## 202304845 PLAT Total Pages: 1 STATE OF TEXAS COUNTY OF PARKER THE STATE OF TEXAS COUNTY OF PARKER THE STATE OF TEXAS COUNTY OF PARKER THE STATE OF TEXAS n, Maria Carbajal being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra—Territorial (NOT TO SCALE) I. Jesus Gonzales Reyes being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra—Territorial Jurisdiction of any incorporated city or town. Parts of the G.H. CANTRELL SURVEY, Abstract No. 270, and the S. B. SKIDMORE SURVEY, Abstract No. 1213 situated in Parker County, Texas; embracing all of the 3—274/1000 acres tract described in the deed to Maris Carabajal, and Jesus Gonzalez Reyes recorded in Document No. 202240288 of the Official Public Records of Parker County, Texas and a portion of the 5—021/1000 acres tract described in the deed to Goldie Elizabeth Brawner Browning, Trustee of the McHan Family Trust recorded in Document No. 202210475 of the said Official Public Records, and a portion of the 0—394/1000 of an acre tract to Goldie Browning, Individually and as Independent Executrix for the Estates of Wanda McHan Cause No. CV17—1650, 43rd District Court recorded in Document No. 202224901 of the said Official Public Records, and described by metes and bounds as follows: The owner of the land shown on this plat and whose name is subscribe hereto, and in person or through a duly authorized agent, dedicates to Leson Czonzalez Reyes the use of the public forever all streets, alleys, parks, watercourses, aria Carbajal (Owner Lot 2) drains, easements and public places thereon shown for the purpose and Jesus Gonzales Reves (Owner Lot 2) consideration therein expressed. THE STATE OF TEYAS Toldie Wigheth Browner Brown Trustee The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped iron set or recovered called for in this description are marked "Brookes Baker Surveyors". Before me, the undersigned authority on this day personally appeared Maria Carbajal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated Before me, the undersigned authority on this day personally appeared Jesus Gonzales Reyes known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes Goldie Elizabeth Brawner Browning (Owner Lot 1) Beginning at a 4" pipe fence corner post for the most easterly northeast corner of said 3-274/1000 acres tract, an for the northwest corner of Tract Two, the 44-71/100 acres tract described in the deed to D' Ann Anderson and Amanda Fowler recorded in volume 2528, page 115 of the siad Official Public Records. MILDRED E. MIDWAY ROAD My Notary ID # 123993303 Before me, the undersigned authority on this day personally appeared Goldie Elizabeth Brawner Browning known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein expressed and in Thence south 01 degree—38 minutes—26 seconds east, along the most southerly east line of said 3-274/1000 acres tract, 355-47/100 feet to a $5/8^\circ$ capped iron recovered for the southeast corner of said 3-274/1000 acres tract, and the southeast corner of said 5-021/1000 acres tract, and for the northeast corner of the 6-282/1000 acres tract described in the deed to Taylor Boyd, and Charee Boyd recorded in Document No. 23 day of FEB. 23 day of Feb Expires September 21, 2025 Mildred E. Wikes middle E. Dicky lotary Public, State of Texas -106.94 ACRES TRACT TO MI PLACE, LLC. DOC. NO. 201822518 O.P.R.P.C.T. Thence west, along the south line of said 3-274/1000 acres tract, and a north line of said 6-282/1000 acres tract, and the south line of said 5-021/1000 acres tract, 504-39/100 feet to a 5/8° capped iron recovered for the southwest corner of said 5-021/1000 acres tract, and for a re-entrant corner of said 6-282/1000 acres N89°39'26"E 151.90' MICHAEL C. RUDDY day of felification NOTARY PUBLIC UE PER THIS PLAT S89°00'42"E WATER SOURCE FOR LOT 2 BLOCK 1 SHALL BE PROVIDED BY STATE AT LARGE 0.394 OF AN ACRE KENTUCKY Thence north 01 degree-23 minutes-46 seconds west, along the west line of said 5-021/1000 acres tract, and an east line of said 6-282/1000 acres tract, 511-85/100 feet to the northwest corner of said 5-021/1000 acres tract, in Midway Road, from which a 5/8" capped iron recovered bears south 01 degrees-23 minutes-46 seconds east 51-15/100 feet. Notary Public, State of Texas Kendud ID # 629951 SEWAGE FOR LOT 1 BLOCK 1 SHALL BE PROVIDED BY EXISTIN 0.045 OF AN MIDWAY ROAD GOLDIE BROWNING ACRE DEDICATED NDIVIDUALLY AND AS -0.140 OF AN ACRE DEDICATED SEWAGE FOR LOT 2 BLOCK 1 SHALL BE PROVIDED BY EXISTIN ON-SITE SEPTIC SYSTEM.. THE STATE OF TEXAS INDEPENDENT FOR RIGHT-OF-WAY PER THIS PLAT S89°00'42"E EXECUTRIX FOR THE ESTATE OF WANDA Thence south 89 degrees—00 minutes—42 seconds east, along the north line of said 5-021/1000 acres tract, in said Midway Road, 138-02/100 feet to a $\frac{1}{2}$ " capped iron found marked RPLS 4277 for the northeast corner of said 5-021/1000 acres tract. RIGHT-OF-WAY ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR McHAN CAUSE NO. The owner of the land shown on this plat and whose name is 150.99 IRON CAPPED PARKER COUNTY TEXAS AND INCORPORATED AREAS MAP subscribed hereto, and in person or through a duly authorized agent, NO.48367C0175E, EFFECTIVE DATE September 26, 2008 IT APPEARS THAT A PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN. CV17-1650 43RD Thence south 01 degree-37 minutes-31 seconds east, along the east line of said 5-021/1000 acres tract, 18-87/100 feet to a masonry nail found for the most westerly northwest corner of said 0-394/1000 acres tract, at the beginning of a curve to the left having a radius of 254-17/100 feet. 10' UE PER THIS PLAT dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for RECORDED IN DOC. the purpose and consideration therein expressed. This plat represents property which has been Thence northeasterly, along the northwesterly line of said 0-394/1000 of an acre tract, in said Midway Road, along Maria Carboyal (Owner Lot 2) platted without groundwater certification as prescribed in the Texas Local Government Code Section 232 0032. Buyer is advised to question seller as to the groundwater availability. said curve to the left, to and along the northwesterly line of said 3-274/1000 acres tract an arc length of, 75-31/100 feet to the most northerly northwest corner of said 0-394/1000 acres tract, and said 3-274/1000 acres tract. The long chord of said 75-31/100 feet arc is north 63 degrees-51 minutes-03 seconds east 75-03/100 feet. NON-EXCLUSIVE EASEMENT CAUSE NO. CV17-1650 43RD THE STATE OF TEXAS Thence north 89 degrees-43 minutes-42 seconds east, along the north line of said 0-394/1000 of an acre tract, and said 3-274/1000 acres tract, at 52-96/100 feet passing a 5/8" capped iron recovered, continuing in all 151-90/100 feet to a 5/8" capped iron recovered for the northeast corner of said 0-394/1000 of an acre tract, and for the most northerly northeast corner of said 3-274/1000 acres tract. DISTRICT COURT 1.671 ACRES TRACT Before me, the undersigned authority on this day personally appeared Maria PLACE OF BEGINNING Carbajal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein CAROLYN CUSHMAN ACCOMPANYING DOC. NO. 201522907 **ESCRIPTION** G.H. CANTRELL O.P.R.P.C.T. Thence south 00 degrees—28 minutes—38 seconds east, along the east line of said 3—274/1000 acres tract, 169-81/100 feet to a 5/8" capped iron set for a re—entrant corner of said 3—274/1000 acres tract, from which a $\frac{1}{2}$ " iron found at a fence corner bears north 69 degrees—54 minutes—20 seconds east 11-44/100 feet. Given under my hand and seal on his the 23SURVEY ABSTRACT NO. 270 Thence north 89 degrees—39 minutes—26 seconds east, along a north line of said 3-274/1000 acres tract, 147-49/100 feet to the place of beginning and containing 5-415/1000 acres. day of Feb. Mildred E. Hilly Notary Public, State of Texas N89°39'26"E 147,49 10' UE PER THIS PLAT MILDRED E. HICKEY My Notary ID # 123993303 10' UE PER THIS PLAT THE STATE OF TEXAS COUNTY OF PARKER THE STATE OF TEXAS S.B. SKIDMORE Expires September 21, 2025 SURVEY Owner's certification The owner of the land shown on this plat and whose name is ABSTRACT NO. 1213 Now therefore know all men by these presents: subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the public forever all streets, alleys, parks, That, We Goldie Elizabeth Brawner Browning, Trustee of the McHan Family trust, and Maria Carbajal, and Jesus Gonzalez Reyes, being dedicatory do hereby adopt this plat designating the herein above property as LOTS 1 AND 2 BLOCK 1 DARK HOLLER ADDITION, an addition to Parker County, Texas, and does watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. as LOIS 1 AND 2 BLOCK 1 DARK HOLLER ADDITION, an addition to Parker County, lexas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Jesus Croncales Reyes LOT 1 BLOCK 1 APPROXIMATE LIMITS OF 100—YEAR FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP FOR PARKER COUNTY PANEL NO. 48387C0175E EFFECTIVE DATE SEPT 26, 2008 (ARE SHOWN DIGHTIZED FROM FLOOD MAP). 2.140 ACRES TOTAL Jesus Gonzalez Reyes (Owner Lot 2) 0.140 OF AN ACRE DEDICATED FOR lefore me, the undersigned authority on this day personally appeared Jesus Gonzalez Reyes known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein LOT 2 BLOCK 1 RIGHT-OF-WAY Witness my hand, this the 22 day of Fell with 3.274 ACRES TOTAL TRACT TV 44.71 ACRES TO TO ANDERSON AND VOLUME 2528, F 2.000 ACRES NET 0.045 OF AN ACRE FLOOD ZONE A DEDICATED FOR day of Feh Mildred E. Hickey 6.282 ACRES TRACT RIGHT-OF-WAY TAYLOR BOYD 3.229 ACRES NET THE STATE OF TEXAS AND CHAREE BOYD FLOOD ZONE X Before me, the undersigned authority on this day personally appeared Goldie Elizaabeth Brawner FLOOD ZONE X Browning known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein expressed HE STATE OF TEXAS COUNTY OF PARKER II. Goldie Elizabeth Brawner Browning, Trustee being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra—Territorial Jurisdiction of any incorporated city or town. day of Jeffucity Given under my hand and seal on his the Elizabeth Rrawne Brown, Trustee 3,274 ACRES TRACT 5.021 ACRES TRACT MICHAEL C. RUDDY Dentucky Goldie Elizabeth Brawner Browning (Trustee) MARIA CARBAJAL TO GOLDIE ELIZABETH NOTARY PUBLIC STATE AT LARGE THE STATE OF TEXAS AND JESUS GONZALEZ REYES KENTUCKY TRUSTEE OF THE MCHAN Before me, the undersigned authority on this day personally appeared Goldie Elizabeth Brawner Browning known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. FAMILY TRUST DOC. NO. 202210475 O.P.R.P.C.T. ID # 629951 THE STATE OF TEXAS Given under my hand and seal on his the day of February Before me, the undersigned authority on this day personally appeared Maria Carbajal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration therein STATE AT LARGE KENTUCKY Given under my hand and seal on his the 23 of 2023. otary Public, State of Texas 1 011 ID#629951 FILED AND RECORDED MILDRED E. HICKEY 21213.002.009.00 OFFICIAL PUBLIC RECORDS My Notary ID # 123993303 21213.002.008.00 Expires September 21, 2025 10' UE PER THIS PLAT Yesas Granzalez Keges 329.52' 21213.002.001.0 174.87 21213.002.007.00 THE STATE OF TEXAS 202304845 APPROXIMATE LIMITS OF 100—YEAR FLOOD ZONE A AS SHOWN ON FLOOD — INSURANCE RATE MAP FOR PARKER COUNTY PANEL NO. 4838720175E EFFECTIVE DATE SEPT 26, 2008 (AREA SHOWN DIGITIZED FROM FLOOD MAP). 02/28/2023 10:27 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX PLAT Before me, the undersigned authority on this day personally appeared Jesus Gonzalez Reyes known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledgeed to me that she executed the same for the purposes and consideration 6.282 ACRES TRACT -THE STATE OF TEXAS TO TAYLOR BOYD OWNER: LOT 1 COUNTY OF PARKER FINAL PLAT therein expressed and in the capacity therein stated. GOLDIE ELIZABETH BRAWNER Given under my hand and seal on his the 23 BROWNING, TRUSTEE OF THE LOTS 1 AND 2 IN BLOCK 1 APPROVED by the Commissioners Court of Parker County, Texas, McHAN FAMILY TRUST this the 27th day of February 130 ALUMNI AVE. DARK HOLLER ADDITION, an addition to Parker County, HOPKINSVILLE, KENTUCKY 42240 Texas being parts of the G.H. CANTRELL SURVEY, I hereby certify that this plat is true and correct and OWNER LOT 2 Abstract No. 270, and the S.B. SKIDMORE SURVEY, was prepared from an actual survey of the MARIA CARBAJAL Pat Deen, County Judge Abstract No. 1213 situated about 13-1/2 miles north 41 property made under my supervision on the ground. AND JESUS GONZALEZ REYES degrees-45 minutes east from Weatherford the County 5133 LIBBEY AVE. CHOCK George Conley onley Wan W. Shekung FORT WORTH, TX ALAN W. HICKEY Seat of Parker County, Texas. Jacob Holt Commissioner Precinct #2 76107 Alan W. Hickey We marked or referenced the corners as shown hereon. 5420 Commissioner Precinct #1 Regostered Professional Land Surveyor No. 5420 POFESSION SURVE The basis for bearings is the Texas Coordinate System NUMBER DIRECTION DISTANCE L149 S01°37'31"E 18.87' BROOKES BAKER SURVEYORS North Central Zone NAD 83 (2011). 930 HICKEY COURT The lengths shown hereon are horizontal ground lengths. -50 -25 0 50 100 150 GRANBURY, TEXAS 76049 Mike Hale Larry Walden C1 279.17 11.52 N69\*53'40"E 11.52 C2 254.17 20.19 N70\*03'48"E 20.18 C3 279.17 98.72 N58\*34'53"E 98.21 C4 254.17 55.12 N61\*34'31"E 55.01 C5 254.17 75.31 N63\*51'03"E 75.03 Commissioner Precinct #3 Surveyed on the ground October 21, 2022. Commissioner Precinct #4 (817) 279-0232 BROOKES BAKER SURVEYORS TBPLS FIRM NO. 10092800 GRAPHIC SCALE IN FEET THIS THE 28 DAY OF FEB FILE NAME: DON23\HOLLER.DWG alanh@brookesbakersurveyors.com DRAWN BY: DBC THIS PLAT RECORDED IN PLAT CABINET