



CURVE	DEG. OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°45'36"	994.74'	1°55'57"	N 21°20'14" E	33.55'	33.55'

202414907 PLAT Total Pages: 1

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0350F,
DATED APRIL 5, 2019

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE
HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE
LEGIBLE AND VISIBLE AT ALL TIMES FROM THE
PUBLIC ROAD

NOTE: NO CULVERT REQUIRED

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT
TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER IS SUPPLIED BY MILLSAP WATER
SUPPLY CORPORATION - 107 FAIRVIEW ROAD,
MILLSAP, TX 76066

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY
OFFICIALS OF PARKER COUNTY

LEGAL DESCRIPTION

Of a 1.637 acres tract of land out of Section No. 335 of T. & P. RR. Co. Survey, Abstract No. 1536, Parker County, Texas; being part of a certain 11.637 acres tract described in Document No. 201717558 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" spike in the east right of way line of F.M. Highway No. 113 and at the most westerly southwest corner of said 11.637 acres tract and at the northwest corner of a certain 0.848 acre tract described in Document No. 201724385 of said Official Public Records for the most westerly southwest and beginning corner of this tract. Whence the northeast corner of said Section No. 335 is called to bear N. 47 deg. 35 min. 15 sec. E. 3303.04 feet.

Thence N. 21 deg. 34 min. 10 sec. E. 73.88 feet along the east right of way line of said F.M. Highway No. 113 to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of said 11.637 acres tract for the northwest corner of this tract.

Thence along an existing fence the following courses and distances:

- S. 69 deg. 53 min. 05 sec. E. 141.63 feet to a 4" wood post
- S. 52 deg. 31 min. 32 sec. E. 19.68 feet to a 4" wood post
- S. 57 deg. 14 min. 46 sec. E. 38.71 feet to a 4" wood post
- S. 13 deg. 02 min. 49 sec. E. 130.96 feet to a 4" wood post
- S. 26 deg. 24 min. 46 sec. E. 14.31 feet to a 4" wood post
- S. 53 deg. 48 min. 44 sec. E. 159.31 feet to a 4" wood post for the northeast corner of this tract
- S. 33 deg. 48 min. 10 sec. W. 167.46 feet to a 4" wood post for the southeast corner of this tract
- N. 56 deg. 31 min. 33 sec. W. 94.75 feet to a 4" wood post

Thence N. 86 deg. 50 min. 21 sec. W. 137.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of said 11.637 acres tract and in the east line of a certain 0.75 acre tract described in Document No. 201612325 of said Official Public Records for the most southerly southwest corner of this tract.

Thence N. 01 deg. 20 min. 45 sec. E. 72.25 feet to a found 60D nail at the southeast corner of said 0.848 acre tract and in the east line of said 0.75 acre tract for a corner of this and said 11.637 acres tract.

Thence N. 24 deg. 40 min. 56 sec. E. 215.48 feet to a found 3/8" spike at the northeast corner of said 0.848 acre tract for an ell corner of this and said 11.637 acres tract.

Thence N. 69 deg. 17 min. 26 sec. W. 165.91 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, PAUL BRET GODBEY and HEATHER D. GODBEY, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as GODBEY ADDITION. This plat being a subdivision of 1.637 acres out of Section No. 335 of T. & P. RR. Co. Survey, Abstract No. 1536, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot number as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 31st DAY OF May, 2024

BY: Paul B. Godbey
PAUL BRET GODBEY

BY: Heather D. Godbey
HEATHER D. GODBEY

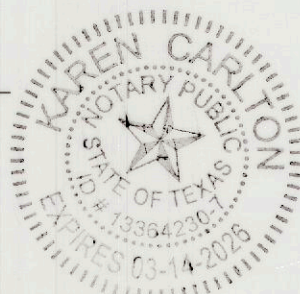
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PAUL BRET GODBEY and HEATHER D. GODBEY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31st day of May, 2024

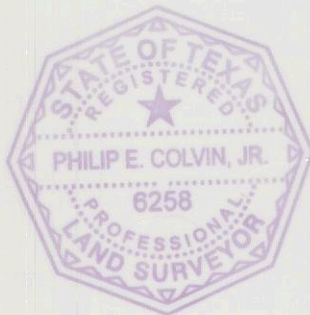
Karen Carlton
Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MAY 9, 2024.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24499 171158.crd FN240529



LIEN HOLDER STATEMENT

GUILD MORTGAGE COMPANY, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

N/A Paul B. Godbey
Signature

Printed

Title

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

personally appeared N/A, 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2024

N/A
Signature

LIEN HOLDER STATEMENT

FORT WORTH COMMUNITY CREDIT UNION, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

N/A Paul B. Godbey
Signature

Printed

Title

STATE OF TEXAS

COUNTY OF _____

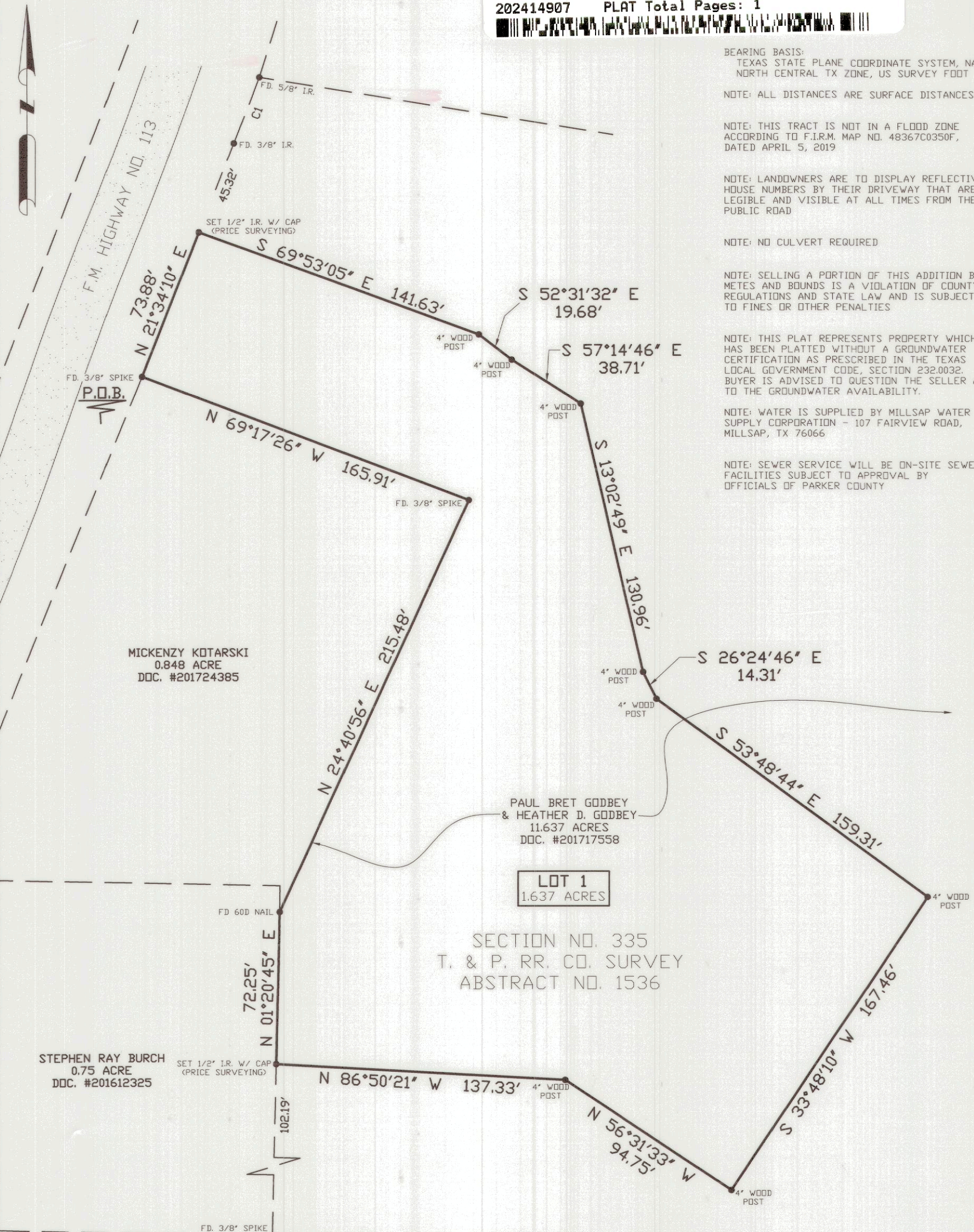
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

personally appeared N/A, 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2024

N/A
Signature

12782
MI
B-16



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 10th DAY OF June, 2024.

COUNTY JUDGE

George A. Corley
COMR. PRECINCT #1

James Lee
COMR. PRECINCT #2

Sam Wald
COMR. PRECINCT #3

David
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

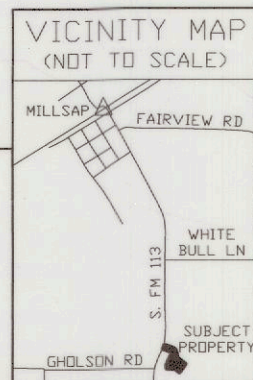
Lila Deakle

202414907
06/11/2024 09:26 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 731

DATE 6/11/2024



OWNER INFORMATION

PAUL B. GODBEY AND
HEATHER D. GODBEY
3499 S. FM 113
MILLSAP, TX 76066
903-815-7572

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT

GODBEY ADDITION
LOT 1

BEING A SUBDIVISION OF
1.637 ACRES OUT OF SECTION
NO. 335 OF T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1536
PARKER COUNTY, TX

PLAT DATE: MAY 16, 2024