

D-551

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, MATTHEW & HEATHER MARTIN, BEING THE OWNER OF A 22.100 ACRES TRACT OF LAND OUT OF THE JAMES CLAYTON SURVEY, ABSTRACT NO. 226, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT AS RECORDED IN DOC# 2050024, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A FOUND 1/2" IRON ROD IN TAYLOR ROAD (PAVED) AND AT THE NORTHWEST CORNER OF SAID 22.100 ACRES, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID SURVEY IS CALLED TO BEAR N 29°48'40" E 2685.43 FEET.  
THENCE S 59°11'42" E AT 24.5 FEET PASSING A FOUND 3/8" IRON ROD IN THE EAST LINE OF SAID ROAD, IN ALL 933.58 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID 22.100 ACRES TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE S 29°48'40" W 1031.41 FEET ALONG THE EAST LINE OF SAID 22.100 ACRES TO A SET 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE N 59°10'59" W AT 933.59 FEET, PASSING A FOUND 3/8" IRON ROD IN THE EAST LINE OF SAID ROAD AND IN ALL 933.59 FEET TO A FOUND 1/2" IRON ROD IN SAID ROAD AND IN THE WEST LINE OF SAID 22.100 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE N 29°48'40" E 1031.22 FEET ALONG THE WEST LINE OF SAID 22.100 ACRE TRACT AND ALONG SAID ROAD TO THE POINT OF BEGINNING.

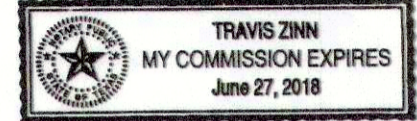
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT MATTHEW & HEATHER MARTIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, MALLARD ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.  
WITNESS MY HAND AT \_\_\_\_\_ PARKER COUNTY, TEXAS  
THIS THE 23 DAY OF MAY, 2016.

Matthew Martin  
MATTHEW MARTIN  
Heather Martin  
HEATHER MARTIN

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 TODD A. PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

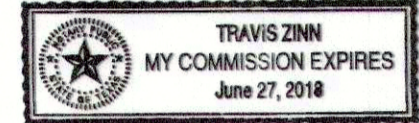
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF May, 2016.  
Todd A. Phillips  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 TODD A. PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF May, 2016.  
Todd A. Phillips  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



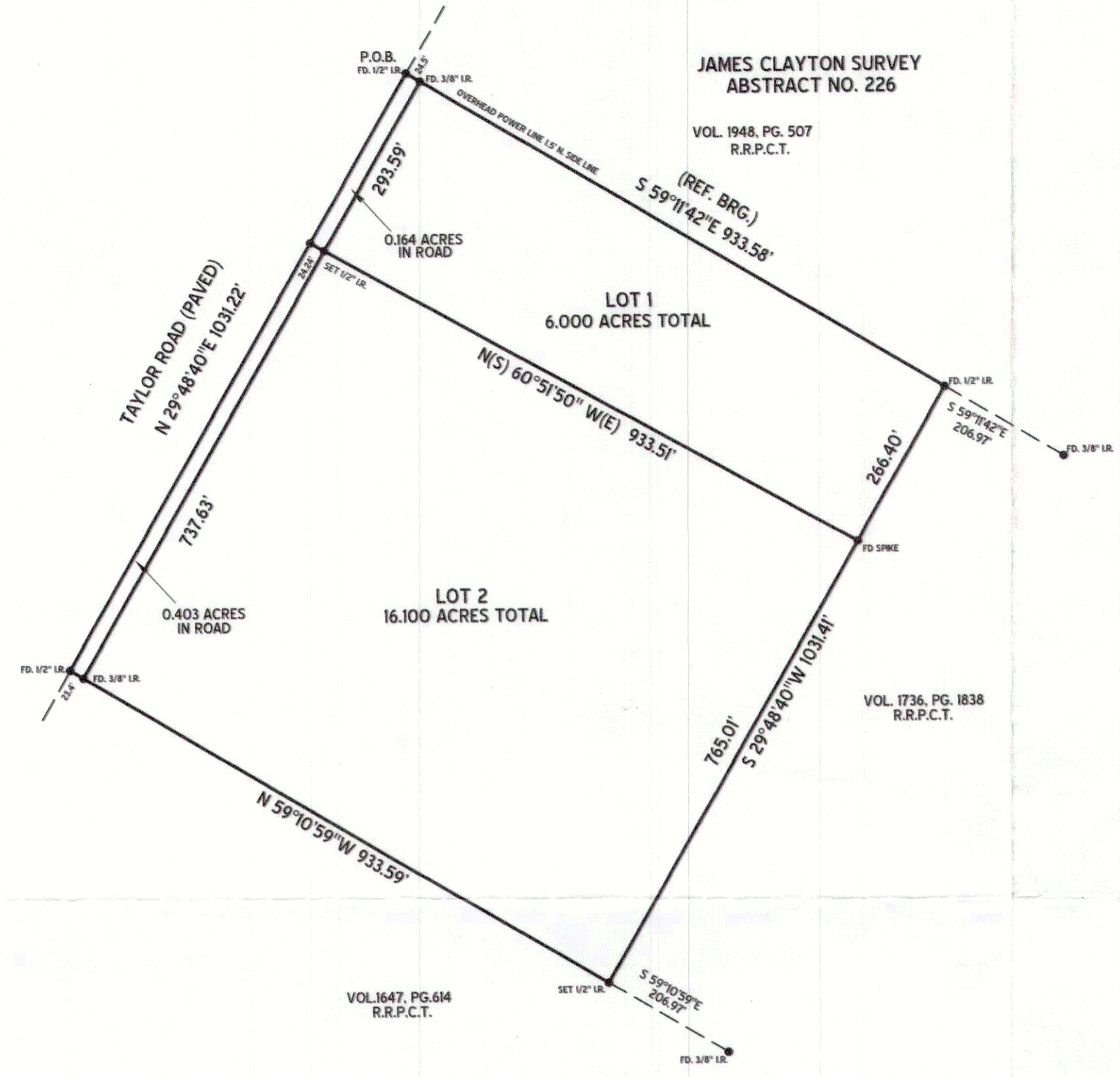
**SURVEYORS CERTIFICATE**

THIS IS TO STATE THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Kyle Rucker  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
CARTER SURVEYING AND MAPPING, 100A PALO PINTO ST. WEATHERFORD, TX 76086  
APRIL 2016 - MW5055P.

**NOTES:**

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0375E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- 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 AVAILABILITY.
- 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 7) WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 8) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 9) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES.
- 10) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE(S) AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



JAMES CLAYTON SURVEY  
ABSTRACT NO. 226

VOL. 1948, PG. 507  
R.R.P.C.T.

(REF. BRG.)  
S 59°11'42" E 933.58'

LOT 1  
6.000 ACRES TOTAL

N(S) 60°51'50" W(E) 933.51'

LOT 2  
16.100 ACRES TOTAL

VOL. 1736, PG. 1838  
R.R.P.C.T.

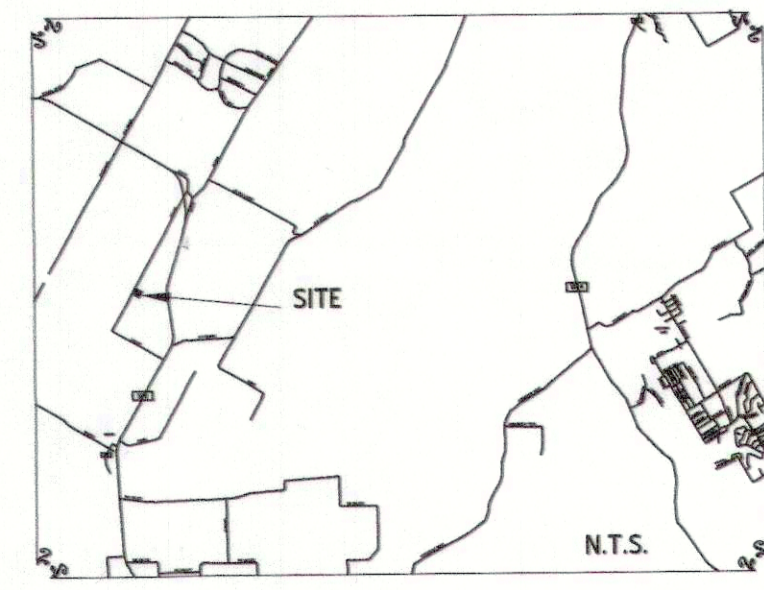
VOL. 1647, PG. 614  
R.R.P.C.T.

THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

Russell Pulliam SUP.  
REPRESENTATIVE OF SOUTHSIDE BANK  
M + c. ops. Mgr.

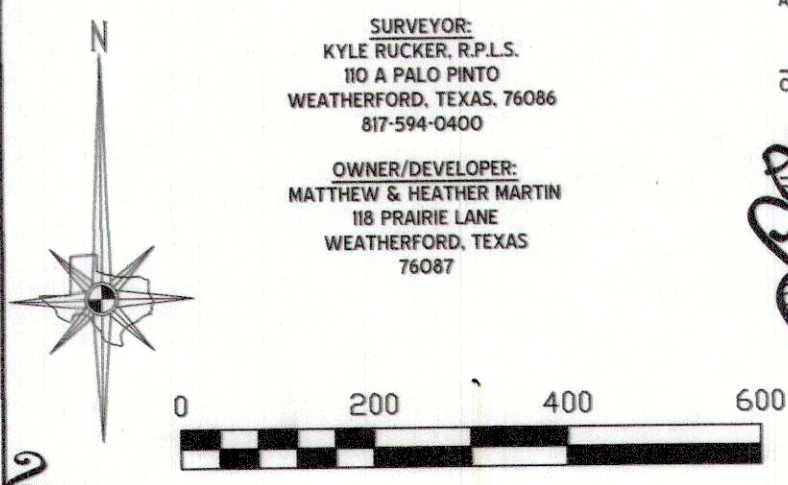
STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 23 DAY OF MAY, 2016.  
COUNTY JUDGE  
George A. Cooley COMMISSIONER PRECINCT #1  
James Wald COMMISSIONER PRECINCT #2  
Clayton COMMISSIONER PRECINCT #3

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Jeanne Brunson  
201610853  
05/23/2016 09:50 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT



**FINAL PLAT of  
LOT 1 & LOT 2  
MALLARD ESTATES**  
BEING A 22.10 ACRES TRACT OUT OF THE JAMES  
CLAYTON SURVEY, ABSTRACT No. 226,  
PARKER COUNTY, TEXAS  
APRIL 2016

**CARTER SURVEYING  
& MAPPING, INC.**  
110 A PALO PINTO STREET - WEATHERFORD, TEXAS  
(P) 817-594-0400 - (F) 817-594-0403



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