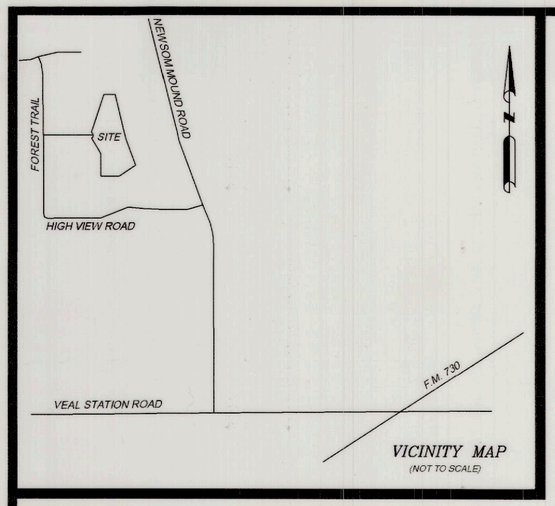


THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 23 DAY OF September 2024.

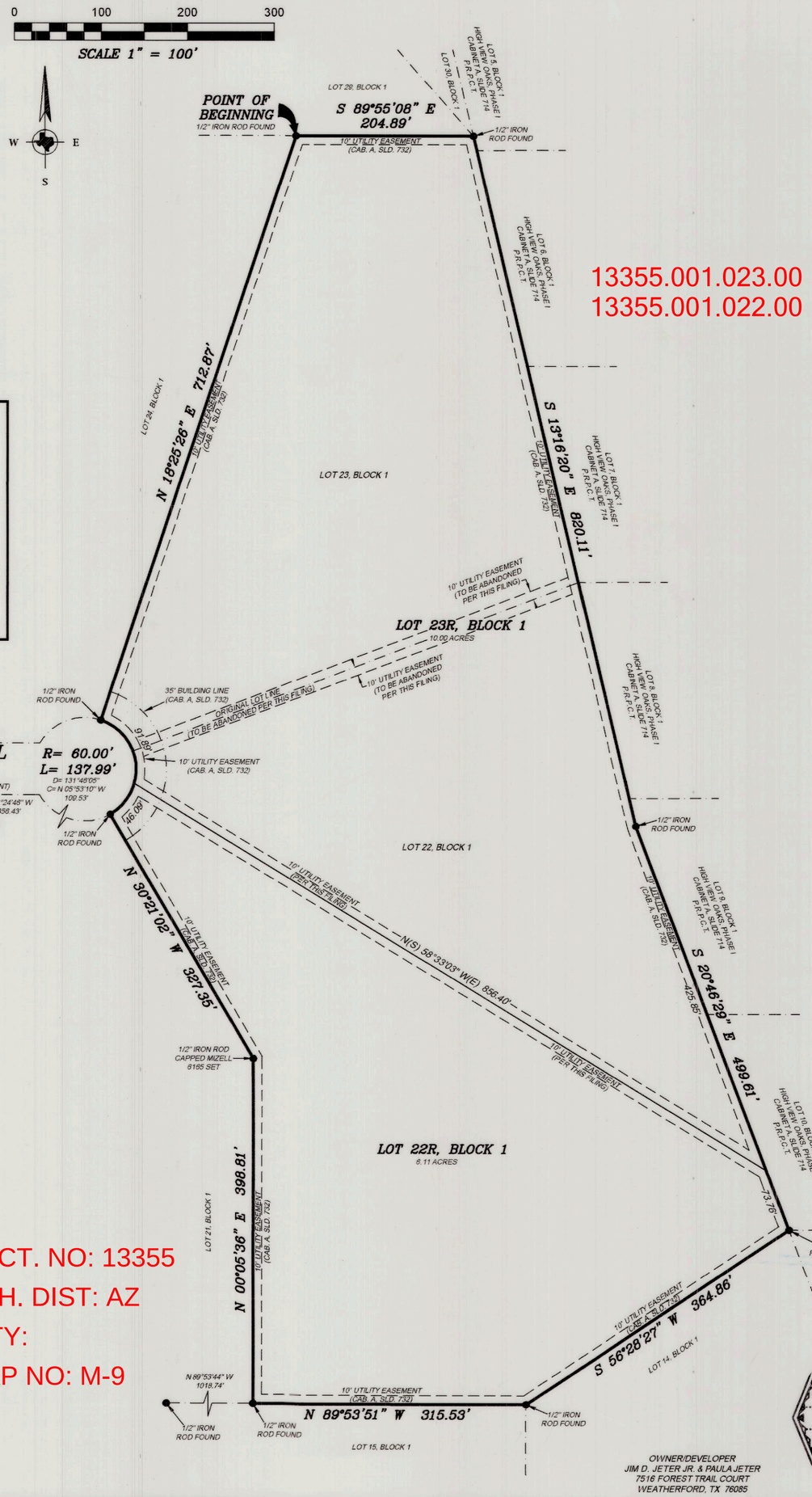
COUNTY JUDGE

George t Conley
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #4



13355.001.023.00
13355.001.022.00

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waiver all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0200E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

ALL CORNERS ARE 1/2" IRON RODS CAPPED MIZELL 6165 SET UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER SHALL BE PROVIDED BY PRIVATE WATER WELLS.

SEWER SHALL BE PROVIDED BY ON-SITE PRIVATE SEPTIC SYSTEM.

SUBJECT PROPERTY DOES NOT LIE WITHIN ANY ETJ JURISDICTION.

THERE ARE NO EXISTING CULVERTS ON THE PROPERTY AT TIME OF PLATTING. NEW CULVERTS TO BE 18" PER PARKER COUNTY.

LINEAR FEET OF ROADS: NO NEW ROADS

Waiver for groundwater study approved in Commissioners Court on Sept. 23, 2024

ACCT. NO: 13355
SCH. DIST: AZ
CITY:
MAP NO: M-9

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
P.O. BOX 2598
GLEN ROSE, TX 76043
OFFICE: 817-441-6199
STEPHEN@TXGEO.COM
TBPELS FIRM NO. 10083300

STATE OF TEXAS }
COUNTY OF PARKER }

202424750 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, Jim D. Jeter Jr. and Paula Jeter are the owners of following described real property, to wit;

FIELD NOTES:

16.11 acres of land being Lots 22 and 23, Block 1, High View Oaks, Phase III, an addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 732, Plat Records, Parker County, Texas, and being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of said Lot 23, Block 1, and for the Northeast corner of Lot 24, Block 1, of said High View Oaks, Phase III, said Iron also for the South line of Lot 29, Block 1, of said High View Oaks, Phase III;

THENCE S 89°55'08" E, along the common line of said Lot 23 and said Lot 29, 204.89 feet to a 1/2" iron rod found for the Northeast corner of said Lot 23, for the Southeast corner of said Lot 29, Block 1, for the South corner of Lot 30, Block 1, of said High View Oaks, Phase III, and for the West line of Lot 5, Block 1, of High View Oaks, Phase I, an addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 714, Plat Records, Parker County, Texas;

THENCE S 13°16'20" E, along the East line of said Lot 23, Block 1 and the West line of said High View Oaks, Phase I, passing the Northeast corner of said Lot 22, Block 1 and the Southeast corner of said Lot 23, Block 1, continuing along the East line of said Lot 22, Block 1 and High View Oaks, Phase I, in all, a distance of 820.11 feet to a 1/2" iron rod found;

THENCE S 20°46'29" E, along the East line of said Lot 22, Block 1 and the West line of said High View Oaks, Phase I, 499.61 feet to a 1/2" iron rod found for the Southeast corner of said Lot 22, Block 1, and for the Northeast corner of Lot 14, Block 1, of said High View Oaks, Phase III;

THENCE S 56°28'27" W, along the common line of said Lot 22, Block 1 and said Lot 14, Block 1, 364.86 feet to a 1/2" iron rod found for the Northwest corner of said Lot 14, Block 1, for the Northeast corner of Lot 15, Block 1, of said High View Oaks, Phase III;

THENCE N 89°53'51" W, along the common line of said Lot 22, Block 1 and said Lot 15, Block 1, 315.53 feet to a 1/2" iron rod found for the Southwest corner of said Lot 22, Block 1, for the Southeast corner of Lot 21, Block 1, of said High View Oaks, Phase III, from which, a 1/2" iron rod found bears N 89°53'44" W, 1018.74 feet;

THENCE N 00°05'36" E, along the common line of said Lot 22, Block 1 and said Lot 21, Block 1, 398.81 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE N 30°21'02" W, along the common line of said Lot 22, Block 1 and said Lot 21, Block 1, 327.35 feet to a 1/2" iron rod found for the South line of Forest Trail Court (a 60' Right-of-Way), at the beginning of a curve to the left whose radius is 60.00 feet and whose long chord bears N 05°53'10"W, 109.53 feet;

THENCE along the common line of said Lot 22, Block 1 and Forest Trail Court, along said curve, in a Northwesterly direction, passing the common corner of said Lot 22, Block 1 and Lot 23, Block 1, continuing along the common line of said Lot 23, Block 1 and Forest Trail Court, through a central angle of 131°46'05", a distance of 137.99 feet to a 1/2" iron rod found for the most Westerly Southwest corner of said Lot 23, Block 1, for the Southeast corner of said Lot 24, Block 1;

THENCE N 18°25'26" E, along the common line of said Lot 23, Block 1 and said Lot 24, Block 1, 712.87 feet to the POINT OF BEGINNING and containing 16.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jim D. Jeter Jr. and Paula Jeter do hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 22R and 23R, Block 1,
High View Oaks, Phase III

and does hereby dedicate to the Public's use, the streets and easements as shown hereon.

EXECUTED this the 9th day of September, 2024

Jim D. Jeter Jr.

Paula Jeter

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Jim D. Jeter Jr., known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 9th day of September, 2024.

Notary Public, Parker County, Texas
My Commission Expires 11/7/2027

JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Paula Jeter, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 9th day of September, 2024.

Notary Public, Parker County, Texas
My Commission Expires 11/7/2027

JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202424750
09/24/2024 08:55 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER
JIM D. JETER JR. & PAULA JETER
7516 FOREST TRAIL COURT
WEATHERFORD, TX 76085

STATE OF TEXAS
REGISTERED
STEPHEN MIZELL
6165
PROFESSIONAL
LAND SURVEYOR

F-789

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JULY 22, 2024

Final Plat
Lot 22R and Lot 23R, Block 1,
High View Oaks, Phase III,
an Addition to Parker County, Texas.
Being a re-plat of Lot 22 and Lot 23, Block 1, of High View Oaks, Phase III, according to the plat recorded in Cabinet A, Slide 732, Plat Records, Parker County, Texas.

THIS PLAT FILED FOR RECORD IN CABINET_____, SLIDE_____

24133 NLR