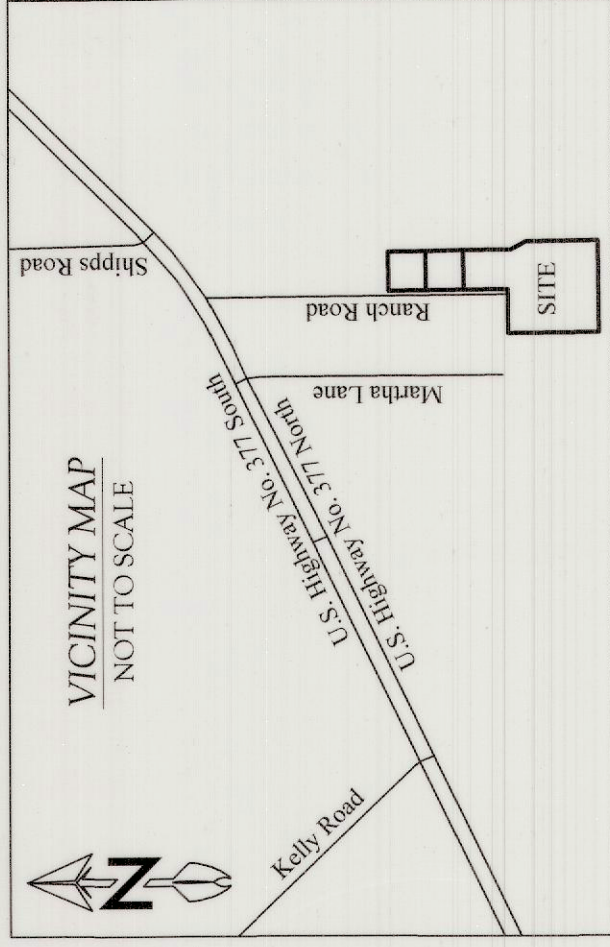




A FINAL PLAT OF

GOLDEN ACRES ESTATES

LOTS 1 - 3, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS
CONTAINING 17.679 ACRES OF LAND

PARKER COUNTY COMPLIANCE NOTE
THIS PLAT IS SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.

WATER SERVICE NOTE
WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELL.

GROUNDWATER AVAILABILITY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS DESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 22.32. BUYER IS ADVISED TO CONSULT WITH AN APPROPRIATE PROFESSIONAL ENGINEER TO DETERMINE THE AVAILABILITY OF GROUNDWATER FOR THE PROPOSED DEVELOPMENT.

DRAINAGE STUDY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT DRAINAGE STUDY CERTIFICATION AS DESCRIBED BY THE COMMISSIONERS COURT ON MARCH 10, 2025.

HOUSE NUMBER VISIBILITY
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISIBILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 16.01.

DRIVEWAY CULVERT NOTE
ALL CULVERTS ARE INSTALLED ALONG RANCH ROAD SHALL BE A MINIMUM OF 18 INCHES.

PRECINCT NOTE
SUBJECT TRACT IS LOCATED IN PRECINCT 4 OF PARKER COUNTY, TEXAS.

SEWER NOTE
SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEWER FACILITIES.

UTILITY NOTE
CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATION OF AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS, SECTION 232.01, REQUIRE THAT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

FILED AND RECORDED

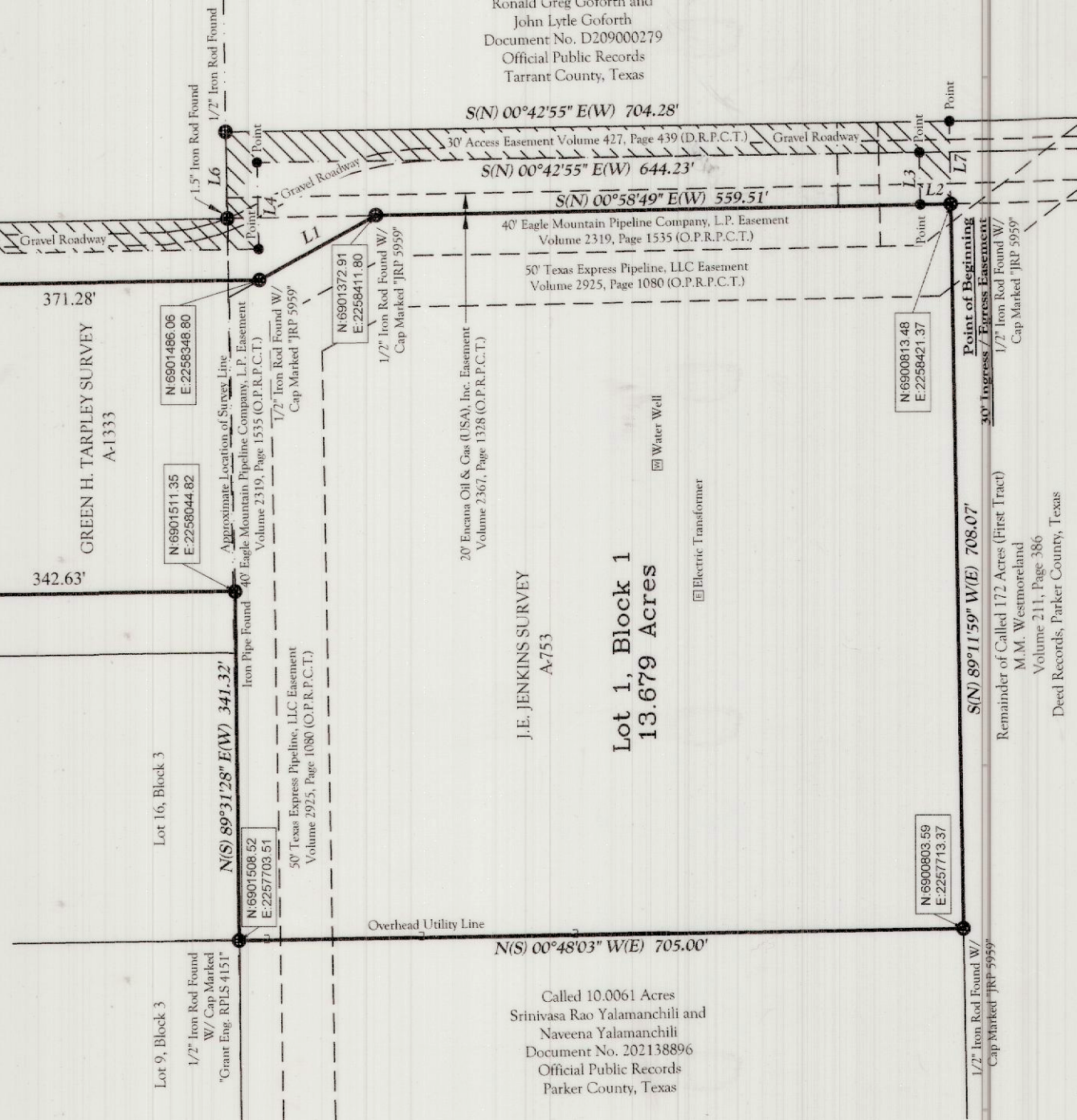
OFFICIAL PUBLIC RECORDS

Lila Deakle

202518739
07/15/2025 10:33 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LINE	BEARING	DISTANCE
L1	N(S) 29°06'18" W(E)	129.51'
L2	N(S) 00°58'49" W(E)	30.00'
L3	N(S) 89°11'59" E(W)	51.06'
L4	N(S) 89°06'21" W(E)	84.75'
L5	N(S) 50°05'04" E(W)	38.68'
L6	N(S) 89°06'21" E(W)	84.79'
L7	S(N) 89°11'59" W(E)	80.92'

Southwest Acres
Volume 323, Pages 503 and 504
Plat Records
Parker County, Texas



Called 10,006.1 Acres
Srinivasa Rao Yalamanchili and
Naveneva Yalamanchili
Document No. 202138896
Official Public Records
Parker County, Texas

J.E. JENKINS SURVEY
A-753

Lot 1, Block 1
13.679 Acres

Water Well
Electric Transformer

Called 441.01 Acres
Ronald Greg Goforth and
John Lytle Goforth
Document No. D209000279
Official Public Records
Tarrant County, Texas

OWNER/DEVELOPER(S)
Brad Minton & Sessily Minton

9640 Bear Creek Road
Aledo, Texas 76008

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuumaps.com



Remainder of Called 172 Acres (First Tract)
M.M. Westmoreland
Volume 211, Page 386
Deed Records, Parker County, Texas

Point of Beginning
30' Express Easement
1/2" Iron Rod Found W/
Cap Marked "JP 5959"

Point
1/2" Iron Rod Found W/
Cap Marked "JP 5959"

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20753.005.002.00

BRAD MINTON BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT THIS IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH, TEXAS, AND IS SUBJECT TO THE JURISDICTION OF THE CITY OF FORT WORTH, TEXAS.

BRAD MINTON
7-7-25
DATE
SPEC. MINTON
OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRAD MINTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS 7 DAY OF July, 2025

Karen Carlton
Notary Public in and for the State of Texas

KAREN CARLTON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 03-31-2026
7-7-25
DATE
SPEC. MINTON
OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRAD MINTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS 7 DAY OF July, 2025

Karen Carlton
Notary Public in and for the State of Texas

Southwest Acres
Volume 323, Pages 503 and 504
Plat Records
Parker County, Texas

Lot 3, Block 1
2.000 Acres

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