

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 232.0032. 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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEM

THE STATE OF TEXAS
COUNTY OF PARKER

202209624 PLAT Total Pages: 1

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]
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Grady + Norissa Mays*, 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]

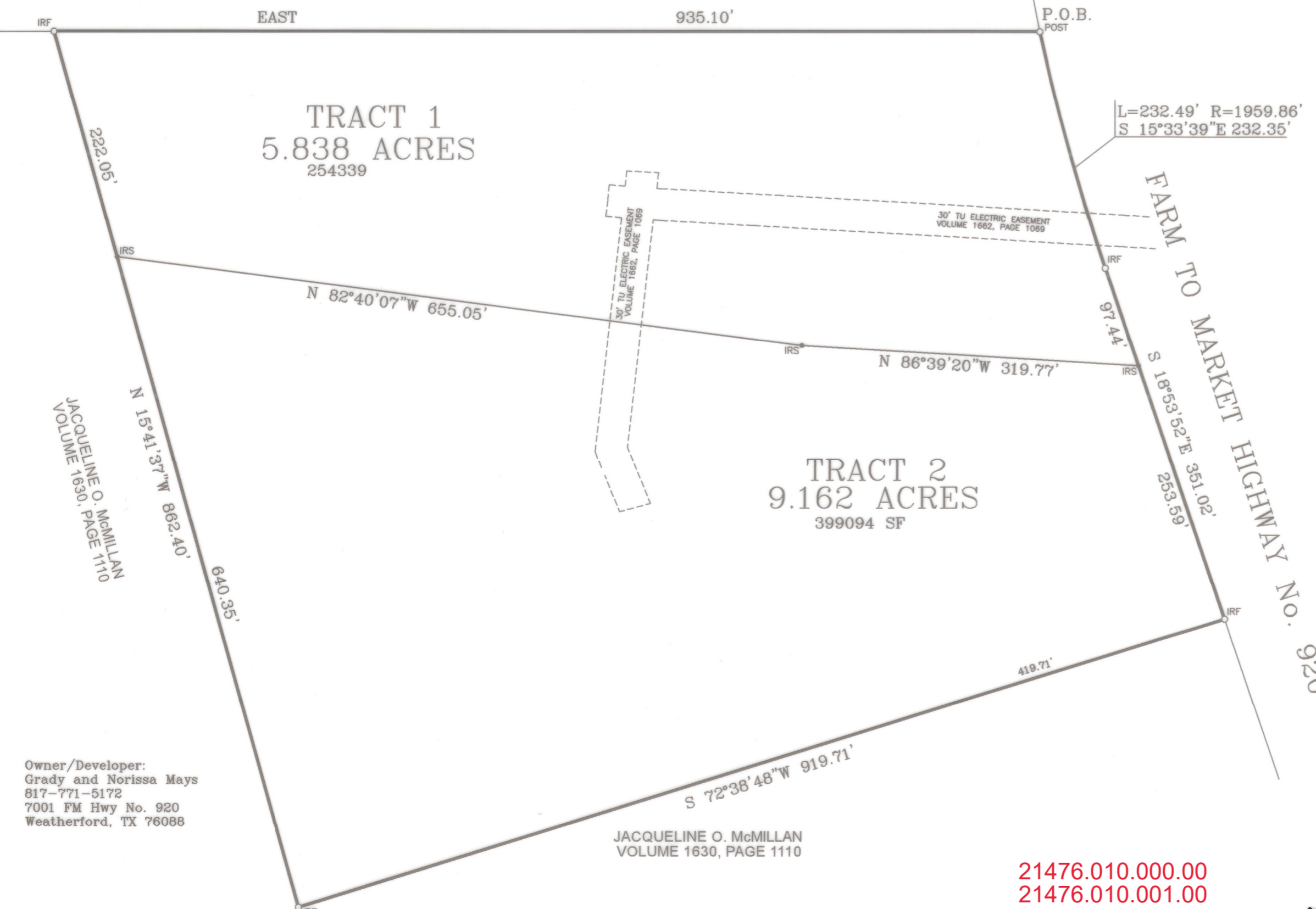
THE STATE OF TEXAS
COUNTY OF PARKER

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.

[Signature]
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

January 2022

WILLIAM DAVID ATWOOD
VOLUME 2437, PAGE 250



Owner/Developer:
Grady and Norissa Mays
817-771-5172
7001 FM Hwy No. 920
Weatherford, TX 76088

JACQUELINE O. McMILLAN
VOLUME 1630, PAGE 1110

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

21476.010.000.00
21476.010.001.00
21476.010.002.00

Cabinet/Instrument# **F** Slide **185**

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS GRADY H. MAYS, Sr. AND NORISSA B. MAYS (1.0 ac V 2750, P. 681 and 14.0 acres V. 2750, P. 691, are the sole owners of 15.0 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 199, ABSTRACT No. 1476, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a post with an iron rod at its base at the northeast corner of said 15.0 acre tract at the southwest corner of a tract of land describe by deed to William David Atwood recorded in Volume 2437, Page 250, Official Records, Parker County, Texas in the west right of way line of Farm to Market Highway No. 920 in a curve to the left with a radius of 1959.86 feet and whose chord bears S 15°33'39" E, 232.35 feet;

THENCE with the west right of way line of said Farm to Market Highway No. 920 the following courses and distances;

With said curve to the left through a central angle of 06°47'48" and a distance of 232.49 feet to an iron rod found (iron rods found are 1/2" unless noted);

S 18°53'52" E, 351.02 feet to an iron rod found;

THENCE S 72°38'48" W, 919.71 feet to an iron rod found;

THENCE N 15°41'37" W, 862.40 feet to an iron rod found in the south line of said William David Atwood tract;

THENCE East, with the common line of said tracts, 935.10 feet to the POINT OF BEGINNING and containing 15.0 acres (653434 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRADY H. MAYS, Sr. AND NORISSA B. MAYS, does hereby adopt this plat designating the hereinabove described real property as TRACT 1 AND TRACT 2, MAYS TRACTS, AN ADDITION IN PARKER COUNTY, TEXAS, being 15.0 acres situated in and being a portion of the T & P RR Company Survey, Section No. 199, Abstract No. 1476, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *Weatherford*, Parker County, Texas this *6th* day of *March*, 2022.

[Signature]
Grady H. Mays, Sr.

[Signature]
Norissa B. Mays

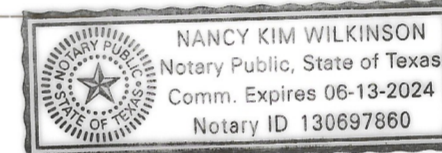
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Grady Mays*, 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 *6th* day of *March*, 2022.

[Signature]
Notary Public in and for the State of Texas

6/13/2024
My Commission Expires On:



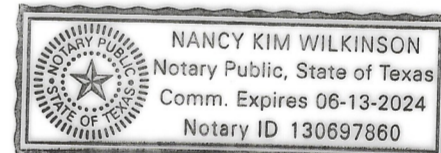
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Norissa Mays*, 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 *6th* day of *March*, 2022.

[Signature]
Notary Public in and for the State of Texas

6/13/2024
My Commission Expires On:



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this *14th* day of *March*, 2022.

[Signature]
Pat Deen, County Judge

[Signature]
George Conley, Commissioner Precinct #1

[Signature]
Craig Peacock, Commissioner Precinct #2

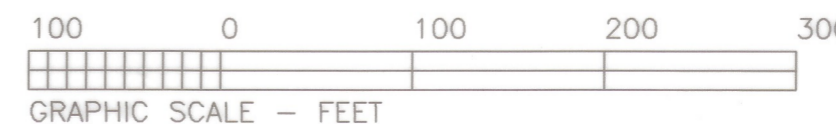
[Signature]
LARRY WALDEN, Commissioner Precinct #3

[Signature]
Steve Dugan, Commissioner Precinct #4

14891
PE
F-11

TRACT 1 AND TRACT 2
MAYS TRACTS
AN ADDITION IN PARKER COUNTY, TEXAS
Being 15.0 acres situated in and being a portion of the
T & P RR Company Survey, Section No. 199, Abstract No. 1476
Parker County, Texas

SCALE: 1" = 100'



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76088
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 E EFFECTIVE DATE: SEPTEMBER 28, 2008 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

LIENHOLDER
[Signature]
Signature of Lien holder
This the ___ day of _____, 2022.
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle
202209624
03/14/2022 12:26 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

