

VICINITY MAP

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

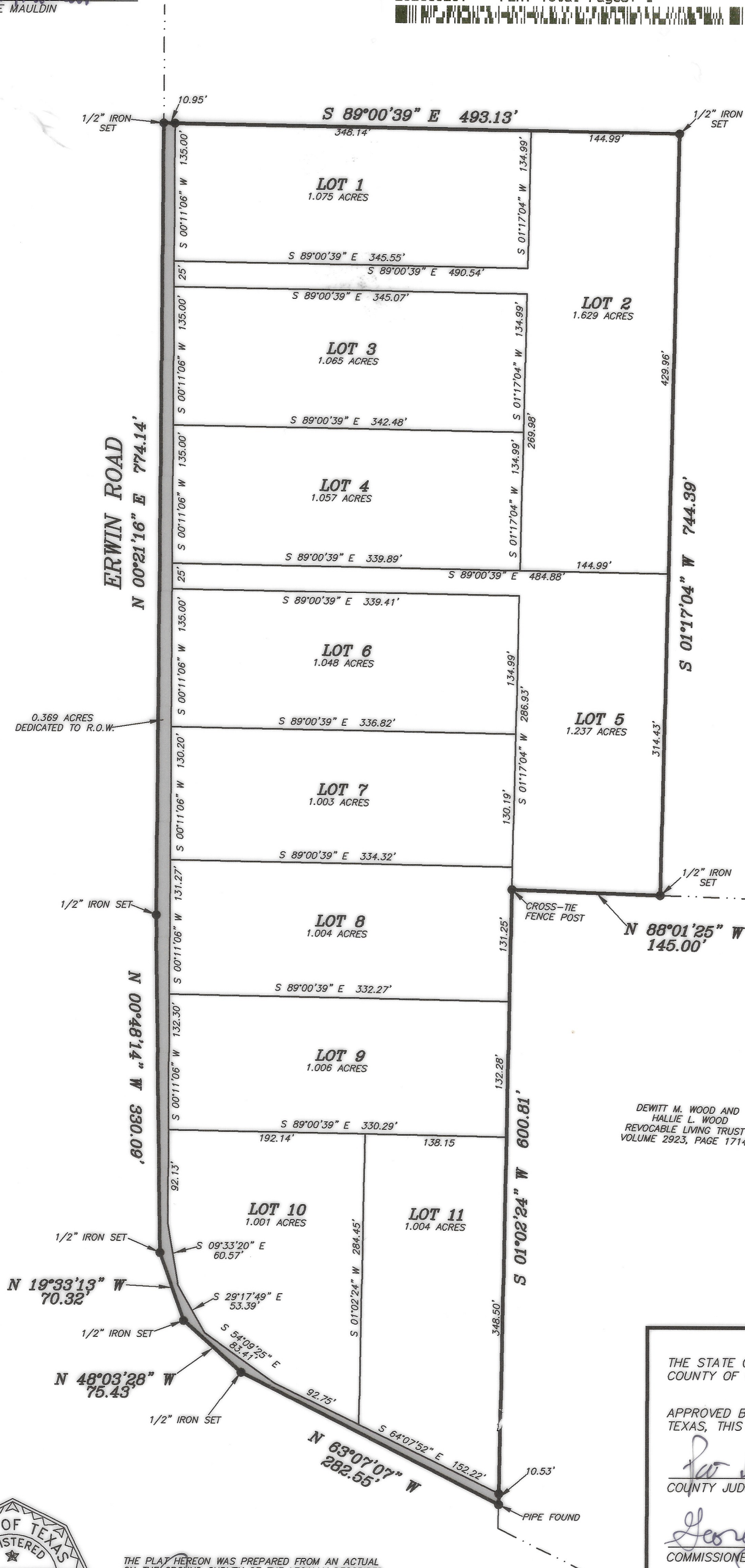
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.
5' BUILDING LINES ALONG SIDE & REAR LOT LINES.
15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

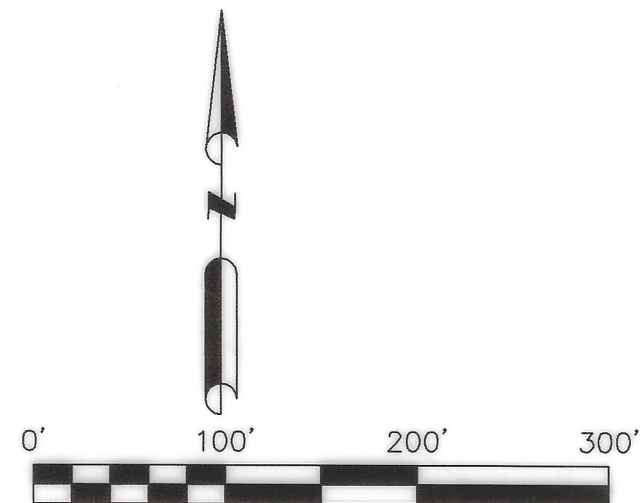
I, JACKIE MAULDIN, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Jackie Mauldin
JACKIE MAULDIN

202116267 PLAT Total Pages: 1



LIENHOLDER
NA Jackie Mauldin
Signature of Lienholder
This the _____ day of _____, 2021.
Notary Public, State of Texas



SCALE 1" = 100'
HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
JACKIE MAULDIN
LYNN DUVALL
3452 FM 2048
BOYD, TX 76023



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 16, 2021

THE STATE OF TEXAS }
COUNTY OF PARKER }
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 15 DAY OF April, 2021.
George A Conley COMMISSIONER PRECINCT #1
George A Conley COMMISSIONER PRECINCT #2
Lynn Duvall COMMISSIONER PRECINCT #3
Lynn Duvall COMMISSIONER PRECINCT #4

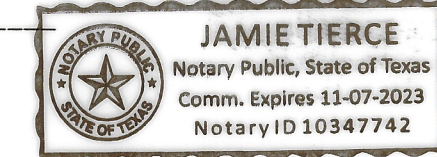
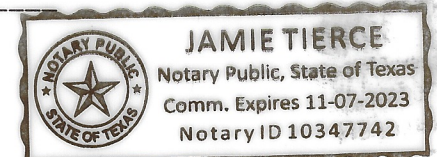
STATE OF TEXAS }
COUNTY OF PARKER }
WHEREAS Jackie Mauldin & Lynn Duvall, being the owner of that certain tract of land more particularly described as follows:
Description for a tract of land situated in the W.E. WINFREY SURVEY, Abstract No. 1591 and the Menon Mills Survey, Abstract No. 932, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Jackie Mauldin and Lynn Duvall, recorded in Clerks File No. 202114541, Real Records, Parker County, Texas and being more particularly described as follows:
Commencing from a cross-tie fence post at the most Northerly Northwest corner of said Clerks File No. 202114541 and being at the Northeast corner of that certain tract of land described in deed to Sherrilan Sue Gilley, Kimberly Diane Williams and Jody Lynn Williams, recorded in Volume 2918, Page 1149, Real Records, Parker County, Texas, and being for the Southeast corner of that certain tract of land described in deed to Jimmy E. Williams, recorded in Volume 1972, Page 536, Real Records, Parker County, Texas, and being for the Southwest corner of that certain tract of land described in deed to Todd A. Phillips, recorded in Clerks File No. 201720710, Real Records, Parker County, Texas, said post being by deed call, S 01°02'03" W, 495.94 feet from the Northwest corner of said Menon Mills Survey;
THENCE S 02°02'16" W, 610.32 feet;
THENCE S 01°17'04" W, 60.00 feet to a 1/2" iron set;
THENCE S 89°00'39" E, 144.99 feet to a 1/2" iron set for the POINT OF BEGINNING;
THENCE S 01°17'04" W, 744.39 feet to a 1/2" iron set in the North line of that certain tract of land described in deed to Dewitt M. Wood and Hallie L. Wood Revocable Living Trust, recorded in Volume 2923, Page 1714, Real Records, Parker County, Texas;
THENCE N 88°01'25" W, with the North line said Volume 2923, Page 1714, 145.00 feet to a cross-tie fence post at the Northwest corner of said Volume 2923, Page 1714;
THENCE S 01°02'24" W, with the West line of said Volume 2923, Page 1714, 600.81 feet to a pipe found at the most Southerly Southeast corner of said Volume 2345, Page 1279 and being in the Northerly line of Erwin Road;
THENCE N 63°07'07" W, with the Northerly line of said Erwin Road, 282.55 feet to a 1/2" iron set;
THENCE N 48°03'28" W, with the Easterly line of said Erwin Road, 75.43 feet to a 1/2" iron set;
THENCE N 19°33'13" W, with the Easterly line of said Erwin Road, 70.32 feet to a 1/2" iron set;
THENCE N 00°48'14" W, with the East line of said Erwin Road, 330.09 feet to a 1/2" iron set;
THENCE N 00°21'16" E, with the East line of said Erwin Road, 774.14 feet to a 1/2" iron set;
THENCE S 89°00'39" E, 493.13 feet to the POINT OF BEGINNING and containing 12.499 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jackie Mauldin & Lynn Duvall acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....
Lots 1-11, Block 1
STONE ESTATES
Parker County, Texas
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 15 day of April, 2021.

Jackie Mauldin
Jackie Mauldin
Lynn Duvall
Lynn Duvall

ACCT NO: 17946
SCH DIST: PO

STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared Jackie Mauldin, 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 purposes and considerations expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of April, 2021.
Jamie Tierce
Notary Public State of Texas
STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared Lynn Duvall, 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 purposes and considerations expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of April, 2021.
Jamie Tierce
Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202116267
04/26/2021 03:49 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

21591.046.000.00

Final Plat
Lots 1-11, Block 1,
STONE ESTATES,
Being 12.499 acres of land situated in the
W.E. WINFREY SURVEY, Abstract No. 1591 and
the MENON MILLS SURVEY, Abstract No. 932,
Parker County, Texas.

E 732