

VICINITY MAP
NOT TO SCALE

*** NOTES ***

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF SUBJECT PROPERTY ACCORDING TO DEED RECORDED IN VOL. 2034, PG. 29, D.R.P.C.T.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY PANEL No. 48367C0150 E, MAP EFFECTIVE SEPTEMBER 26, 2008.
3. ALL PROPERTY CORNERS SET ARE 1/2-INCH IRON RODS WITH ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294" UNLESS SHOWN OTHERWISE HEREON.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
5. 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.
6. SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY.
7. THERE IS NO LEINHOLDER FOR THE SUBJECT PROPERTY.
8. Water Source is Aqua Texas.

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



Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 19-0150

201931804 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BRYAN MCGLOTHLIN, is the sole owner of all that certain tract of land located in the G. F. SCOTT SURVEY, ABSTRACT No. 1281, Parker County, Texas according to the deed recorded in Volume 2034, Page 29 of the Deed Records of Parker County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the Northeast corner of said McGlothlin Tract, being the Southeast corner of that certain tract of land described in deed to Steve Van Harris, recorded in Volume 2210, Page 25 of the Deed Records of Parker County, Texas and lying in the West boundary line of that certain tract of land described in deed to Steve Harris, recorded in Volume 2784, Page 1315 of the Deed Records of Parker County, Texas;

THENCE S 00° 25' 15" E, 323.86 feet along the common boundary line between said McGlothlin Tract and said Steve Harris Tract to a 4-inch square concrete monument found at the Southeast corner of said McGlothlin Tract, being the Northeast corner of that certain tract of land described in deed to Texas Electric Service Company (T.E.S.Co.), recorded in Volume 437, Page 644 of the Deed Records of Parker County, Texas;

THENCE along the South boundary line of said McGlothlin Tract as follows:

S 89° 51' 03" W, 399.14 feet with the North boundary line of said T.E.S.Co. Tract to a 4-inch square concrete monument found at the Northwest corner thereof, being the Northeast corner of that certain tract of land described in deed to Frank Ferreira and Sheila Ferreira, recorded in Volume 2291, Page 768 of the Deed Records of Parker County, Texas;

N 89° 58' 47" W, 255.76 feet with the North boundary line of said Ferreira Tract to a 1/2-inch iron rod found with red plastic cap stamped "RPLS 2023" at the Southwest corner of aforesaid McGlothlin Tract;

THENCE N 00° 20' 46" W, 324.81 feet along the West boundary line of said McGlothlin Tract to a 1/2-inch iron rod found with red plastic cap stamped "RPLS 2023" at the Northwest corner thereof, lying in the South boundary line of aforesaid Steve Van Harris Tract;

THENCE EAST, 654.48 feet along the common boundary line between said McGlothlin Tract and said Steve Van Harris Tract to the PLACE OF BEGINNING, containing 4.878 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRYAN MCGLOTHLIN, the 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 MAC SUBDIVISION, being a subdivision of 4.878 acres of land out of the G. F. Scott Survey, Abstract No. 1281, Parker County, Texas. I, 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 Extra Territorial Jurisdiction of any incorporated City or Town.

EXECUTED THIS 19th DAY OF November 2019.

By: *Bryan McGlothlin*
BRYAN MCGLOTHLIN

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BRYAN MCGLOTHLIN, 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 the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of November 2019.

Kathy Lockhart
KATHY LOCKHART
Notary Public
STATE OF TEXAS
Notary ID # 1213219-5
My Comm. Exp. October 30, 2021

FINAL PLAT
MAC SUBDIVISION

BEING A SUBDIVISION OF 4.878 ACRES OF LAND
OUT OF THE G. F. SCOTT SURVEY, ABSTRACT No. 1281,
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:
BRYAN MCGLOTHLIN
320 WINDY HILL LANE
SPRINGTOWN, TEXAS 76082
(817) 919-8924

2 LOTS 4.878 ACRES NOVEMBER 16, 2019

21281.025.001.00

WINDY HILL LANE
ASPHALT PAVEMENT

EDISON G. DARROW &
WIFE, ELIZABETH C. DARROW
VOL. 1006, PG. 928
D.R.P.C.T.

INGRESS/EGRESS ES'MT.
(NO WIDTH SPECIFIED)
INST. No. 669890
D.R.P.C.T.

FRANK FERREIRA AND
SHEILA FERREIRA
VOL. 2291, PG. 768
D.R.P.C.T.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

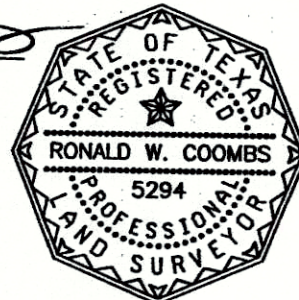
Lila Deakle

201931804
11/25/2019 11:20 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SURVEYOR'S CERTIFICATE

That I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

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



STEVE VAN HARRIS
VOL. 2210, PG. 25
D.R.P.C.T.

LOT 2
2.880 Ac.
(125,456 S.F.)

LOT 1
1.998 Ac.
(87,031 S.F.)

BRYAN MCGLOTHLIN
VOL. 2034, PG. 29
D.R.P.C.T.

TEXAS ELECTRIC
SERVICE COMPANY
VOL. 437, PG. 644
D.R.P.C.T.

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 15th DAY OF November 2019.

George A. Conley
COMR. PRECINCT #1

Larry Walden
COMR. PRECINCT #3

Craig Leonard
COMR. PRECINCT #2

David
COMR. PRECINCT #4

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE 427
DATE: 11-25-19

