

SUBDIVISION DESCRIPTION:

BEING A 2.358 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1537, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAMS IN DOCUMENT NO. 201623300, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE ON THE EAST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 113 (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF A CERTAIN CALLED 55.94 ACRES TRACT OF LAND IS CALLED TO BEAR S 00°40'00" W 420.04 FEET.

THENCE N 89°57'22" E 419.83 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST OF THIS TRACT.

THENCE S 00°39'35" W 209.65 FEET TO A SET CAPPED 1/2" IRON ROD FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°57'22" W 279.98 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT.

THENCE S 00°23'48" W 104.89 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°46'37" W 140.34 FEET TO A FOUND 1/2" IRON ROD ON THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 113 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°39'35" E 314.99 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 113 TO THE POINT OF BEGINNING.

OWNER CERTIFICATION:

STATE OF TEXAS
COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES WILLIAMS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1 AND LOT 2. WILLIAMS AND WILLIAMS ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MILLSAP, PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2017.

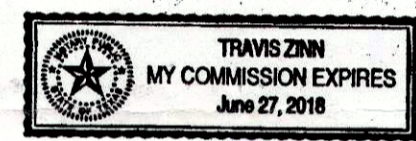
BY: James Williams
JAMES WILLIAMS

STATE OF TEXAS
COUNTY OF PALO PINTO

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES WILLIAMS, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF December, 2017

Jul 3
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



SURVEYOR'S CERTIFICATION:

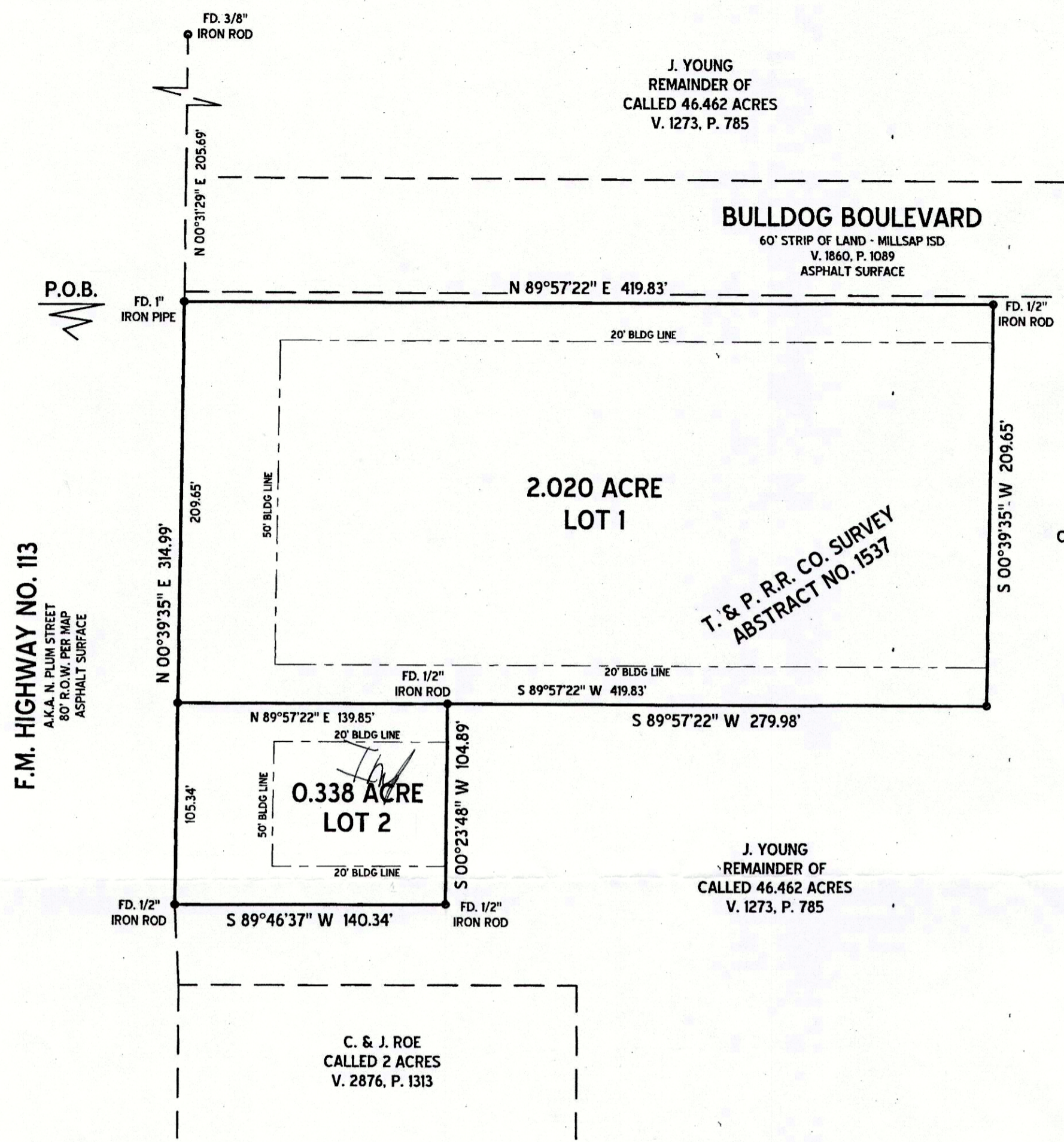
STATE OF TEXAS
COUNTY OF PARKER

I, MICAH HAMILTON, R.P.L.S. NO. 5865, DO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND; BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR ATTACHED HERETO; THE AREA AND BOUNDARY WERE DETERMINED WITH RESPECT TO RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY OR GUARANTEE OF OWNERSHIP AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES, THIS SURVEY ONLY VALID IF ORIGINAL SEAL AND SIGNATURE APPEARS ON THE FACE OF THIS SURVEY IN BLUE INK.

Micah Hamilton
MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865
TEXAS SURVEYING, INC. - MINERAL WELLS BRANCH
112 S.E. 1ST STREET, MINERAL WELLS, TEXAS 76067
MICAH@TXSURVEYING.COM - 940-325-2155
SEPTEMBER, 2017 - MT7208P



ACCT. NO.: 19472
SCH. DIST.: MIL
CITY: B-15
MAP NO.:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201802193
01/30/2018 12:52 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

CITY OF MILLSAP APPROVAL

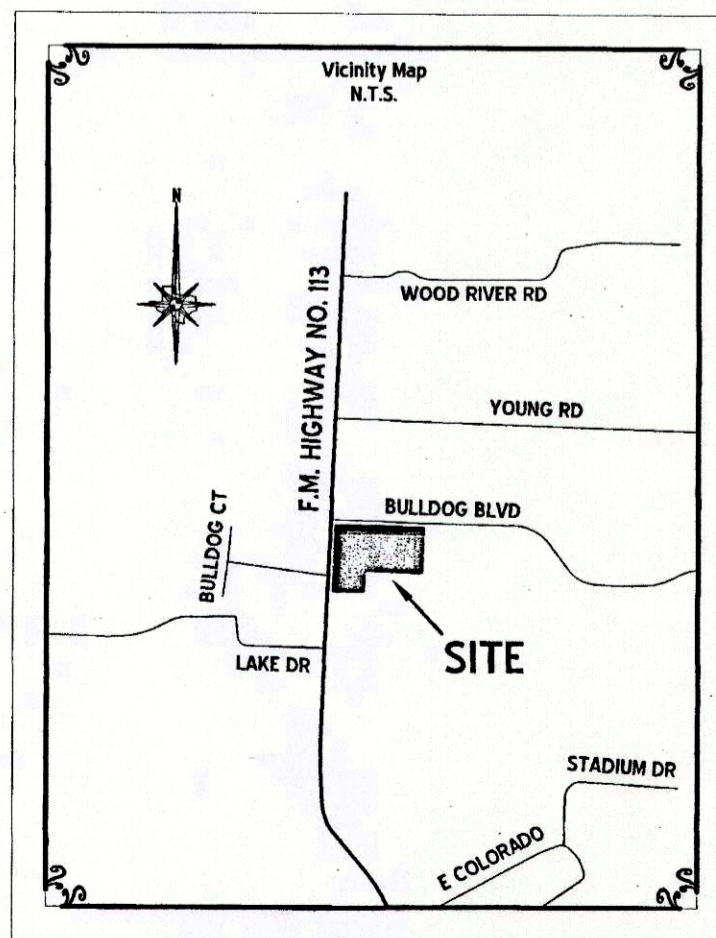
APPROVED: October 31 2017.

CITY OF MILLAP
PARKER COUNTY, TEXAS

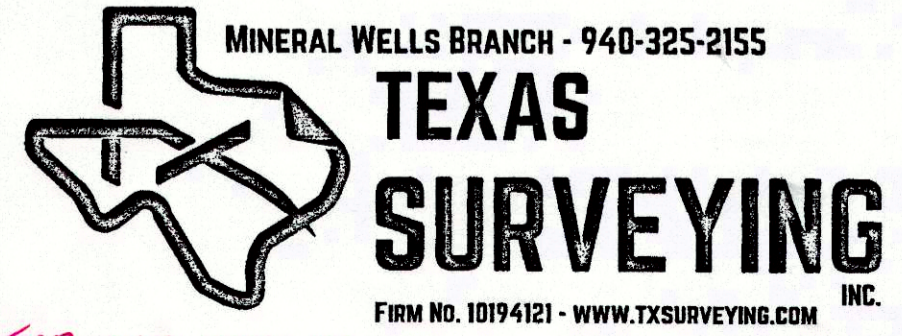
BY: [Signature] MAYOR.
ATTEST: [Signature] CITY CLERK.

Mark Barbo
CITY MANAGER

E 31



FINAL PLAT
LOTS 1 & 2,
WILLIAMS AND
WILLIAMS ADDITION
BEING A 2.358 ACRES TRACT OF LAND
OUT OF THE T. & P. R.R. CO. SURVEY,
ABSTRACT NO. 1537, PARKER
COUNTY, TEXAS.
SEPTEMBER 2017



21537-017-000.00

GENERAL PLAT NOTES:

SURVEYOR'S NOTES:

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

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 HEREON, MAY EXIST & ENCUMBER THIS PROPERTY.

FLOOD HAZARD:

OFFICIAL F.E.M.A. FLOOD HAZARD INFORMATION HAS NOT BEEN REVIEWED DURING THE COURSE OF THIS SURVEY. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

SPECIAL NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF LOCAL AND STATE LAW, AND IS SUBJECT TO FINES, WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.

BEFORE CONSTRUCTION:

BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

COVENANTS OR RESTRICTIONS NOTE:

THIS PLAT DOES NOT MODIFY OR ALTER ANY EXISTING COVENANTS OR RESTRICTIONS APPLICABLE TO THIS PROPERTY.

SURVEYOR:
TEXAS SURVEYING, INC.
112 S.E. 1ST STREET
MINERAL WELLS, TEXAS 76067
940-325-2155
FIRM NO. 10194121

OWNERS:
JAMES WILLIAMS
P.O. BOX 697
WEATHERFORD, TX 76086

