPROXIMATE LOCATION TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOLUME 324, PAGE 140, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

1/2" IRON ROD CAPPED MIZELL 6165 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

STATE OF TEXAS REGISTERED STEPHEN MIZELL 6165 PROFESSIONAL LAND SURVEYOR

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND FEBRUARY 15, 2024
PLAT PREPARED APRIL 19, 2024.
REVISED MAY 30, 2024 (FLOOD AND CULVERT NOTES)

The landowner is to display reflective House numbers by their driveway that are Visible and readable both day and night from the public road

Final Plat
Lots 1 & 2, Block 1, LONG SUBDIVISION, being 7.54 acres situated in the T.&P. R.R. CO. SURVEY, Abst. No. 1444, Parker County, Texas.

24080 SM