

OWNER'S CERTIFICATE

We, BUDDY WENDELL MARTIN and DIANE MARTIN, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as MARTIN ACRES, being a subdivision of 11.998 acres out of Section No. 47, T. & P. RR. Co. Survey, Abstract No. 1433, Parker County, Texas. We, 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.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 16th DAY OF July, 2019

BY: Buddy Wendell Martin  
BUDDY WENDELL MARTIN

BY: Diane Martin  
DIANE MARTIN

STATE OF TEXAS  
COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BUDDY WENDELL MARTIN and DIANE MARTIN, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16th day of July, 2019

[Signature]  
Signature: BELVYN TIERCE  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,  
TEXAS, ON THIS THE 20 DAY OF July, 2019.

[Signature]  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #3

[Signature]  
COMR. PRECINCT #4

ACCT. NO.: 14876  
SCH. DIST.: SP  
CITY:  
MAP NO.: L-76

LEGAL DESCRIPTION

Of an 11.998 acres tract of land out of Section No. 47, T. & P. RR. Co. Survey, Abstract No. 1433, Parker County, Texas; being all of a certain 3 acres tract (Tract 1) and all of a certain 3 acres (Tract 2), both described in Volume 361, Page 753 and all of a certain 6 acres tract described in Volume 352, Page 71, both in the Deed Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 3" steel post in the east line of New Highland Road (paved) and at the southwest corner of said 6 acres tract for the southwest and beginning corner of this tract. Whence a found 1/2" iron rod at the northwest corner of Lot 1 of Oak Meadows, Phase One, according to plat recorded in Cabinet "B", Slide 197 of the Plat Records, bears N. 89 deg. 04 min. 06 sec. E. 625.36 feet.

Thence N. 01 deg. 24 min. 29 sec. W. 835.81 feet to a 3" steel post at the southwest corner of a certain 17.68 acres tract described in Volume 555, Page 691 of said Deed Records for the northwest corner of this tract and said Tract 2.

Thence N. 89 deg. 07 min. 58 sec. E. 625.80 feet to a 3" steel post at the southeast corner of said 17.68 acres tract for the northeast corner of this tract and said Tract 2.

Thence S. 01 deg. 22 min. 43 sec. E. 835.10 feet to a 3" steel post in the north line of Oak Meadows, Phase Two, according to plat recorded in Cabinet "B", Slide 283 of said Plat Records, for the southeast corner of this tract and said 6 acres tract.

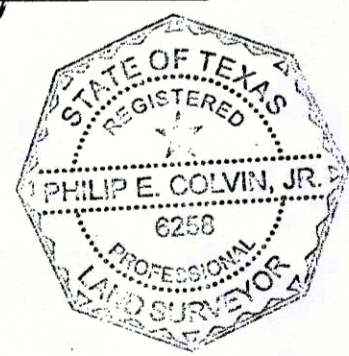
Thence S. 89 deg. 04 min. 06 sec. W. 625.36 feet to the place of beginning.

D. HELENBROOK  
28.18 ACRES  
V. 2485, P. 607

SURVEYOR'S CERTIFICATE

This is to certify the I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MAY 21, 2019.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN19410 FN190707



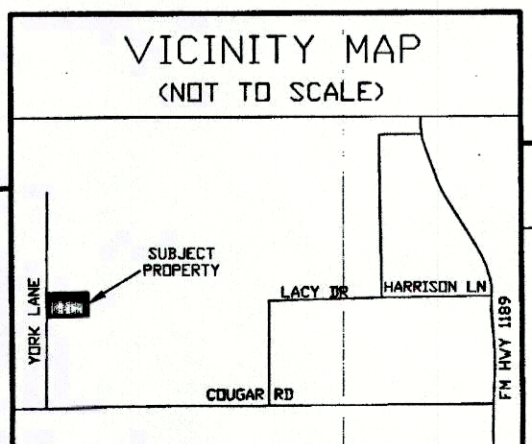
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle

201918288  
07/22/2019 10:38 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER INFORMATION  
BUDDY WENDELL MARTIN  
515 NEW HIGHLAND RD  
SPRINGTOWN, TX 76082  
(817) 999-8727

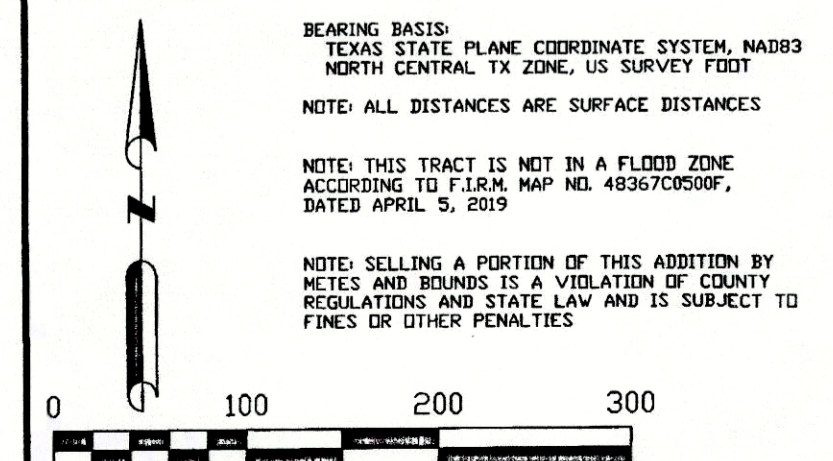
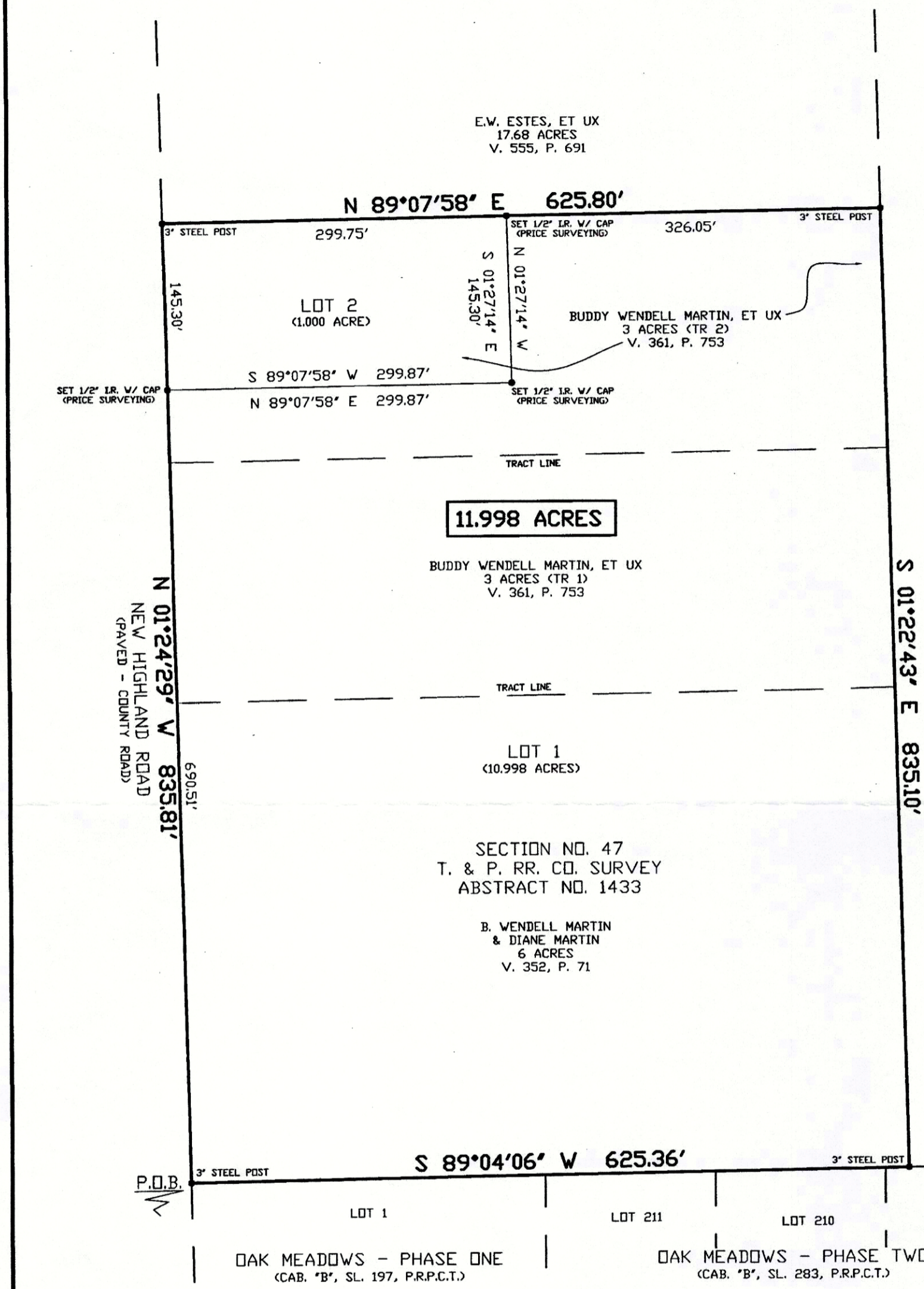
FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E, SLIDE 336  
DATE \_\_\_\_\_



SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
MARTIN ACRES  
LOT 1 AND LOT 2  
BEING A SUBDIVISION OF 11.998 ACRES OUT OF SECTION NO. 47, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1433, PARKER COUNTY, TX  
PLAT DATE: JULY 12, 2019

21433.016.000.00



BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0500F, DATED APRIL 5, 2019

NOTE: 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

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LEGAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY WALNUT CREEK WATER SPECIAL UTILITY DISTRICT, 1155 W HWY 199, SPRINGTOWN, TX 76082, 817-220-7707

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY