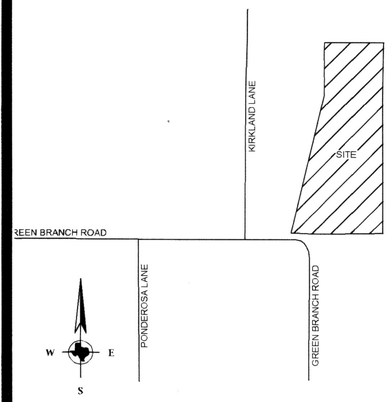
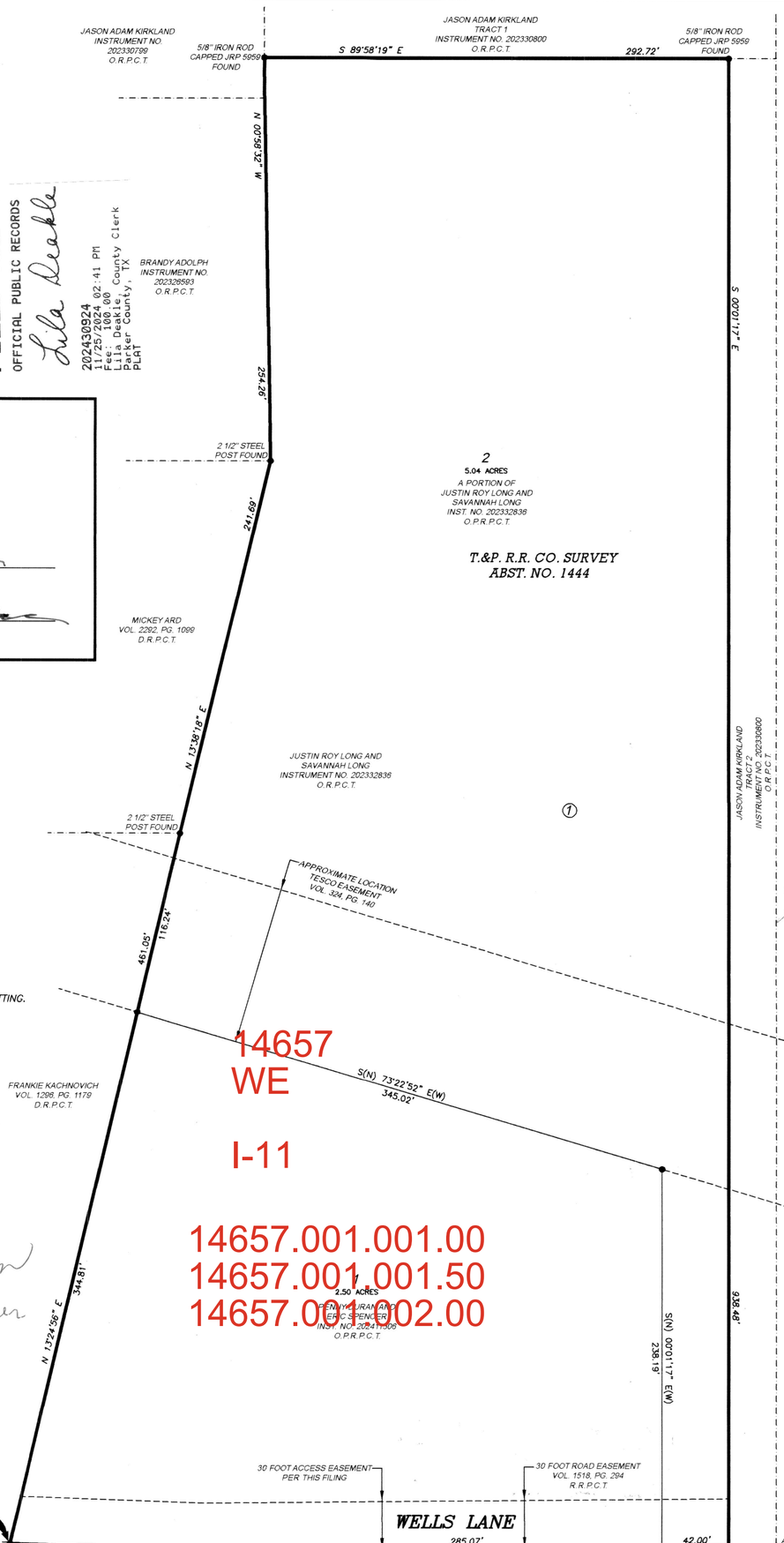



**VICINITY MAP** **NOT TO SCALE**

**FILED AND RECORDED**
OFFICIAL PUBLIC RECORDS
202430924
12/25/2024 02:41 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT




THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 25 DAY OF November 2024

COUNTY JUDGE

COMMISSIONER PRECINCT #1 — COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2 — COMMISSIONER PRECINCT #4

"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."

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

THERE ARE NO EXISTING CULVERTS ON THE PROPERTY AT TIME OF PLATTING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0275E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS
COUNTY OF PARKER

We, Justin Roy Long and Savannah Long being the dedicatory and owner of Lot 2 of the attached plat of said subdivision, do hereby certify that property is within the Extra-Territorial Jurisdiction of The City of Weatherofrd, Parker County, Texas and that platting jurisdiction has been transferred from The City of Weatherford to Parker County.

Justin Roy Long

Savannah Long

THE STATE OF TEXAS
COUNTY OF PARKER

We, Penny Duran and Eric Spencer, being the dedicatory and owner of Lot 1 of the attached plat of said subdivision, do hereby certify that property is within the Extra-Territorial Jurisdiction of The City of Weatherofrd, Parker County, Texas and that platting jurisdiction has been transferred from The City of Weatherford to Parker County.

Penny Duran

Eric Spencer

OWNER/DEVELOPER
(Lot 2)
JUSTIN AND SAVANNAH LONG
1161 CANUELA WAY
JUSTIN, TX 76247

OWNER/DEVELOPER
(Lot 1)
Penny Duran and Eric Spencer
801 Wells Lane
Weatherford, TX 76085

0 60 120 180


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}

202430924 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, That Justin Roy Long, Savannah Long, Penny Duran, and Eric Spencer are the owners of following described real property, to wit;

FIELD NOTES:

7.54 acres situated in the T.&P. R.R. CO. SURVEY, Abst. No. 1444, Parker County, Texas, being a portion of the tract described in deed to Justin Ray Long and Savannah Long by deed recorded in Instrument No. 202332836, Official Public Records, Parker County, Texas, and the tract described in deed to Penny Duran and Eric Spencer by deed recorded in Instrument No. 202411306, Official Public Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 3/8" iron rod found, the southwest corner of said Duran and Spencer tract, in the north line of WELLS LANE (a variable width Right-of-Way), for the southeast corner of the tract described in deed to Frankie Kachnovich by deed recorded in Volume 1296, Page 1179, Deed Records, Parker County, Texas, said point being, per deed (Inst. No. 202332836) call, EAST 230.36 feet and NORTH, 5.83 feet from the southwest corner of said T.&P. R.R. CO. SURVEY, Abst. No. 1444;

THENCE N 13°24'56" E, along the west line of said Duran and Spencer tract, at 344.81 feet passing the northwest corner of said Duran and Spencer tract, continuing along the west line of said Long tract, in all, a distance of 461.05 feet to a to a 2 1/2" steel post found for the northeast corner of said Kachnovich tract, for the southeast corner of the tract described in deed to Mickey Ard by deed recorded in Volume 2292, page 1099, Deed Records, Parker County, Texas;

THENCE N 13°38'18" E, along the west line of said Long tract, 241.69 feet to a 2 1/2" steel post found for the northeast corner of said Ard tract, for the southeast corner of the tract described in deed to Brandy Adolph by deed recorded in Instrument No. 202326593, Official Records, Parker County, Texas;

THENCE N 00°58'32" W, along the west line of said Long tract, passing the northeast corner of said Adolph tract and the southeast corner of the tract described in deed to Jason Adam Kirkland by deed recorded in Instrument No. 202330799, Official Records, Parker County, Texas, continuing along the west line of said Long tract, in all, a distance of 254.26 feet to a 5/8" iron rod capped JRP 5959 found, the northwest corner of said Long tract, the southwest corner of the tract described in deed as Tract 1 to Jason Adam Kirkland by deed recorded in Instrument No. 202330800, Official Records, Parker County, Texas;

THENCE S 89°58'19" E, along the common line of said Long and Kirkland (Tract 1) tract, 292.72 feet to a 5/8" iron rod capped JRP 5959 found, the northeast corner of said Long tract, the northwest corner of the tract described in deed as Tract 2 to Jason Adam Kirkland by deed recorded in Instrument No. 202330800, Official Records, Parker County, Texas;

THENCE S 00°01'17" E, along the common line of said Long and Kirkland (Tract 2) tract, 938.48 feet to a 5/8" iron rod capped JRP 5959, the southeast corner of said Long tract, the southwest corner of said Kirkland (Tract 2) tract, from which, a 5/8" iron rod capped JRP 5959 found, the southeast corner of said Kirkland (Tract 2) tract bears N 89°43'57" E, 30.01 feet;

THENCE S 89°26'27" W, along the south line of said Long tract, at 42.00 feet passing the southeast corner of said Duran and Spencer tract, continuing along the south line of said Duran and Spencer tract, in all, a distance of 327.07 feet to a 2 1/2" steel post found;

THENCE N 88°03'43" W, along the south line of said Duran and Spencer tract, 125.72 feet to the POINT OF BEGINNING and containing 7.54 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, Justin Roy Long, Savannah Long, Penny Duran, and Eric Spencer do hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOTS 1 AND 2, BLOCK 1,
LONG SUBDIVISION

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

EXECUTED this the 1st day of August, 2024

Justin Roy Long — Penny Duran — Savannah Long — Eric Spencer

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Justin Roy Long, 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 1st the day August, 2024.

Notary Public, _____ County, Texas
My Commission Expires_____

JILL MOORE
My Notary ID # 7173514
Expires October 26, 2027

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Savannah Long, 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 1st the day August, 2024.

Notary Public, _____ County, Texas
My Commission Expires_____

JILL MOORE
My Notary ID # 7173514
Expires October 26, 2027

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Penny Duran, 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 10th the day August, 2024.

Notary Public, _____ County, Texas
My Commission Expires_____

PATIENCE OVERY
Notary ID #134910202
My Commission Expires
May 21, 2028

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Eric Spencer, 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 16th the day August, 2024.

Notary Public, _____ County, Texas
My Commission Expires_____

PATIENCE OVERY
Notary ID #134910202
My Commission Expires
May 21, 2028

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

STATE OF TEXAS
REGISTERED
STEPHEN MIZELL
6165
PROFESSIONAL
LAND SURVEYOR

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND FEBRUARY 15, 2024
PLAT PREPARED APRIL 19, 2024
REVISED MAY 30, 2024 (FLOOD AND CULVERT NOTES)
REVISED JUNE 26, 2024 (AMEND OWNER/DEVELOPERS)

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.

TITLE COMMITMENT PROVIDED BY STEWART TITLE IN TITLE COMMITMENT GF NO. 138002028, EFFECTIVE DATE APRIL 18, 2019, ISSUED MAY 06, 2019.

SCHEDULE B ITEM:

10A. THE EASEMENT RECORDED IN VOLUME 299, PAGE 508, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.

10B. APPROXIMATE LOCATION TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOLUME 324, PAGE 140, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

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

1/2" IRON ROD CAPPED MIZELL 6165 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO AMEND THE OWNER/DEVELOPER INFORMATION

**Amending Plat**
**Lots 1 & 2, Block 1,**
**LONG SUBDIVISION,**
**being 7.54 acres situated in the**
**T.&P. R.R. CO. SURVEY,**
**Abst. No. 1444,**
**Parker County, Texas.**

24080_2 SM