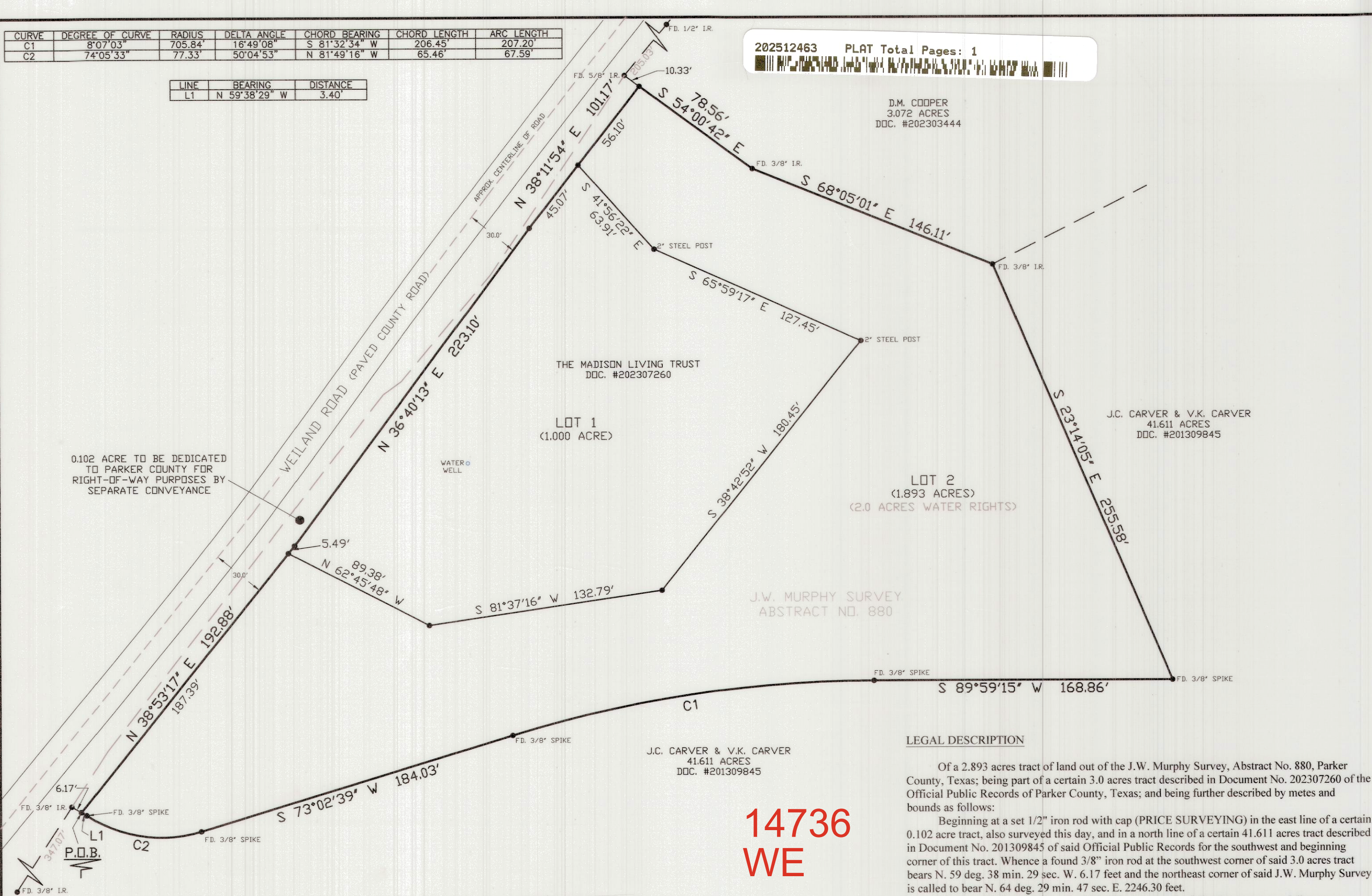


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	8°07'03"	705.84'	16°49'08"	S 81°32'34" W	206.45'	207.20'
C2	74°05'33"	77.33'	50°04'53"	N 81°49'16" W	65.46'	67.59'

LINE	BEARING	DISTANCE
L1	N 59°38'29" W	3.40'



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. 48367C0275E, DATED SEPTEMBER 26, 2008

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: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT
ON APRIL 14, 2025

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELL

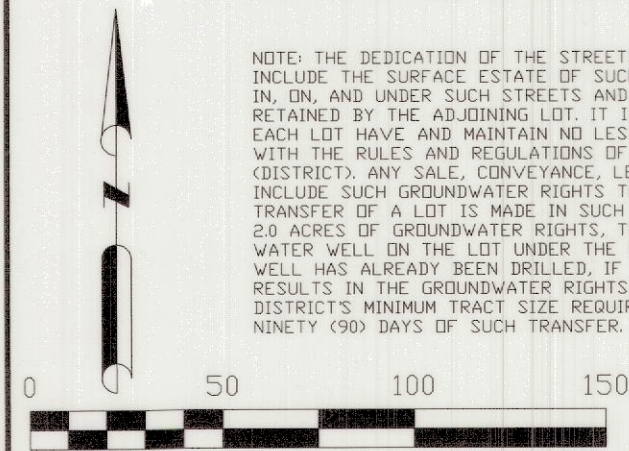
NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: EXISTING CULVERT SIZES:
LOT 1 - 16"
LOT 2 - 16"

NOTE: CURRENT SPEED LIMIT ON WEILAND ROAD IS 35 MPH

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.



202512463 PLAT Total Pages: 1

D.M. COOPER
3.072 ACRES
DOC. #202303444

THE MADISON LIVING TRUST
DOC. #202307260

LOT 1
(1.000 ACRE)

LOT 2
(1.893 ACRES)
(2.0 ACRES WATER RIGHTS)

J.C. CARVER & V.K. CARVER
41.611 ACRES
DOC. #201309845

J.W. MURPHY SURVEY
ABSTRACT NO. 880

J.C. CARVER & V.K. CARVER
41.611 ACRES
DOC. #201309845

LEGAL DESCRIPTION

Of a 2.893 acres tract of land out of the J.W. Murphy Survey, Abstract No. 880, Parker County, Texas; being part of a certain 3.0 acres tract described in Document No. 202307260 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of a certain 0.102 acre tract, also surveyed this day, and in a north line of a certain 41.611 acres tract described in Document No. 201309845 of said Official Public Records for the southwest and beginning corner of this tract. Whence a found 3/8" iron rod at the southwest corner of said 3.0 acres tract bears N. 59 deg. 38 min. 29 sec. W. 6.17 feet and the northeast corner of said J.W. Murphy Survey is called to bear N. 64 deg. 29 min. 47 sec. E. 2246.30 feet.

Thence with the east line of said 0.102 acre tract the following courses and distances:

- N. 38 deg. 53 min. 17 sec. E. 192.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 36 deg. 40 min. 13 sec. E. 223.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 38 deg. 11 min. 54 sec. E. 101.17 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 3.0 acres tract and in the south line of a certain 3.072 acres tract described in Document No. 202303444 of said Official Public Records for the northwest corner of this tract. Whence a found 5/8" iron rod at the northwest corner of said 3.0 acres tract bears N. 54 deg. 00 min. 42 sec. W. 10.33 feet

Thence S. 54 deg. 00 min. 42 sec. E. 78.56 feet to a found 3/8" iron rod at a corner in the south line of said 3.072 acres tract for a corner of this and said 3.0 acres tract.

Thence S. 68 deg. 05 min. 01 sec. E. 146.11 feet to a found 3/8" iron rod at the southeast corner of said 3.072 acres tract and at the most northerly northwest corner of said 41.611 acres tract for the northeast corner of this and said 3.0 acres tract.

Thence S. 23 deg. 14 min. 05 sec. E. 255.58 feet to a found 3/8" spike at an ell corner of said 41.611 acres tract for the southeast corner of this and said 3.0 acres tract.

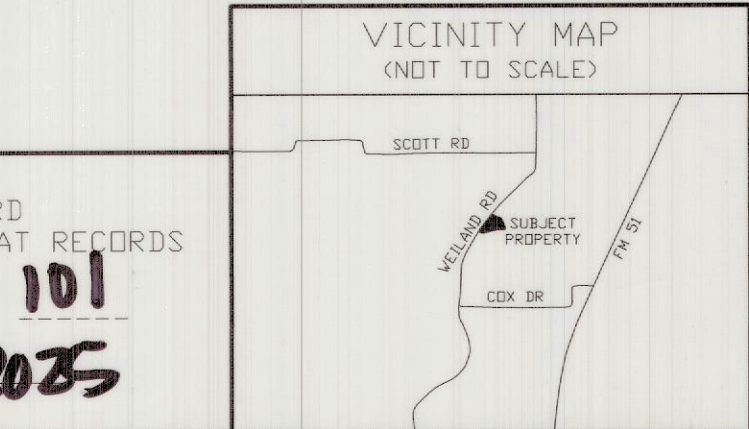
Thence S. 89 deg. 59 min. 15 sec. W. 168.86 feet to a found 3/8" spike at a corner of said 41.611 acres tract for a corner of this and said 3.0 acres tract.

Thence southwesterly along the arc of a 08 deg. 07 min. 03 sec. curve to the left with a radius of 705.84 feet, a central angle of 16 deg. 49 min. 08 sec., a chord of S. 81 deg. 32 min. 34 sec. W. 206.45 feet and an arc length of 207.20 feet to a found 3/8" spike at a corner of said 41.611 acres tract for a corner of this and said 3.0 acres tract.

Thence S. 73 deg. 02 min. 39 sec. W. 184.03 feet to a found 3/8" spike at a corner of said 41.611 acres tract for a corner of this and said 3.0 acres tract.

Thence southwesterly along the arc of a 74 deg. 05 min. 33 sec. curve to the right with a radius of 77.33 feet, a central angle of 50 deg. 04 min. 53 sec., a chord of N. 81 deg. 49 min. 16 sec. W. 65.46 feet and an arc length of 67.59 feet to a found 3/8" spike at a corner of said 41.611 acres tract for a corner of this and said 3.0 acres tract.

Thence N. 59 deg. 38 min. 29 sec. W. 3.40 feet to the place of beginning.



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET 6, SLIDE 101

DATE 5/13/2025

OWNER'S CERTIFICATE

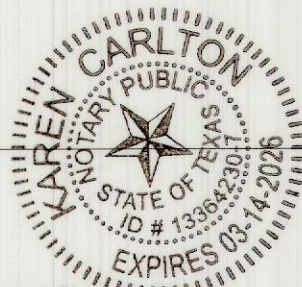
That I, THE MADISON LIVING TRUST, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as MAD ACRES. This plat being a subdivision of 2.893 acres out of the J.W. Murphy Survey, Abstract No. 880, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract 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 6th DAY OF May, 2025

BY: Carl C. Madison
CARL C. MADISON, Co-Trustee

BY: Jennifer D. Madison
JENNIFER D. MADISON, Co-Trustee



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 CARL C. MADISON and JENNIFER D. MADISON, 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 6th day of May, 2025

Karen Carlton
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 18 DAY OF May, 2025.

George A. Gailay
COMR. PRECINCT #1

John Hest
COUNTY JUDGE

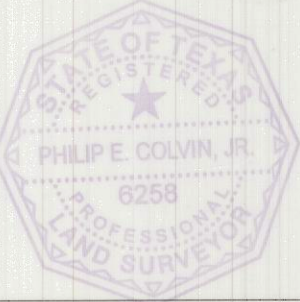
Sam Gradd
COMR. PRECINCT #3

Timothy
COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platting 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 FEBRUARY 14, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25091 25091A.dwg FN250373-74



FINAL PLAT

MAD ACRES

DEVELOPER

CARL C. MADISON AND
JENNIFER D. MADISON
6142 WEILAND ROAD
WEATHERFORD, TX 76088
817-694-1032

SURVEYOR

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

BEING A SUBDIVISION OF 2.893
ACRES OUT OF THE J.W. MURPHY
SURVEY, ABSTRACT NO. 880,
PARKER COUNTY, TEXAS

PLAT DATE: MAY 5, 2025