

LINE	BEARING	DISTANCE
L1	N 89°19'52" W	5.04'
L2	N 23°54'27" W	34.21'
L3	N 43°07'46" W	34.92'
L4	N 51°54'55" W	33.83'
L5	N 89°47'28" E	94.19'
L6	S 03°29'08" W	7.53'

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. 48367C0150E,  
DATED SEPTEMBER 26, 2008

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE  
HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE  
LEGIBLE AND VISIBLE AT ALL TIMES FROM THE  
PUBLIC ROAD

NOTE: EXISTING CULVERT SIZE IS 16"

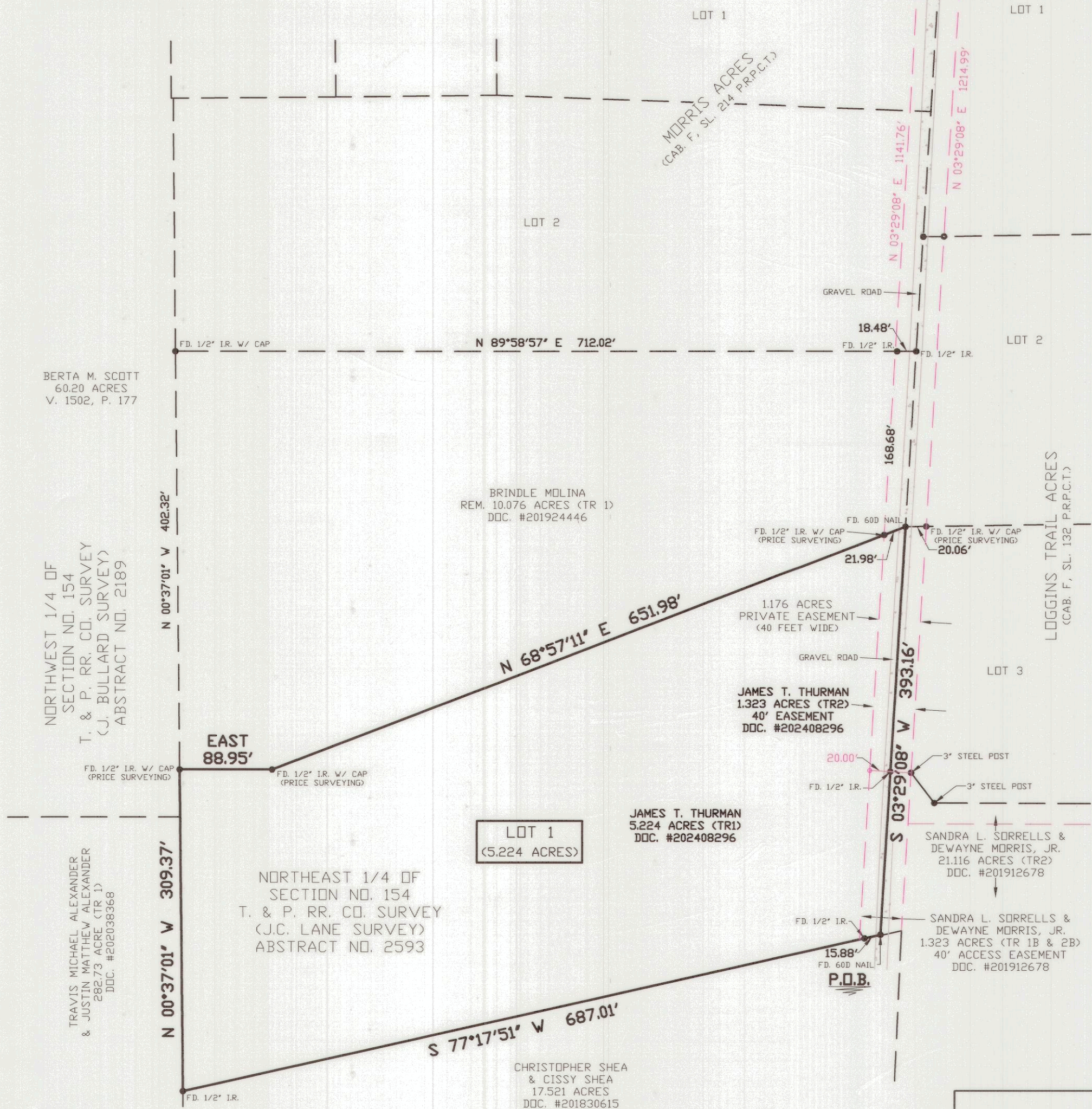
Waiver for groundwater study  
Approved in Commissioners Court  
On May 28, 2024

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



1.176 ACRES  
PRIVATE EASEMENT  
(40 FEET WIDE)

JAMES T. THURMAN  
1.323 ACRES (TR2)  
40' EASEMENT  
DOC. #202408296

BRINDLE MOLINA  
1.323 ACRES (TR 2)  
40' ACCESS EASEMENT  
DOC. #201924446

KEVIN KITTRELL &  
TAMMIE KITTRELL  
40' ACCESS EASEMENT  
DOC. #201830241

BRINDLE MOLINA  
REM. 10.076 ACRES (TR 1)  
DOC. #201924446

JAMES T. THURMAN  
1.323 ACRES (TR2)  
40' EASEMENT  
DOC. #202408296

JAMES T. THURMAN  
5.224 ACRES (TR1)  
DOC. #202408296

SANDRA L. SORRELLS &  
DEWAYNE MORRIS, JR.  
21.116 ACRES (TR2)  
DOC. #201912678

SANDRA L. SORRELLS &  
DEWAYNE MORRIS, JR.  
1.323 ACRES (TR 1B & 2B)  
40' ACCESS EASEMENT  
DOC. #201912678

CHRISTOPHER SHEA  
& CISSY SHEA  
17.521 ACRES  
DOC. #201830615

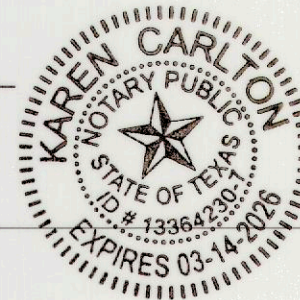
#### OWNER'S CERTIFICATE

That I, JAMES T. THURMAN, 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 THURMAN ACRES. This plat being a subdivision of 5.224 acres out of the Northeast 1/4 of Section No. 154, T. & P. RR. Co. Survey (J.C. Lane Survey), Abstract No. 2593, 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 20<sup>th</sup> DAY OF May, 2024

BY: JAMES T. THURMAN



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 JAMES T. THURMAN 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 on this 20<sup>th</sup> day of May, 2024

Karen Carlton  
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 28<sup>th</sup> DAY OF May, 2024.

George A. Conley  
COMR. PRECINCT #1

Absent  
COMR. PRECINCT #3

[Signature]  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #2

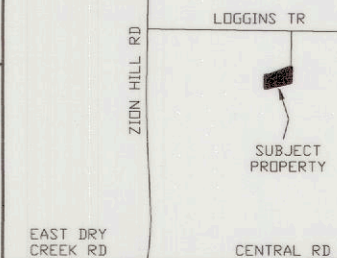
[Signature]  
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202413516  
05/28/2024 02:38 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

VICINITY MAP  
(NOT TO SCALE)



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 717

DATE 5/28/24

LEGAL DESCRIPTION

Of a 5.224 acres tract of land out of the Northeast 1/4 of Section No. 154, T. & P. R.R. Co. Survey (J.C. Lane Survey), Abstract No. 2593, Parker County, Texas; being the same tract described in Document No. 202408296 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 60D nail in the center of an existing 40 foot wide access easement described as Tract 2 in said Document No. 201924446 for the southeast and beginning corner of this tract. Whence the southeast corner of said J.C. Lane Survey is called to bear N. 03 deg. 29 min. 08 sec. E. 561.84 feet and S. 47 deg. 41 min. 24 sec. E. 2657.03 feet.

Thence S. 77 deg. 17 min. 51 sec. W. at 15.88 feet pass a found 1/2" iron rod in the south line of said 40 foot access easement and in all 687.01 feet to a found 1/2" iron rod for the southwest corner of this tract.

Thence N. 00 deg. 37 min. 01 sec. W. 309.37 feet to a found 1/2" iron rod at the southwest corner of the remaining portion of a certain 10.076 acres tract (4.847 acres) described in Document No. 201924446 (Tract 1) of said Official Public Records for the northwest corner of this tract.

Thence East 88.95 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 4.847 acres tract.

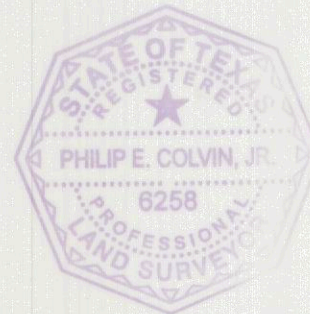
Thence N. 68 deg 57 min. 11 sec. E. at 630.00 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 40 foot access easement and in all 651.98 feet to a found 60D nail in the center of said 40 foot access easement and at the southeast corner of said 4.847 acres tract for the northeast corner of this tract.

Thence S. 03 deg. 29 min. 08 sec. W. 393.16 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 JANUARY 30, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN24420 20640.crd FN240464



18419  
PO  
H-8