

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, J. G. MAHANA is the sole owner of all those certain tract of land described in deeds to Russell Mahana and wife, Thelma Jean Mahana, recorded in Volume 442, Page 475 of the Deed Records of Parker County, Texas and Oliver Russell Mahana and wife, Thelma Jeanne Mahana, recorded in Volume 1290, Page 149 of the Deed Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-1/2-inch iron rod found at the Southwest corner of said Mahana Tract, being the Southeast corner 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 and lying in the North right-of-way line of Kelly Road (a variable width right-of-way);

THENCE N 00° 13' 05" W, 654.34 feet along the common boundary line between said Mahana Tract and said Rouse Tract to an iron fence post found at the Northwest corner of said Mahana Tract, 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 Tract and said Zeller Tract to an iron fence post found at the Northeast corner of said Mahana Tract, 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 Tract 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 Tract, 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, 406.42 feet to the PLACE OF BEGINNING, containing 7.609 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 AND 2, BLOCK 1, MAHANA ADDITION, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Aledo, Parker County, Texas this the 27th day of August, 2022.

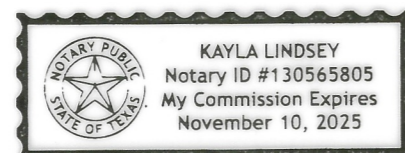
J. G. MAHANA

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 27th day of August, 2022.

NOTARY PUBLIC STATE OF TEXAS



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/DRAINAGE-WAY 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."

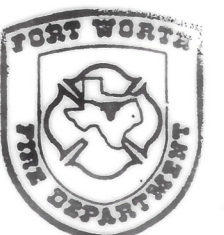
FLOODPLAIN RESTRICTION "NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. 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."

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: 9/2/2022. BY: [Signature] CHAIRMAN. BY: [Signature] SECRETARY.



Lt. J. G. Sims Jr. 09/01/2022

FINAL PLAT LOTS 1 AND 2, BLOCK 1 MAHANA ADDITION AN ADDITION TO PARKER COUNTY, TEXAS BEING 7.609 ACRES OF LAND LOCATED IN THE RICE DURRETT SURVEY, ABSTRACT No. 380 PARKER COUNTY, TEXAS

SURVEYOR: COOMBS LAND SURVEYING, INC. P.O. BOX 6160 FORT WORTH, TEXAS 76115 (817) 920-7600 e-mail: ron.coombs@sbcglobal.net OWNER: J. G. MAHANA 2301 KELLY ROAD ALEDO, TEXAS 76008 (817) 915-8430 jgmahana007@gmail.com

2 LOTS 7.609 ACRES FS-22-162

F 314

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_ AUGUST 10, 2022 SHEET 1 OF 2

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

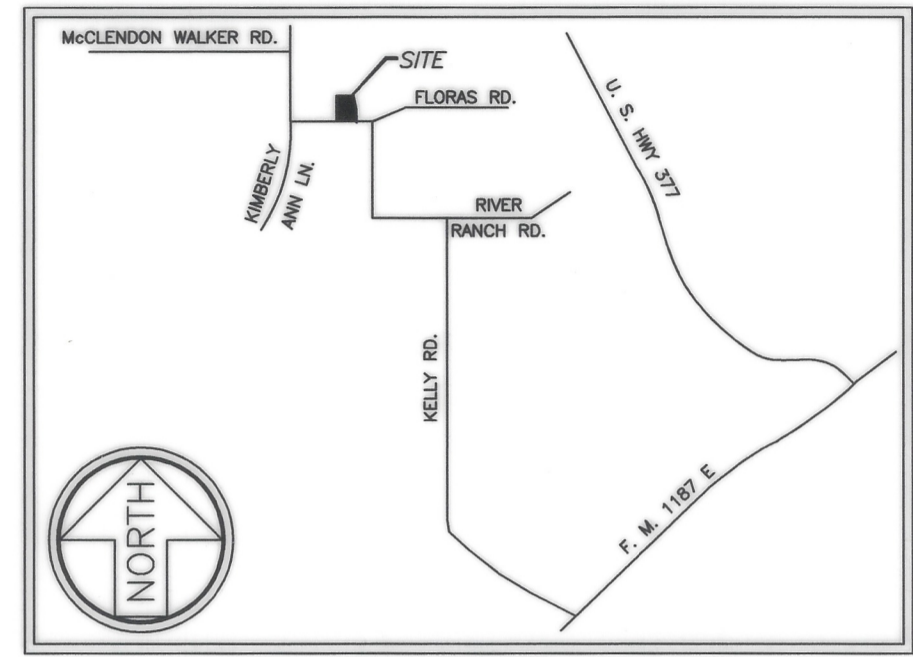
KELLY ROAD

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.

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



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.

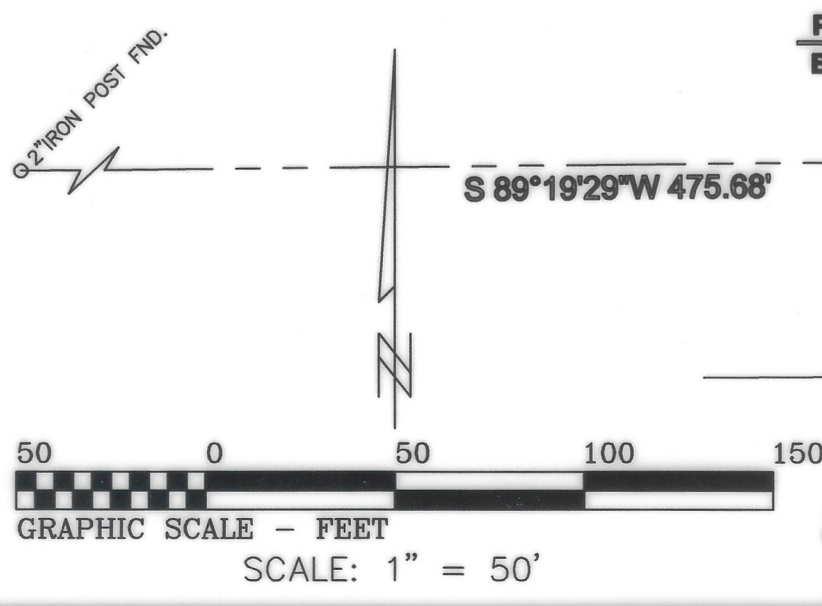
**LOT 2**  
 2.000 Ac.  
 (87,120 S.F.)  
 MIN. F.F. = 796.0'

**LOT 1**  
 5.609 Ac.  
 (244,333 S.F.)  
 MIN. F.F. = 801.0'

**F314**

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202233095  
 09/06/2022 09:53 AM  
 Fee: \$0.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



PLACE OF BEGINNING

S 89°19'29"W 475.68'

160.00'

S 89°12'09"W 406.42'

246.42'

**KELLY ROAD**  
 VARIABLE WIDTH R.O.W.

S 89°44'14"W 71.10'  
 SERIES 2308/2310, 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. 201813305  
 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.

S 02°24'41"E 370.16'

N 74°07'31"W 82.71'

N 60°33'55"W 52.52'

N 61°21'41"W 81.27'

S 01°13'04"W 239.84'

FINAL PLAT  
**LOTS 1 AND 2, BLOCK 1 MAHANA ADDITION**  
 AN ADDITION TO PARKER COUNTY, TEXAS BEING 7.609 ACRES OF LAND LOCATED IN THE RICE DURRETT SURVEY, ABSTRACT No. 380 PARKER COUNTY, TEXAS

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

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

2 LOTS 7.609 ACRES FS-22-162

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

AUGUST 10, 2022  
 SHEET 2 OF 2

20380.006.000.00  
 20380.006.000.50

14721  
 AL  
 M-20  
 SAL

EARL D. GRIFFIN & DEBRA K. GRIFFIN  
 VOL. 2141, PG. 698  
 O.P.R.P.C.T.



*L. J. G. Sims, Jr.*  
 09/01/2022