



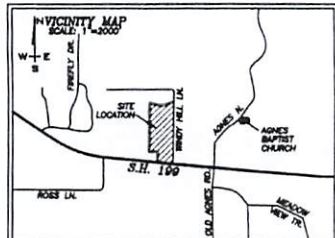
202420895 PLAT Total Pages: 1

Roger Whitmarsh
and wife,
Donna Whitmarsh
V.2842, P.1342,
O.R.P.C.T.

NOTE:
All culverts to be installed on new
lots shall be 18" in diameter.

THE STATE OF TEXAS
COUNTY OF PARKER
Philip Morris
and wife,
Brenda Morris
V.1404, P.16,
O.R.P.C.T.

THE STATE OF TEXAS
COUNTY OF PARKER
Timothy J. Berkman
and wife,
Jennifer A. Berkman
Doog 202000680,
O.R.P.C.T.



G.F. Scott Survey,
Abstract # 1281,
Parker County,
Texas

Brian Wheeler
Doog 20222301,
O.R.P.C.T.

AMENDING PLAT NOTES:
The purpose of this amending plat is to correct scrivener's errors, being distances on Lots 4, 5, 6, 7, 10, and 11, and correcting the bearing along Lots 10 and 11. (*) denotes corrections made.
Added note about 1/2" capped T.C.S. RPLS 4277 rebar rods set along perimeter of Draven Drive at lot lines.

ACCT. NO: 15301
SCH. DIST: SP
CITY:
MAP NO: H-5

Ownership:
Phillip and Brenda Morris
211 Windy Hill Lane
Springtown, TX 76082

TRICOUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AILE TX 76080
OFFICE: 817-444-2555 FAX: 817-444-4387
104-4779@gmail.com
FIRM REGISTRATION: 10194847
JOB# 24080078-AMENDING PLAT

I, Lonnie Reed, hereby certify that the following changes were necessary to eliminate errors which appear on the plat MORRIS ESTATES recorded in Cabinet F, Slide 734, Plat Records, Parker County, Texas on 06-11-2024.

Lonnie Reed
R.P.L.S. No. 4877



07-16-2024

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 763, DATE 8/12/24

AMENDING PLAT LOTS 1-11, BLOCK 1, Morris Estates

AN ADDITION IN PARKER COUNTY, AND BEING 18.840 ACRES OF
LAND SITUATED IN THE G.F. SCOTT SURVEY, ABSTRACT NUMBER
1281, PARKER COUNTY, TEXAS.

- NOTES:
- 1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0150 E, Dated September 28, 2008, this tract is in Zone X, an area not in the 1% annual chance flood.
 - 2) This plat represents property which has been plotted without groundwater certification as prescribed in Texas Local Government Code Section 81.002. Buyer is advised to question seller as to the groundwater availability.
 - 3) Water source is going to be public water supply (Aqua Water Supply).
 - 4) Sewage are to be On Site Sewage Facilities (septic systems).
 - 5) Property corners are 1/2" capped T.C.S. RPLS 4277 rebar rods set unless otherwise noted, and also set at edge of road easement for Draven Drive.
 - 6) B.L. = BUILDING LINE
D.U.E. = DRAINAGE & UTILITY EASEMENT
 - 7) Reflective house numbers shall be erected by the landowners driveway to be visible and readable day and night from the public road.

Draven Drive

STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Phillip Morris and wife, Brenda Morris, being the owners of 18.840 acres of land in the G.F. Scott Survey, Abstract Number 1281, Parker County, Texas and being recorded in Volume 2632, Page 508, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point unable to set in the centerline of a creek for the northeast corner of the Morris Tract and being in the west line of Windy Hill Lane, an existing 50 feet wide right of way;

THENCE SOUTH (BASES FOR DIRECTIONAL CONTROL), at 110.00 feet passing a 1/2" capped T.C.S. RPLS 4277 rebar rod set for reference, in all 1477.77 feet along the west line of Windy Hill Lane to a 1/8" rebar rod found (Control Monument) for the southeast corner of the Morris Tract and being at the intersection of the west line of Windy Hill Lane and the north line of W State Highway 199, an existing 100 feet wide right of way;

THENCE NORTH, 508.38 feet along the north line of W State Highway 199 to a 1/8" rebar rod found;

THENCE NORTH, 208.70 feet to a 1/8" rebar rod found;

THENCE NORTH, 208.70 feet to a 1/8" rebar rod found;

THENCE NORTH, 587.10 feet to a 1/8" rebar rod found;

THENCE WEST, 100.00 feet to a 1/8" rebar rod found (Control Monument);

THENCE NORTH, at 540.00 feet passing a 1/8" capped T.C.S. RPLS 4277 rebar rod set for reference, in all 644.40 feet to a point unable to set in the centerline of a creek;

THENCE N88°00'01"E, 38.00 to a point unable to set in the centerline of a creek;

THENCE S82°31'59"E, 173.00 to a point unable to set in the centerline of a creek;

THENCE N87°00'01"E, 171.50 to a point unable to set in the centerline of a creek;

THENCE S82°07'59"E, 147.80 to a point unable to set in the centerline of a creek;

THENCE N82°31'01"E, 164.70 feet to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Phillip Morris and wife, Brenda Morris, of the property directly affected by this amending plat being Lots 1-11, Block 1, MORRIS ESTATES recorded in Cabinet F, Slide 734, Plat Records, Parker County, Texas, to hereby consent to this amending plat for the purposes herein expressed (see note).

Witness our hand in Parker County, Texas, the 24th day of July, 2024.

Phillip Morris
Brenda Morris

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Phillip Morris and wife, Brenda Morris, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 25th day of July, 2024.

Lila Deable
Notary Public
My Commission Expires 3-14-2026

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deable

202420895
08/12/2024 04:14 PM
Fees: \$100.00
Lila Deable, County Clerk
Parker County, TX
PLAT

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS 24th DAY
OF July, 2024

COUNTY JUDGE
Pat Degen
PRECINCT #1 COMMISSIONER
Conley
PRECINCT #2 COMMISSIONER
Jacob Ott
PRECINCT #3 COMMISSIONER
Cody
PRECINCT #4 COMMISSIONER
Mike Hale