

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, J. G. MAHANA is the sole owner of Lot 1-R, Block 1, Mahana Addition, an addition Parker County, Texas, according to the plat recorded in Cabinet F, Slide 526 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Southerly Southwest corner of said Lot 1-R, being the Southeast corner of Lot 2, said Mahana Addition and lying in the North right-of-way line of Kelly Road (a variable width right-of-way);

THENCE along the common boundary line between said Lots 1-R and 2-R as follows:

N 00° 13' 05" W, 544.53 feet to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of said Lot 2-R;

S 89° 12' 09" W, 200.00 feet to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of said Lot 2-R, being the most Westerly Southwest corner of aforesaid Lot 1-R and lying in the East boundary line of that certain tract of land described in deed to James Randell Rouse and Beverly Lynn Rouse, recorded in Instrument No. 202118276 of the Official Public Records of Parker County, Texas;

THENCE N 00° 13' 05" W, 109.82 feet along the common boundary line between said Mahana Addition and said Rouse Tract to an iron fence post found at the Northwest corner of said Mahana Addition, lying in the South boundary line of that certain tract of land described in deed to Jerry Zeller and wife, Connie Zeller, recorded in Volume 1229, Page 800 of the Official Public Records of Parker County, Texas;

THENCE N 89° 49' 39" E, 455.64 feet along the common boundary line between said Mahana Addition and said Zeller Tract to an iron fence post found at the Northeast corner of said Mahana Addition, being the Northwest corner of that certain tract of land described in deed to Earl D. Griffin and wife, Debra K. Griffin, recorded in Volume 1407, Page 118 of the Official Public Records of Parker County, Texas;

THENCE along the East boundary line of said Mahana Addition as follows:

S 10° 50' 40" E, 334.63 feet with the West boundary line of said Griffin Tract to a 3/8-inch iron rod found at the Southwest corner thereof, being the Northwest corner of that certain tract of land described in deed to Earl D. Griffin and Debra K. Griffin, recorded in Volume 2141, Page 698 of the Official Public Records of Parker County, Texas;

S 02° 24' 41" E, 370.16 feet with the West boundary line of said Griffin Tract to a 3/8-inch iron rod found at the Southeast corner of aforesaid Mahana Addition, lying in the aforesaid North right-of-way line of Kelly Road;

THENCE along the said North right-of-way line of Kelly Road as follows:

N 60° 33' 55" W, 52.52 feet to a 60D nail found;

N 74° 07' 31" W, 82.71 feet to a 60D nail found in a wood fence post;

S 89° 12' 09" W, 206.42 feet to the PLACE OF BEGINNING, containing 5.609 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT J. G. MAHANA does hereby adopt this plat designating the hereinabove described real property as LOTS 1-R-A AND 1-R-B, BLOCK 1, MAHANA ADDITION, an addition to Parker County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Aledo, Parker County, Texas this the 14 day of November, 2023.

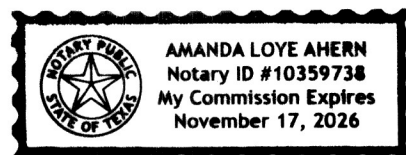
J. G. MAHANA

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared J. G. MAHANA, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of November, 2023.

Amanda L. Ahern
NOTARY PUBLIC
STATE OF TEXAS

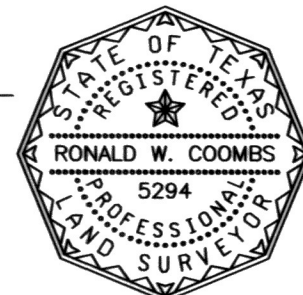


FF D. Hood
11/16/2023

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83).

FLOOD PLAIN

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY PANEL No. 48367C0450 E, MAP EFFECTIVE SEPTEMBER 26, 2008.

CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

FLOOD PLAIN/DRAINAGEWAY MAINTENANCE

"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT."

FLOODPLAIN RESTRICTION

"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

PRIVATE WATER AND SEWER

"WATER TO BE SERVED BY PRIVATE WATER WELL. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM."

UTILITY EASEMENTS

"ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."

SIDEWALKS

"SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS."

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

"THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS."

WATER/WASTEWATER IMPACT FEES

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."



Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 101110880
CLS JOB No. 22-0039

202330246 PLAT Total Pages: 1



| | |
|---|----------------------------------|
| FORT WORTH | |
| | |
| CITY PLAN COMMISSION | |
| CITY OF FORT WORTH, TEXAS | |
| THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. | |
| PLAT APPROVAL DATE: | <u>11/17/2023</u> |
| BY: | <u>Ronald W. Coombs</u> CHAIRMAN |
| BY: | <u>[Signature]</u> SECRETARY |

14721
AL
M-20

14721.001.001.00
14721.001.001.50
14721.001.000.10

THE REASON FOR THIS REPLAT IS TO
CREATE TWO LEGAL LOTS FROM
ONE LOT FOR FUTURE RESIDENTIAL
HOME CONSTRUCTION

FINAL PLAT
LOTS 1-R-A AND 1-R-B,
BLOCK 1
MAHANA ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS

BEING A REVISION OF LOT 1-R, BLOCK 1,
MAHANA ADDITION, AN ADDITION TO PARKER COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED IN
CABINET F, SLIDE 526 OF THE PLAT RECORDS
OF PARKER COUNTY, TEXAS

OWNER:
J. G. MAHANA
2301 KELLY ROAD
ALEDO, TEXAS 76008
(817) 915-8430
jgmahana007@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

2 LOTS 5.109 ACRES FS-23-212

THIS PLAT RECORDED IN DOCUMENT
NUMBER F614 DATE 11-21-23 SHEET 1 OF 2

KELLY ROAD

S 88°22'17"E 592.21'

JERRY ZELLER &
WIFE, CONNIE ZELLER
VOL. 1229, PG. 800
O.P.R.P.C.T.

N 89°49'39"E 455.64'

KIEFER VERMILLION &
WIFE, BRENDA VERMILLION
VOL. 1288, PG. 558
O.P.R.P.C.T.



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 22-0039

BASIS OF BEARINGS: SOUTH R.O.W. LINE OF
KELLY ROAD ACCORDING TO DEED RECORDED IN
INST. No. 201903113, O.P.R.P.C.T.

IRF IRON ROD FOUND
IRS IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. CONTROLLING MONUMENT

EARL D. GRIFFIN &
WIFE, DEBRA K. GRIFFIN
VOL. 1407, PG. 118
O.P.R.P.C.T.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202330246
11/21/2023 04:14 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

EARL D. GRIFFIN &
DEBRA K. GRIFFIN
VOL. 2141, PG. 688
O.P.R.P.C.T.



FF D. H200
11/16/2023

THE REASON FOR THIS REPLAT IS TO
CREATE TWO LEGAL LOTS FROM
ONE LOT FOR FUTURE RESIDENTIAL
HOME CONSTRUCTION

FINAL PLAT
LOTS 1-R-A AND 1-R-B,
BLOCK 1
MAHANA ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS

BEING A REVISION OF LOT 1-R, BLOCK 1,
MAHANA ADDITION, AN ADDITION TO PARKER COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED IN
CABINET F, SLIDE 526 OF THE PLAT RECORDS
OF PARKER COUNTY, TEXAS

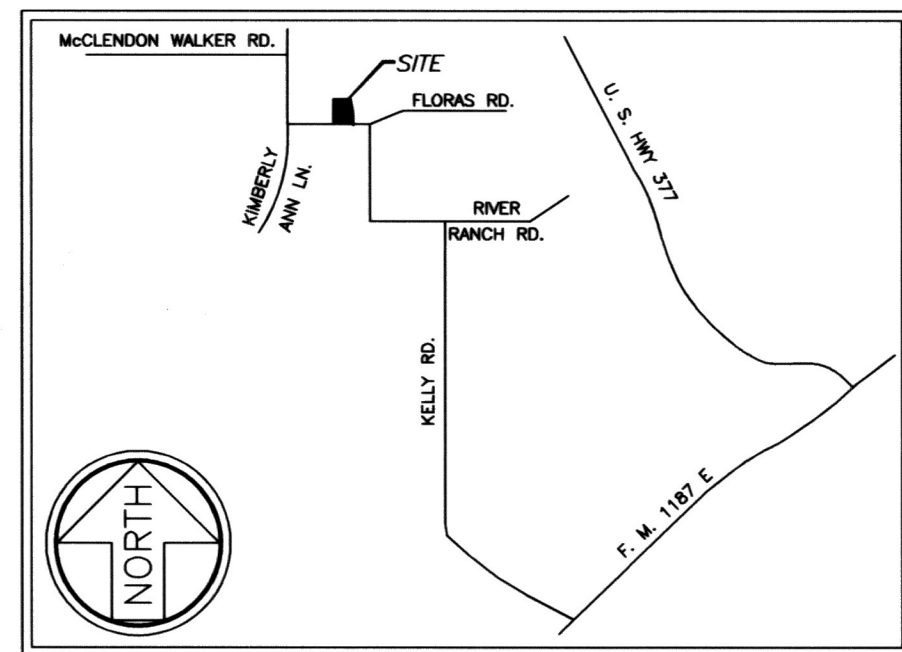
OWNER:
J. G. MAHANA
2301 KELLY ROAD
ALEDO, TEXAS 76008
(817) 915-8430
jgmahana007@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

2 LOTS 5.109 ACRES FS-23-212

THIS PLAT RECORDED IN DOCUMENT
NUMBER **F614** DATE **11-21-23** SHEET 2 OF 2

NOVEMBER 13, 2023



VICINITY MAP
NOT TO SCALE

| * LINE TABLE * | |
|----------------|---------------------|
| L1 | S 86°31'57"E 41.71' |
| L2 | N 15°31'06"E 36.33' |
| L3 | N 44°33'44"W 23.04' |
| L4 | N 49°14'41"E 48.53' |
| L5 | S 71°14'43"E 24.76' |
| L6 | N 57°24'54"E 29.76' |
| L7 | S 74°29'18"E 24.42' |
| L8 | S 35°09'04"E 23.24' |
| L9 | N 67°42'23"E 20.90' |
| L10 | N 35°21'20"E 35.31' |
| L11 | N 51°58'38"E 28.38' |

JAMES RANDELL ROUSE &
BEVERLY LYNN ROUSE
INST. No. 202118276
O.P.R.P.C.T.

LOT 2-R
MAHANA ADDITION
CAB. F, SL. 526
P.R.P.C.T.

LOT 1-R-A
3.109 Ac.
(135,432 S.F.)
MIN. F.F. = 801.0'

LOT 1-R-B
2.000 Ac.
(87,120 S.F.)
MIN. F.F. = 801.0'

PLACE OF
BEGINNING

S 89°19'29"W 475.68'

S 89°12'09"W 200.00'

S 89°12'09"W 206.42'

KELLY ROAD
VARIABLE WIDTH R.O.W.

S 89°44'14"W
71.10'
SERIES 2300-2210, A SERIES OF
SOUTHSIDE REAL ESTATE LEASING, LLC
INST. No. 202021144
O.P.R.P.C.T.

S 89°44'14"W 191.24'
(BASIS OF BEARINGS)
SERIES 2300-02, A SERIES OF SOUTHSIDE REAL ESTATE LEASING, LLC
INST. No. 201613305
O.P.R.P.C.T.

BRYSON L. KEIL &
WIFE, VANESSA F. KEIL
VOL. 1702, PG. 179
O.P.R.P.C.T.

R.O.W. TO PARKER COUNTY
INST. No. 201903113
O.P.R.P.C.T.

50 0 50 100 150
GRAPHIC SCALE - FEET
SCALE: 1" = 50'

RODNEY BROWN
VOL. 1998, PG. 798
O.P.R.P.C.T.