



0.045 ACRE TO BE DEDICATED TO
PARKER COUNTY FOR RIGHT-OF-WAY
PURPOSES BY SEPARATE CONVEYANCE

OLD AGNES ROAD (PAVED COUNTY ROAD)

5.65' S 88°59'46" E 283.09'

P.O.B.

READY SEAL, LLC.
10.000 ACRES
DOC. #202515744

S.L. GILLILAND SURVEY
ABSTRACT NO. 519

MAULDIN FAMILY 2021
IRREVOCABLE TRUST
REM. 16.792 ACRES (TR 4)
DOC. #202213508

LOT 1
6.738 ACRES

49 SOUTHERN INVESTMENTS
LLC SERIES III
5.613 ACRES
DOC. #202217004

S 05°35'52" E 803.13'

FB. 1/2" IR.

CENTRAL VOLUNTEER
FIRE DEPARTMENT
0.41 ACRE
V. 1744, P. 764

F.M. HIGHWAY NO. 51
(PAVED - 120' ROW)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

FB. 1/2" IR.

FB. 3/8" SPIKE

FB. 3/8" SPIKE

ELLIS L. COOPER
0.295 ACRES
V. 2751, P. 1013

FB. 1/2" IR.
8.8' S. OF GUY

TILLAR FM 51 WEATHERFORD
PARTNERS LP
4.705 ACRES
DOC. #202418891

FB. 1/2" IR. W/ CAP
(PRICE SURVEYING)

S 85°49'02" W 343.87'

LINE	BEARING	DISTANCE
L1	S 34°57'37" W	46.45'
L2	S 35°46'19" W	16.34'

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: 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: WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED
BY PARKER COUNTY COMMISSIONERS COURT ON JULY 28, 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: THIS LOT HAS AN EXISTING 12" CULVERT

NOTE: CURRENT SPEED LIMIT ON OLD AGNES ROAD IS 40 MPH

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 153
DATE 8/12/25

LEGAL DESCRIPTION

Of a 6.738 acres tract of land out of the S.L. Gilliland Survey, Abstract No. 519, Parker County, Texas; being part of a certain 16.792 acres tract (Tract 4) described in Document No. 202213508 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 south line of Old Agnes Road (paved) and in the west line of a certain 5.613 acres tract described in Document No. 202217004 of said Official Public Records for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod at the northeast corner of said 16.792 acres tract bears N. 05 deg. 35 min. 52 sec. W. 8.36 feet and the northeast corner of said J.W. Byars Survey is called to bear N. 05 deg. 35 min. 52 sec. W. 8.36 feet, West 964.97 feet and North 186.29 feet.

Thence S. 05 deg. 35 min. 52 sec. E. at 534.66 feet pass a found 1/2" iron rod at the southwest corner of said 5.613 acres tract and the northwest corner of a certain 0.41 acre tract described in Volume 1744, Page 764 of the Real Records and in all 803.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwest right of way line of F.M. Highway No. 51 (paved) and at the most southerly corner of said 0.41 acre tract for most easterly southeast corner of this and said 16.792 acres tract.

Thence S. 34 deg. 57 min. 37 sec. W. 46.45 feet along the northwest right of way line of said F.M. Highway No. 51 to a found 3/8" spike for a corner of this and said 16.792 acres tract.

Thence S. 35 deg. 46 min. 19 sec. W. 16.34 feet along the northwest right of way line of said F.M. Highway No. 51 to a found 3/8" spike at the northeast corner of a certain 0.295 acre tract described in Volume 2751, Page 1013 of said Official Public Records for the most southerly southeast corner of this and said 16.792 acres tract.

Thence S. 85 deg. 49 min. 02 sec. W. at 157.67 feet pass a found 1/2" iron rod at the northwest corner of said 0.295 acre tract and in all 343.87 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 16.792 acres tract and at the southeast corner of a certain 10.000 acres tract described in Document No. 202515744 of said Official Public Records for the southwest corner of this tract.

Thence N. 01 deg. 46 min. 51 sec. W. 264.86 feet to a 3" steel post for a corner of this and said 10.000 acres tract.

Thence N. 02 deg. 24 min. 48 sec. E. 616.48 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said Old Agnes Road and in the east line of said 10.000 acres tract for the northwest corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 16.792 acres tract and at the northeast corner of said 10.000 acres tract bears N. 02 deg. 24 min. 48 sec. E. 5.65 feet.

Thence S. 88 deg. 59 min. 46 sec. E. 283.09 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 JUNE 25, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25472 25472D.dwg FN250722 & FN250723



20519.002.000.00

OWNER'S CERTIFICATE

That I, THE MAULDIN FAMILY 2021 IRREVOCABLE 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 SEALED ACRES. This plat being a subdivision of 6.738 acres out of the S.L. GILLILAND Survey, Abstract No. 519, 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 number 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 31 DAY OF July, 2025

BY: Donald L. Mauldin
DONALD L. MAULDIN, Co-Trustee

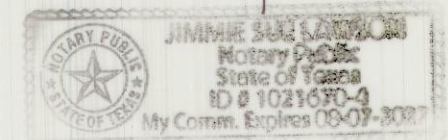
BY: Rita R. Mauldin
RITA R. MAULDIN, Co-Trustee

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 DONALD L. MAULDIN and RITA R. MAULDIN, 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 31st day of July, 2025

Jimmie Sue Lawson
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 11th DAY OF August, 2025.

COUNTY JUDGE

James Conley
COMR. PRECINCT #1

James Holt
COMR. PRECINCT #2

James Walsh
COMR. PRECINCT #3

James Hall
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202521617
08/12/2025 08:34 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DEVELOPER

DONALD L. MAULDIN AND
RITA R. MAULDIN
2480 S. LAKEVIEW DRIVE
GORDON, TX 76453
817-594-8198

SURVEYOR

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

FINAL PLAT
SEALED ACRES
LOT 1

BEING A SUBDIVISION OF 6.738
ACRES OUT OF THE S.L. GILLILAND
SURVEY, ABSTRACT NO. 519,
PARKER COUNTY, TEXAS

PLAT DATE: JULY 31, 2025