

State of Texas
County of Parker

Whereas Melba Blair, being the sole owner of a 28.825 acres tract of land, being Lot 9, Five M, according to the plat recorded in Cabinet F, Slide 51, Plat Records, Parker County, Texas, being the remainder of that certain tract conveyed to Melba Blair as described in Clerk's File No. 202024773, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

(The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid, US Survey Feet):

BEGINNING at a found 1/2" iron rod at the southwest corner of Lot 1, said Five M, being in the east line of that certain Stinnet tract described in Clerk's File No. 202103335, R.P.P.C.T., for the westerly northwest corner of this tract; Whence a found 1/2" iron rod at the northwest corner of said Lot 1 bears N 00°39'22" E 427.65 feet.

THENCE N 88°57'54" E 407.61 feet, to a found 1/2" capped iron rod at the southeast corner of Lot 2, said Five M, for an ell corner of this tract.

THENCE N 00°39'22" E 427.65 feet, to a found 1/2" capped iron rod in the south line of Carter Road (paved surface), being the northeast corner of said Lot 2, for the most westerly northern corner of this tract.

THENCE N 88°57'55" E 60.03 feet, along the south line of said Carter Road, to a found 1/2" capped iron rod at the northwest corner of Lot 3 said Five M, for a northern corner of this tract.

THENCE S 00°39'22" W 427.65 feet, to a found 1/2" capped iron rod at the southwest corner of said Lot 3, for an ell corner of this tract.

THENCE N 88°57'54" E 407.37 feet, to a found 1/2" capped iron rod at the southeast corner of Lot 4, said Five M, for an ell corner of this tract.

THENCE N 00°59'36" E 427.73 feet, to a point in the south line of said Carter Road, being the northeast corner of said Lot 4, for a northern corner of this tract.

THENCE N 88°57'55" E 60.03 feet, along the south line of said Carter Road, to a found 1/2" capped iron rod at the northwest corner of Lot 5, said Five M, for the most easterly northern corner of this tract.

THENCE S 00°59'36" W 427.73 feet, to a found 1/2" capped iron rod at the southwest corner of said Lot 5, for an ell corner of this tract.

THENCE S 82°46'15" E 50.56 feet, to a found 1/2" capped iron rod at the northwest corner of Lot 6, said Five M, for a corner of this tract.

THENCE S 36°52'26" E 366.01 feet, to a found 1/2" capped iron rod at the southwest corner of Lot 7, said Five M, for a corner of this tract.

THENCE S 01°02'06" W 745.56 feet, to a found 1/2" capped iron rod at the southwest corner of Lot 8, Five M, being in the north line of that certain Coffett Family Trust tract described in Clerk's File No. 201504071, R.P.P.C.T., for the southeast corner of this tract.

THENCE N 89°16'23" W 347.61 feet, to a set 1/2" capped iron rod, for a corner of this tract.

THENCE N 88°57'55" W 855.36 feet, to a found 1/2" iron rod at an ell corner of said Stinnet tract, being the southwest corner of said Lot 9, Five M, for the southwest corner of this tract.

THENCE N 00°39'22" E 1002.31 feet, along the common line of said Stinnet tract and said Lot 9, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut St., Weatherford, TX 76086
weatherford@texasurveying.com - 817-594-0400
Project ID: W2406006-RP
Field Date: October 24, 2024
Preparation Date: October 25, 2024



Surveyor's Notes

1) No abstract of title or title commitment was provided to this surveyor. 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 on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.L.R.M. Community Panel Map No. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

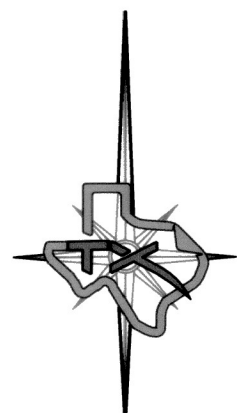
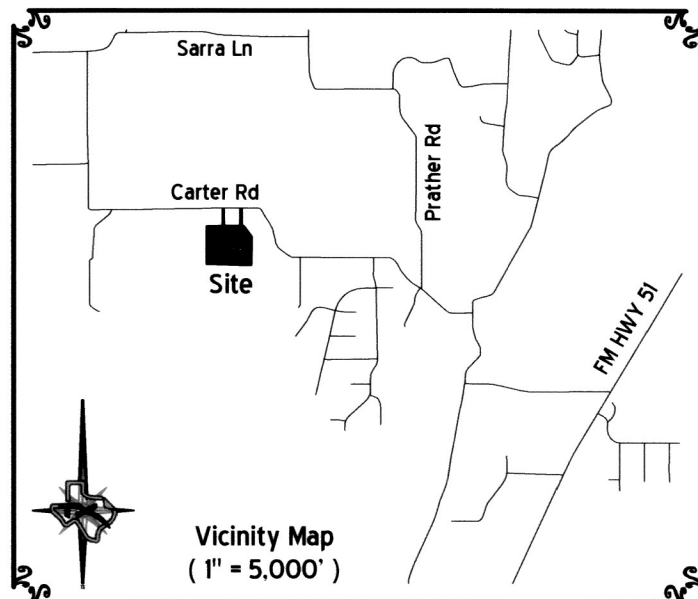
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) All corners are C.I.R.S. (set 1/2" capped iron rods), unless otherwise noted.

LINE	BEARING	DISTANCE
L1	N 88°57'55" E	60.03'
L2	N 88°57'55" E	60.03'
L3	S 82°46'15" E	50.56'
L4	N 88°57'05" E	60.03'
L5	N 88°57'05" E	60.03'

Stinnet
202103335



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086

Owner:
Melba Blair
2531 Carter Rd
Springtown, TX 76082

1" = 100'



Stinnet
202103335

Coffett Family Trust
201504071

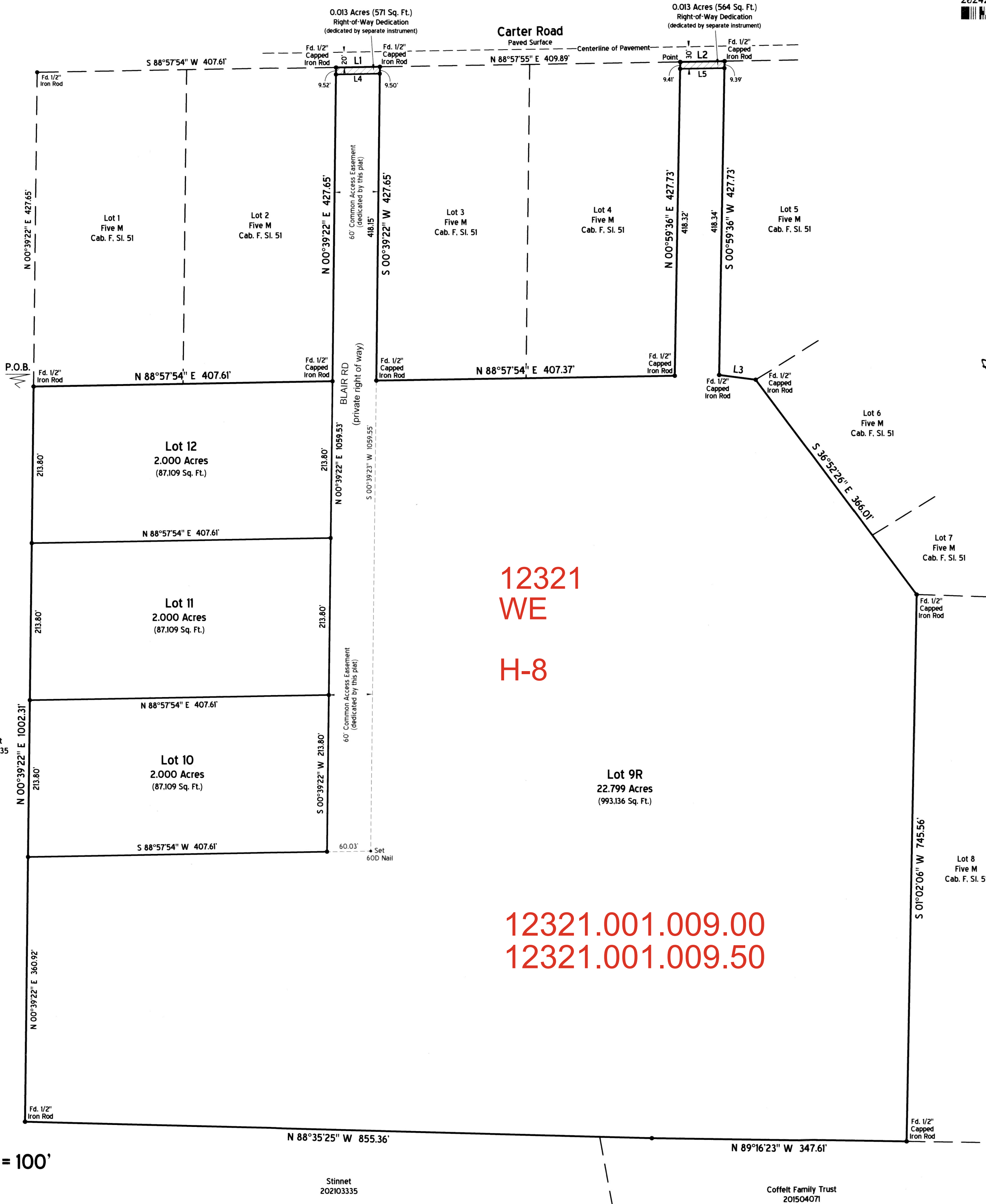
0.013 Acres (571 Sq. Ft.)
Right-of-Way Dedication
(dedicated by separate instrument)

Carter Road

Paved Surface

0.013 Acres (564 Sq. Ft.)
Right-of-Way Dedication
(dedicated by separate instrument)

Centerline of Pavement



202429645 PLAT Total Pages: 1



Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Melba Blair, do(es) hereby adopt this plat designating the herein above described property as Lots 9R, 10, 11 and 12, Five M, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown hereon.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 5th day of November, 2024.

By:

Melba Blair
Melba Blair (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Melba Blair, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 5th day of November, 2024.

Laura Custer
Notary Public in and for the State of Texas

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,
this the 12th day of November, 2024.

County Judge

Commissioner Precinct #1
Commissioner Precinct #3

Commissioner Precinct #2
Commissioner Precinct #4

Parker County Notes:

- Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.
- Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- Water is to be provided by private wells.
- 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 availability.
- At time of plat, Carter Road has a posted speed limit of 35 miles per hour.
- Culverts: all lots shown hereon require 18" culverts to be installed at the time of construction for each drive entrance.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on October 15, 2024.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202429645
11/13/2024 10:11 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

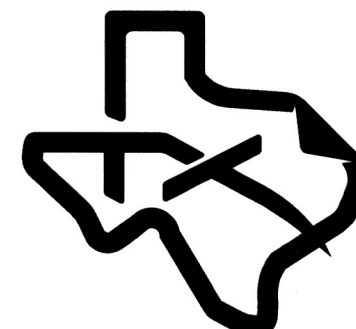
Plat Cabinet A Slide 013

Revision of Plat
Lots 9R, 10, 11 and 12
Five M

an addition in Parker County, Texas

Being a 28.825 acre replat of Lot 9, Five M, according
to the plat recorded in Cabinet F, Slide 51,
Plat Records, Parker County, Texas

November 2024



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586