N/A
Signature of Lienholder
This the ____ day of ____, 20__.
Notary Public, State of ____

UTILITY PROVIDERS:
ELECTRIC
WATER
PRIVATE WATER SOURCE (WATER WELL)
TELEPHONE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201911423
05/13/2019 11:08 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

811 Know what's below. Call before you dig.

(SCALE: 1"=2000')
VICINITY MAP
CREEKVIEW MEADOWS DR.
ADALIDA LN.
GARNET RD.
S.H. 199
FM 2257
SUNNY DALE CT.
SITE
MEADOWS DR.
VALLEY MEADOWS DR.
CLAY CT.
SANDY OAKS RD.
PINE BLUFF LN.
PINE BLUFF RIDGE
CACTUS VIEW DR.
HILLTOP
PINE BLUFF CT.
HIGHLAND CIR.

Margaret Mullins
V.1105, P.845,
R.R.P.C.T.

(Control Monument) 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET
NORTH 32.64'
N87°36'46"E 172.09' 30.03' 102.19' 304.31'
1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET
1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET
N82°23'05"W 150.06'
847.39'
293.09'
292.86'
NORTH
N00°09'38"W
L10
L11
Lot 393 Oak Meadows "Phase Four" CAB. B, SLIDE 344, P.R.P.C.T.
Lot 392
Clifton Richard and wife, Cheryl Richard V.2607, P.1007, O.R.P.C.T.
30' INGRESS AND EGRESS EASEMENT PER THIS PLAT (0.02 OF AN ACRE +/-)
L26
L25
L24
30.28'
1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET
S82°23'05"E 150.89'
1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET
521.78'
Lot 391 Oak Meadows "Phase Four" CAB. B, SLIDE 344, P.R.P.C.T.
Lot 390 Oak Meadows "Phase Four" CAB. B, SLIDE 344, P.R.P.C.T.
Lot 389 Oak Meadows "Phase Four" CAB. B, SLIDE 344, P.R.P.C.T.
Lot 1 Block 1 (4.99 ACRES OF LAND MORE OR LESS) Midfirst Bank Doc# 201623024, O.R.P.C.T.
145.85'
A.C. Cross V.214, P.334, D.R.P.C.T.
L9
L12
SAVE & EXCEPT 30' INGRESS AND EGRESS EASEMENT IN DOC# 201623024, O.R.P.C.T. (0.61 OF AN ACRE OF LAND MORE OR LESS)
L13
S00°00'37"E
(BASIS FOR DIRECTIONAL CONTROL) NORTH
Lot 388 Oak Meadows "Phase Three" CAB. B, SLIDE 309, P.R.P.C.T.
(Control Monument) 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD FOUND
4" WOOD FENCE CORNER POST FOUND
3.57'
L7
L14
30.00'
1.30'
1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD FOUND
Point of Beginning
L23
11.30'
L22
15.15'
8.43'
S81°04'14"W 215.41'
4" WOOD FENCE CORNER POST FOUND
L5
L6
L15
L16
Margaret Mullins V.1105, P.845, R.R.P.C.T.
Lot 387 Oak Meadows "Phase Three" CAB. B, SLIDE 309, P.R.P.C.T.
15' INGRESS & EGRESS EASEMENT TO MIDFIRST BANK IN DOC# 201623024, O.R.P.C.T. (0.23 OF AN ACRE OF LAND MORE OR LESS)
L4
L17
L3
L18
L2
L19
L1
L21
Lot 386 Oak Meadows "Phase Three" CAB. B, SLIDE 309, P.R.P.C.T.
Highland Circle (ASPHALT PAVEMENT – VARIABLE WIDTH R.O.W.)

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
ON THIS THE 13 DAY OF May 20 18
COUNTY JUDGE
PRECINCT #1 COMMISSIONER George Conley
PRECINCT #2 COMMISSIONER Craig Peacock
PRECINCT #3 COMMISSIONER Larry Waldon
PRECINCT #4 COMMISSIONER Steve Dugan

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°54'21"W	48.29'
L2	N14°26'29"W	63.54'
L3	NORTH	373.10'
L4	N15°23'19"E	55.33'
L5	N24°11'49"E	72.34'
L6	N28°09'41"E	52.77'
L7	N20°41'51"E	61.72'
L8	N11°35'24"E	172.59'
L9	N21°24'48"E	146.29'
L10	N00°00'27"E	501.62'
L11	S00°00'27"W	508.55'
L12	S21°24'48"W	149.38'
L13	S11°35'24"W	172.40'
L14	S20°41'51"W	63.74'
L15	S28°09'41"W	54.40'
L16	S24°11'49"W	70.67'
L17	S15°23'19"W	52.15'
L18	SOUTH	369.17'
L19	S14°26'29"E	60.13'
L20	S25°54'21"E	54.44'
L21	N88°53'17"W	16.84'
L22	N89°59'53"W	34.87'
L23	N81°26'14"W	59.29'
L24	N82°23'05"W	22.53'
L25	S00°00'27"W	30.27'
L26	S82°23'05"E	22.62'

Notes:
1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

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 the groundwater availability.

3) Water source is from a private water system.

Ownership:
Midfirst Bank
999 NW Grand Blvd
Oklahoma City, OK 73118

STATE OF TEXAS REGISTERED LONNIE REED 4277 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

LONNIE REED
R.P.L.S. No. 4277
12-15-2016

TRI SURVEYING COUNTIES
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@tricountiessurveying.com
FIRM REGISTRATION: 100677-00
JOB# 18110188

NORTH
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PLAT Total Pages: 1
201911423

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Representative for Midfirst Bank, being the owner of 4.99 acres of land being a portion of a 6.00 acre tract of land situated in the William D. Fore Survey, Abstract Number 470, Parker County, Texas, and being further described in a deed recorded in Document Number 201623024, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) for the southwest corner of said Midfirst Bank Tract, same being the northwest corner of a tract of land described in a deed to Margaret Mullins, recorded in Volume 1105, Page 845, Real Records, Parker County, Texas, and being in the east line of Lot 388, Oak Meadows, Phase Three, recorded in Cabinet B, Slide 309, Plat Records, Parker County, Texas;

Thence NORTH, (BASIS FOR DIRECTIONAL CONTROL), 521.78 feet along the common line of said Midfirst Bank Tract and said Oak Meadows to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the southwest corner of a tract of land described in a deed to Clifton Richard and wife, Cheryl Richard, recorded in Volume 2607, Page 1007, Official Records, Parker County, Texas;

Thence S82°23'05"E., 150.89 feet along a common line of said Midfirst Bank Tract and said Richard Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence N00°09'38"W., 293.09 feet along a common line of said Midfirst Bank Tract and said Richard Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence N82°23'05"W., 150.06 feet along a common line of said Midfirst Bank Tract and said Richard Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the common line of said Midfirst Bank Tract and said Oak Meadows;

Thence NORTH., 32.64 feet along the common line of said Midfirst Bank Tract and said Oak Meadows to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of said Midfirst Bank Tract, same being the southwest corner of a portion of said Mullins Tract;

Thence N87°36'46"E., 304.31 feet along the common line of said Midfirst Bank Tract and said Mullins Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northeast corner of said Midfirst Bank Tract, and being in the west line of a tract of land described in a deed to A.C. Cross, recorded in Volume 214, Page 334, Deed Records, Parker County, Texas;

Thence S00°00'37"E., 847.39 feet along the common line of said Midfirst Bank Tract and said Cross Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the southeast corner of said Midfirst Bank Tract, same being the northeast corner of a portion of said Mullins Tract;

Thence S81°04'14"W., 215.41 feet along a common line of said Midfirst Bank Tract and said Mullins Tract to a 4" wood fence corner post found;

Thence N89°59'53"W., 34.87 feet along a common line of said Midfirst Bank Tract and said Mullins Tract to a 4" wood fence corner post found;

Thence N81°26'14"W., 59.29 feet along a common line of said Midfirst Bank Tract and said Mullins Tract to the point of beginning and containing 4.99 acres of land more or less.

Legal Description – 15' INGRESS-EGRESS EASEMENT:
Description for a 15 feet wide Ingress-egress easement situated in the William D. Fore Survey, Abstract Number 470, Parker County, Texas, and being over and across a portion of a tract of land described in a deed to Margaret Mullins, recorded in Volume 1105, Page 845, Real Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Commencing from a 1/2" capped "T.C.S. RPLS 4277" rebar rod set (Control Monument) in the west line of said Mullins Tract, for the northwest corner of herein described tract, same being the southwest corner of a tract of land described in a deed as "Tract I" to Midfirst Bank, recorded in Document Number 201303698, Official Records, Parker County, Texas, and being in the east line of Lot 388, Oak Meadows, Phase Three, recorded in Cabinet B, Slide 309, Plat Records, Parker County, Texas, THENCE S81°26'14"E., 59.29 feet, and S89°59'53"E., 11.30 feet through said Mullins Tract and along a south line of said Midfirst Bank Tract to a point for the POINT OF BEGINNING OF THIS TRACT;

Thence the following calls along said easement:
S89°59'53"E., 15.15 feet through said Mullins Tract and along a south line of said Midfirst Bank Tract to a point;
S28°09'41"W., 54.40 feet through said Mullins Tract to a point;
S24°11'49"W., 70.67 feet through said Mullins Tract to a point;
S15°23'19"W., 52.15 feet through said Mullins Tract to a point;
Thence SOUTH., 369.17 feet through said Mullins Tract to a point;
S14°26'29"E., 60.13 feet through said Mullins Tract to a point;
S25°54'21"E., 54.44 feet through said Mullins Tract to a point in the north line of Highland Circle;
N88°53'17"W., 16.84 feet along the north line of said Highland Circle to a point;
N25°54'21"W., 48.29 feet through said Mullins Tract to a point;
N14°26'29"W., 63.54 feet through said Mullins Tract to a point in the common line of said Mullins Tract and said Lot 55, Oak Meadows;
Thence NORTH., 373.10 feet along the common line of said Mullins Tract and said Oak Meadows to a point;
N15°23'19"E., 55.33 feet through said Mullins Tract to a point;
N24°11'49"E., 72.37 feet through said Mullins Tract to a point;
N28°09'41"E., 52.77 feet through said Mullins Tract to the point of beginning and containing 0.23 of an acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Representative for Midfirst Bank, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Midfirst Addition, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Oklahoma County, Oklahoma the 21st day of December, 2018
James Brueggen
Vice President MidFirst Bank
Representative for Midfirst Bank

STATE OF Oklahoma
COUNTY OF Oklahoma
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Representative for Midfirst Bank, known to me to be the person 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 21st day of December, 2018
Jeanette K. Bondy
Notary Public
12-31-20
My Commission Expires
JEANETTE K. BONDY NOTARY # 12012037 EXP. 12/31/20 PUBLIC STATE OF OKLAHOMA
Jeanette K Bondy

ACCT. NO.: 15053
SCH. DIST.: 30
CITY:
MAP NO.: L-7

THE STATE OF TEXAS } Oklahoma
COUNTY OF PARKER } Oklahoma
I, James Brueggen being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within the mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except ____ miles from said ____, Parker County, Texas.
James Brueggen
Signature of Owner
THE STATE OF TEXAS Oklahoma
COUNTY OF PARKER Oklahoma
James Brueggen Vice President MidFirst Bank
Before me, the undersigned authority on this day personally appeared James Brueggen 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 purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 15th day of March 2019
Jeanette K Bondy
Notary Public In and for State of Texas Oklahoma
JEANETTE K. BONDY NOTARY # 12012037 EXP. 12/31/20 PUBLIC STATE OF OKLAHOMA

15053-001.001:00

William D. Fore Survey,
Abstract# 470,
Parker County, Texas

AMENDING PLAT SHOWING
Lot 1, Block 1,
Midfirst Addition

REVISED 05-02-2018
NOTE:
THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT A DISTANCE LABELED FOR THE 15' INGRESS & EGRESS EASEMENT FROM 165.97' TO 373.10'.

AN ADDITION IN PARKER COUNTY, AND BEING 4.99 ACRES OF LAND SITUATED IN THE WILLIAM D. FORE SURVEY, ABSTRACT NUMBER 470, PARKER COUNTY, TEXAS RECORDED IN CABINET D, SLIDE 761, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 284, DATE ____