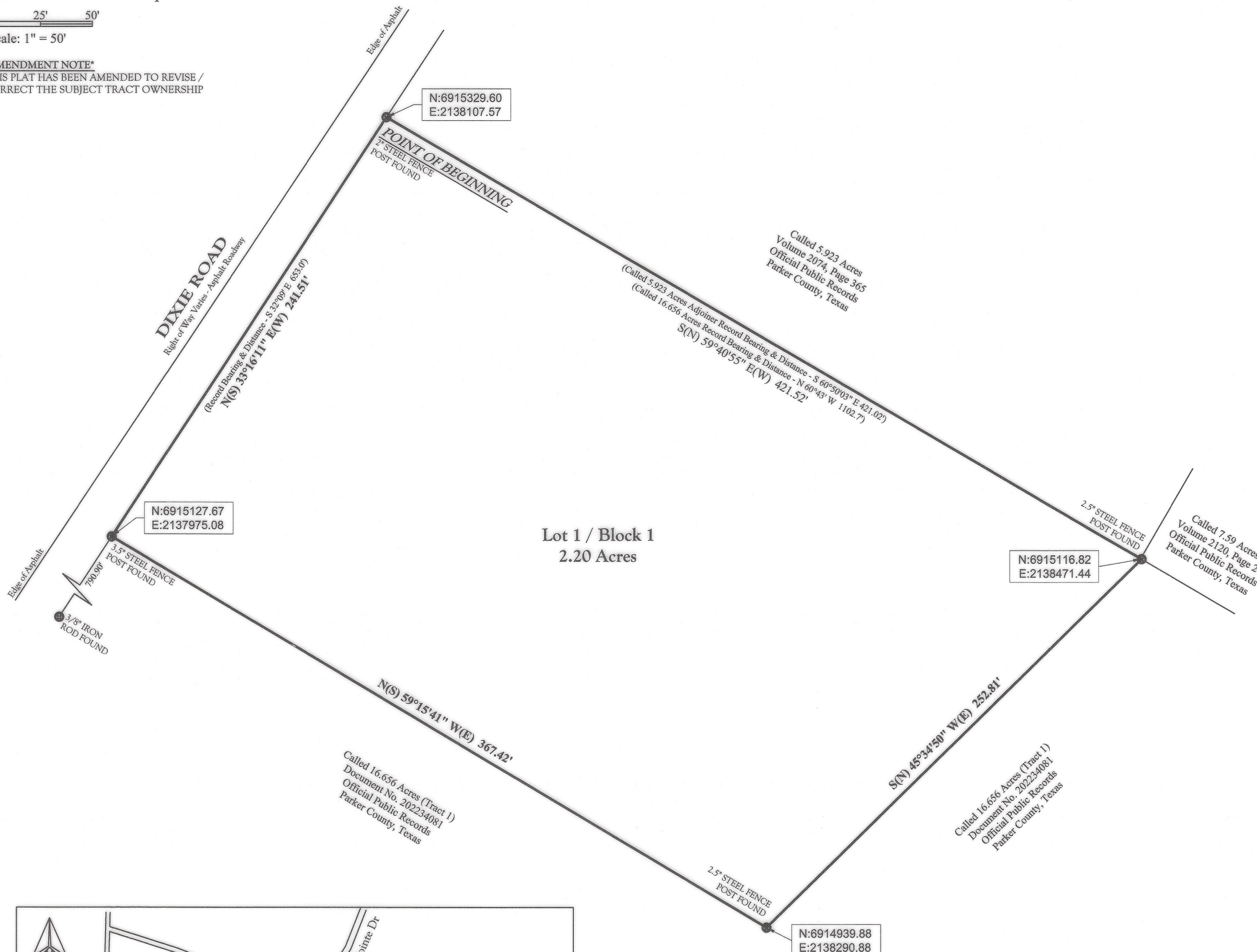


\*AMENDMENT NOTE\*  
 THIS PLAT HAS BEEN AMENDED TO REVISE /  
 CORRECT THE SUBJECT TRACT OWNERSHIP

LOT 1, BLOCK 1 OF McCOY ESTATES



I, Randall Anderson, Temporary Administrator of the Estate of Terry E. McCoy, Deceased, AM THE SOLE OWNER OF:

2.20 ACRES OF LAND ALONG DIXIE ROAD LOCATED IN THE N.F. BAKER SURVEY, A-35. BEING A PORTION OF A CALLED 16.656 ACRES TRACT (TRACT 1) AS DESCRIBED IN DOCUMENT NO. 202234081 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF DIXIE ROAD, AND BEING THE NORTHWEST CORNER OF SAID CALLED 16.656 ACRES TRACT, AND THE SOUTHWEST CORNER OF A CALLED 5.923 ACRES TRACT AS DESCRIBED IN VOLUME 2074, PAGE 365 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 5.923 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 59°40'55\"/>

THENCE CROSSING SAID CALLED 16.656 ACRES TRACT THE FOLLOWING COURSES AND DISTANCES:

- S 45°34'50\"/>
- N 59°15'41\"/>

THENCE ALONG THE EAST LINE OF DIXIE ROAD, N 33°16'11\"/>

OWNERS CERTIFICATE:

I, Randall Anderson, Temporary Administrator of the Estate of Terry E. McCoy, Deceased, THE SOLE OWNER OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS LOT 1, BLOCK 1 OF McCOY ESTATES 2.20 ACRES OF LAND LOCATED IN THE N.F. BAKER SURVEY, A-35. BEING A PORTION OF A CALLED 16.656 ACRES TRACT (TRACT 1) AS DESCRIBED IN DOCUMENT No. 202234081 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.

BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

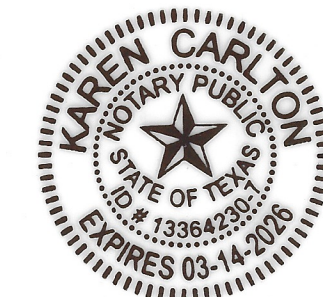
*Handwritten Signature*  
 OWNER - SIGNATURE

**RANDALL ANDERSON** - Temp. Administrator of THE TERRY MCCOY ESTATE  
 OWNER - PRINTED

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Randall Anderson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 20<sup>th</sup> DAY OF June, 2023

*Karen Carlton*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



14933  
 BR  
 D-20

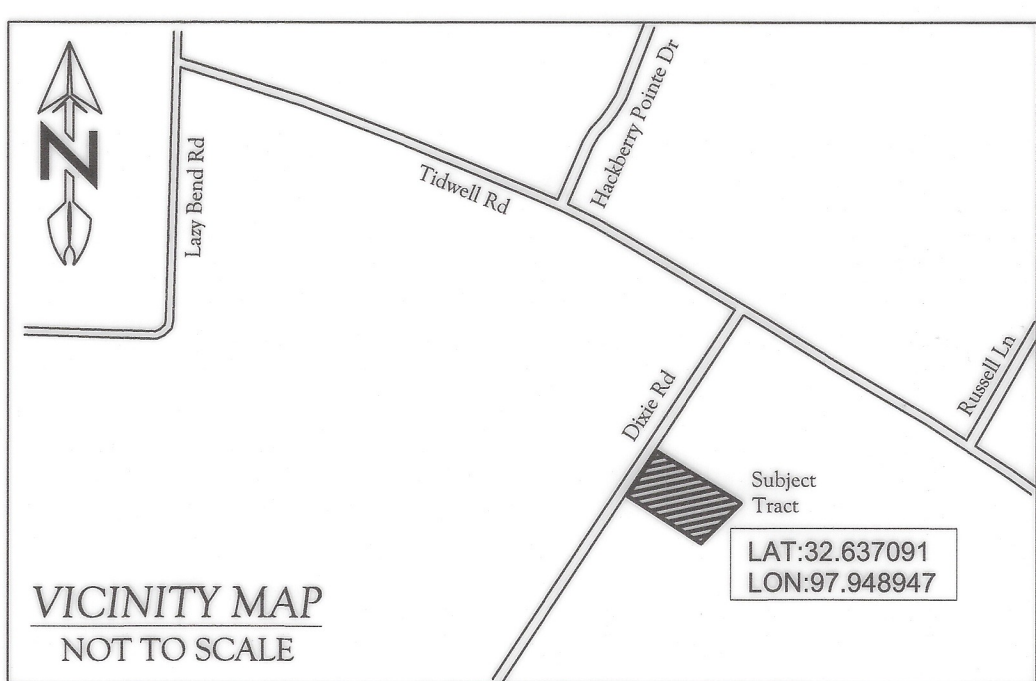
20035.001.001.50

- \*GENERAL NOTES\*
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
  - 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
  - 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
  - 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
  - 5) SELLING ANY 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.
  - 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

\*FLOODPLAIN NOTE\*  
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0375E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

\*SPECIAL NOTE\*  
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MAY 3, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



COMMISSIONERS COURT BLOCK  
 THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 26 DAY OF June, 2023  
 Absent  
 COUNTY JUDGE  
*George A Conley*  
 COMMISSIONER PRECINCT #1  
*Jan Holt*  
 COMMISSIONER PRECINCT #2  
*Randall Anderson*  
 COMMISSIONER PRECINCT #3  
*Chida*  
 COMMISSIONER PRECINCT #4

OWNER/DEVELOPER  
 Randall Anderson,  
 Temporary Administrator of  
 the Estate of Terry E. McCoy, Deceased  
 1706 Santa Fe Drive  
 Weatherford, TX 76086  
 Phone No. 817-599-5522  
 rhacpa@airmail.net

SURVEYOR  
 Justin Rene Parenteau, RPLS  
 State of Texas License No. 5959  
 140 Hackberry Pointe Drive  
 Weatherford, Texas 76087  
 Phone No. 361-813-1888  
 justin@noctumaps.com

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202316466  
 06/26/2023 02:48 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

CABINET F, SLIDE 509

