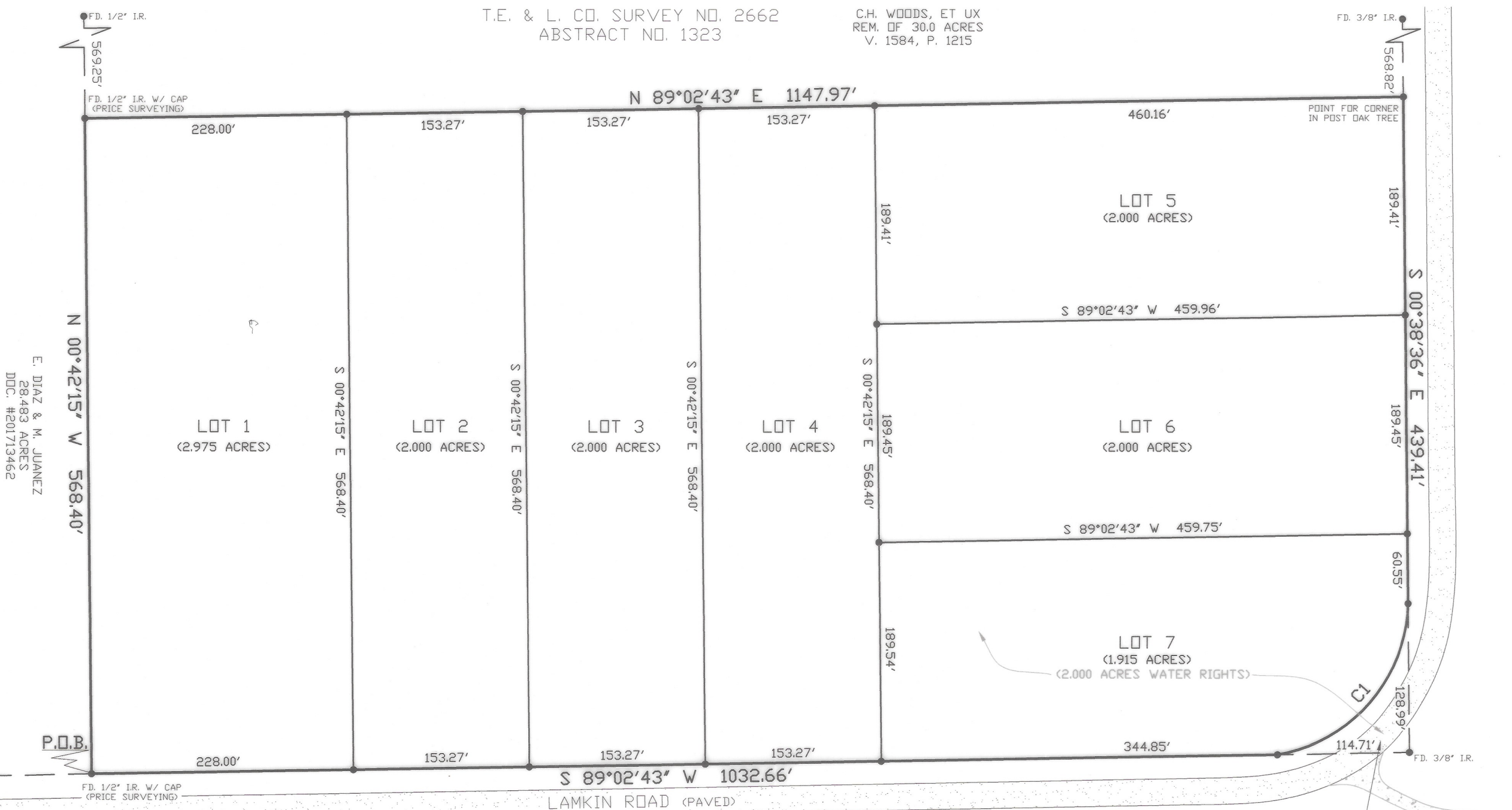


CURVE	DEG. OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	42°15'09"	135.60'	79°18'51"	S 40°51'51" W	173.08'	187.71'

T.E. & L. CO. SURVEY NO. 2662
ABSTRACT NO. 1323

C.H. WOODS, ET UX
REM. OF 30.0 ACRES
V. 1584, P. 1215



0.085 ACRE DEEDED TO
PARKER COUNTY, TEXAS FOR
RIGHT-OF-WAY PURPOSES
BY SEPARATE CONVEYANCE

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. 48367C0100F,
DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2\"/>

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 WILL BE SUPPLIED PRIVATE WATER WELLS.

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

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN
HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE
OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER
RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH
ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING
LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION
THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES
OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND
REGULATIONS OF THE UPPER TRINITY GROUNDWATER
CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE,
LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL
INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET
OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN
SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM,
2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT
SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT
UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON
WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT
A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE
GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO
MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT
OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY
(90) DAYS OF SUCH TRANSFER.

LEGAL DESCRIPTION

Of a 14.890 acres tract of land out of T.E. & L. Co. Survey No. 2662, Abstract No. 1323, Parker County, Texas; being part of a certain 14.975 acres tract described in Document No. 202241824 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2\"/>

Thence N. 00 deg. 42 min. 15 sec. W. 568.40 feet to a found 1/2\"/>

Thence N. 89 deg. 02 min. 43 sec. E. 1147.97 feet to a point for corner in a tree in the west line of said Lamkin Road for the northeast corner of this and said 14.975 acres tract.

Thence S. 00 deg. 38 min. 36 sec. E. 439.41 feet along the west line of said Lamkin Road to a set 1/2\"/>

Thence N. 89 deg. 02 min. 43 sec. E. 1147.97 feet to a point for corner in a tree in the west line of said Lamkin Road for the northeast corner of this and said 14.975 acres tract.

Thence S. 00 deg. 38 min. 36 sec. E. 128.99 feet.

Thence S. 89 deg. 02 min. 43 sec. W. 1032.66 feet to the place of beginning.

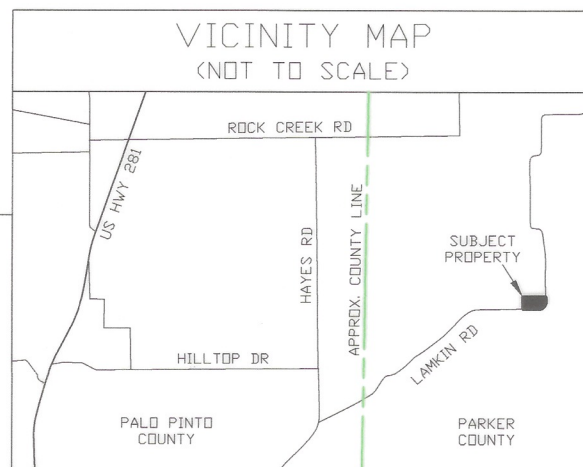
SURVEYOR'S CERTIFICATE

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 OCTOBER 18, 2022.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN221453 19645.crd FN221201 FN221202



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 420
DATE 1/24/2023



OWNER'S CERTIFICATE

202302122 PLAT Total Pages: 1

That I, MULE CREEK HOMES, LLC, the owner 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 LAZY J ESTATES. This plat being a subdivision of 14.890 acres out of the T.E. & L. Co. Survey No. 2662, Abstract No. 1323, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS THE 18 DAY OF January, 2023

BY: Jerrett Broten
JERETT BROTEN, Managing Member

STATE OF TEXAS
COUNTY OF Sarner

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JERETT BROTEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18 day of January, 2023

Jerrett Broten
Signature

14477
PW
A9

21323.004.000.00
21323.004.002.00

LIEN HOLDER STATEMENT

FIRST NATIONAL BANK & TRUST COMPANY of WEATHERFORD dba FIRST BANK TEXAS, 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.

Signature

John Peterson
Printed

SVP
Title

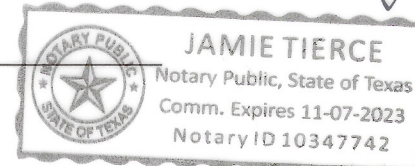
STATE OF TEXAS
COUNTY OF Sarner

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

Jerrett Broten, 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 18 day of January, 2023

Jamie Tierce
Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202302122
01/24/2023 01:09 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT

LAZY J ESTATES
LOTS 1 THRU 7

BEING A SUBDIVISION OF 14.890
ACRES OUT OF THE T.E. & L. CO.
SURVEY NO. 2662, ABSTRACT NO.
1323, PARKER COUNTY, TX

PLAT DATE: DECEMBER 6, 2022

SURVEYOR

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

OWNER INFORMATION

MULE CREEK HOMES, LLC
PO BOX 193
WHITT, TX 76490
817,694,0481