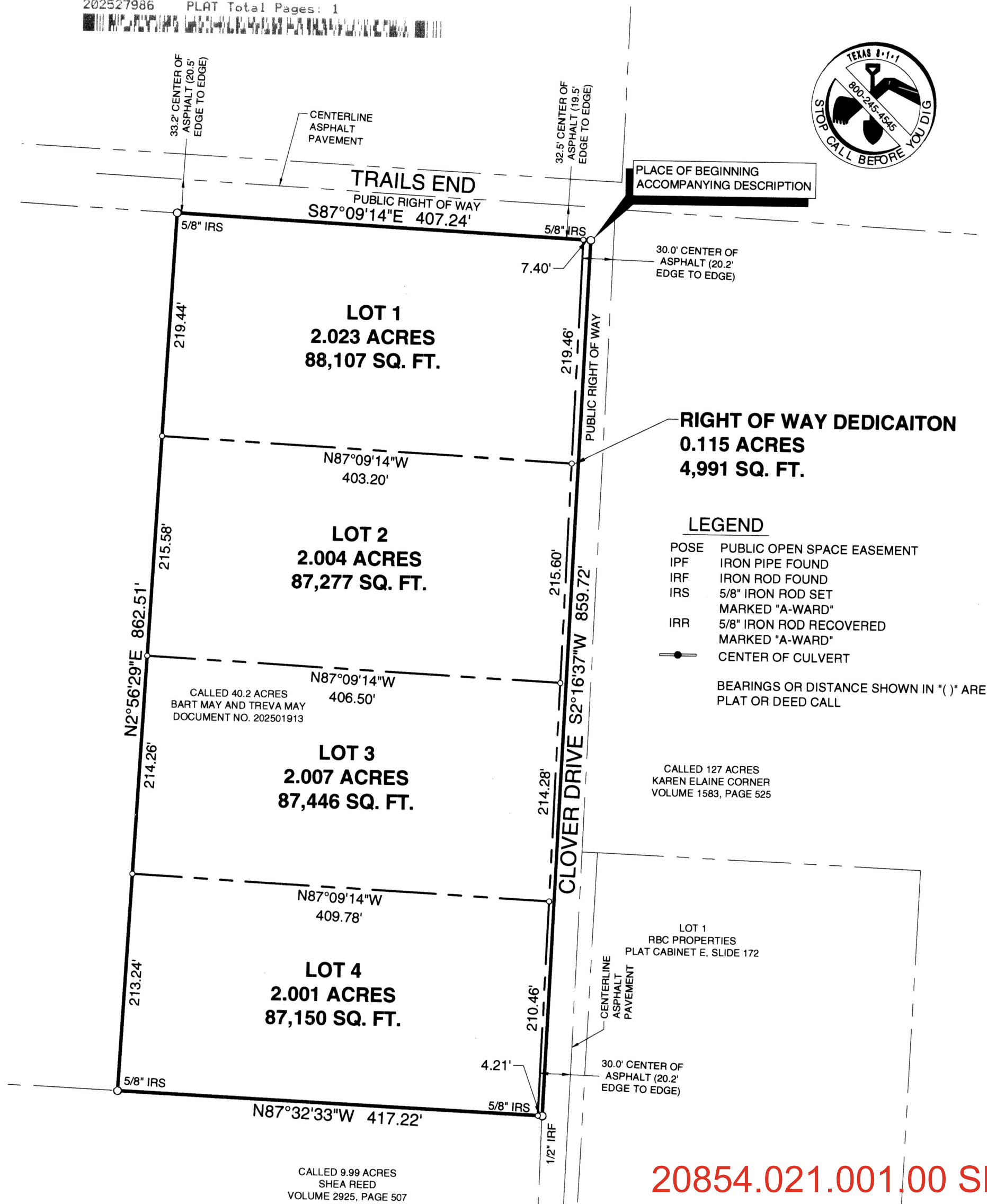




20854.021.001.00 SP

FILED AND RECORDED

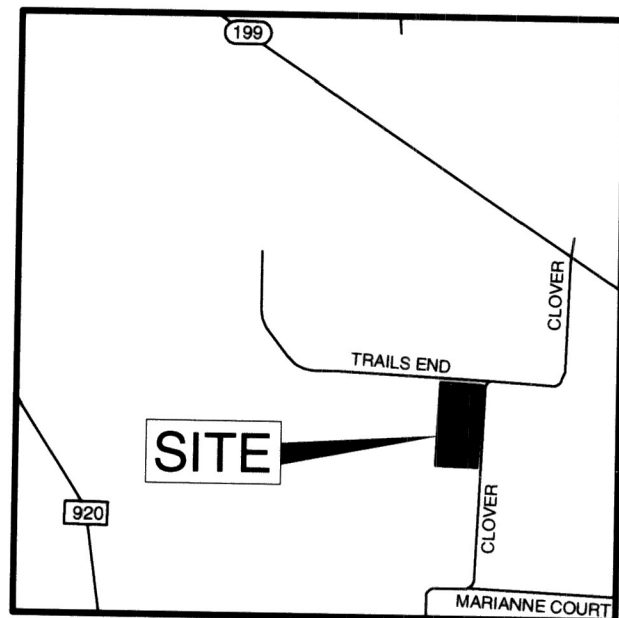
OFFICIAL PUBLIC RECORDS

Lila Deakle

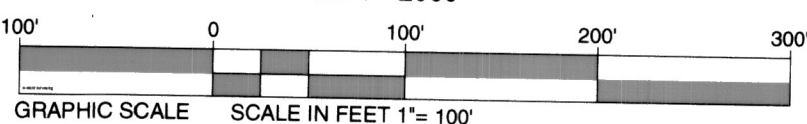
202527986
10/15/2025 10:43 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY. ONLY ABOVE GROUND, READILY VISIBLE IMPROVEMENT ARE SHOWN HEREON. THERE MAYBE UNDERGROUND UTILITIES, INCLUDING GAS PIPELINES THAT CROSS THIS PROPERTY THAT ARE NOT SHOWN HEREON.



LOCATION MAP
SCALE 1"=2000'



A-WARD PROJECT NO: 2025-1946 TRAILS END PLAT

According to Map No. 48367C0150E dated September 26, 2008 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, a no part of this property is located in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is not located within the Extraterritorial Jurisdiction of any City.

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

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"

Water will be provided by individual water wells.

Sewer will be provided by on-site sewer facilities.

Linear feet of Public road 1269.62'

Purpose of this plat is to plat 1 un-platted parcel into 4 platted lots.

Minimum culvert size: 18"

Posted speed limit is 40 mph.

Variance for driveway distances on Clover Drive was approved in the Commissioners Court on September 2025.

Waiver for groundwater study was approved in the Commissioners Court on August 25, 2025

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, Bart May and Treva May are the owner of a part of the JOSE MARIA MORA SURVEY, Abstract No., 854, situated about 16.5 miles North 10.5° West of the courthouse in Weatherford, the county seat of Parker County, Texas; embracing a portion of a called 40.2 acre tract of land described in the deed to Bart May and Treva May as recorded in Document No. 202501913, Official Public Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 1/2" iron rod found (whose Northing is 7045770.65 and whose Easting is 2169867.97) for the northeast corner of said 40.2 acre tract at the intersection of the southerly right-of-way line of Trails End, having a 1234546 foot right-of-way as fenced, and the west right-of-way line of Clover Drive, having a 123466 foot right-of-way as fence;

THENCE South 2°16'37" West, along the east line of said 40.2 acre tract, a distance of 859.72 feet to a 1/2" iron rod found for the southeast corner of said 40.2 acre tract and the northeast corner of a called 9.99 acre tract of land described in the deed to Shea Reed as recorded in Volume 2925, Page 507 of the Deed Records of Parker County, Texas;

THENCE North 87°32'33" West, along the common line of said 40.2 acre tract and said 9.99 acre tract, a distance of 410.94 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of tract being described;

THENCE North 2°50'46" East, over and across said 40.2 acre tract, a distance of 862.47 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" in the common line of said 40.2 acre tract and said Trails End;

THENCE South 87°9'14" East, along last mention common line, a distance of 402.39 feet to the POINT OF BEGINNING and containing 8.1874 acres of land;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Bart May and Treva May, owner does hereby adopt this plat designating the herein above described real property as

LOTS 1 through4, BLOCK 1

TRAILS END

6180

and do hereby dedicate to the Public's use forever, the roads and easements shown hereon. Property is not located within the Extraterritorial Jurisdiction of any City.

Executed this the 3 day of October, 2025

Bart May Treva May

Bart May

Treva May

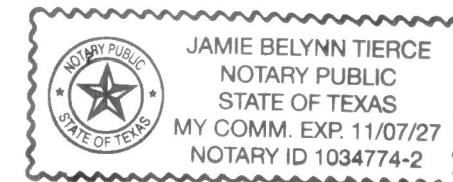
STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Bart May, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of October, 2025.

Jamie B. Tierce
Notary Public State of Texas



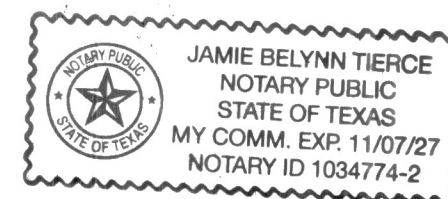
STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Treva May, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

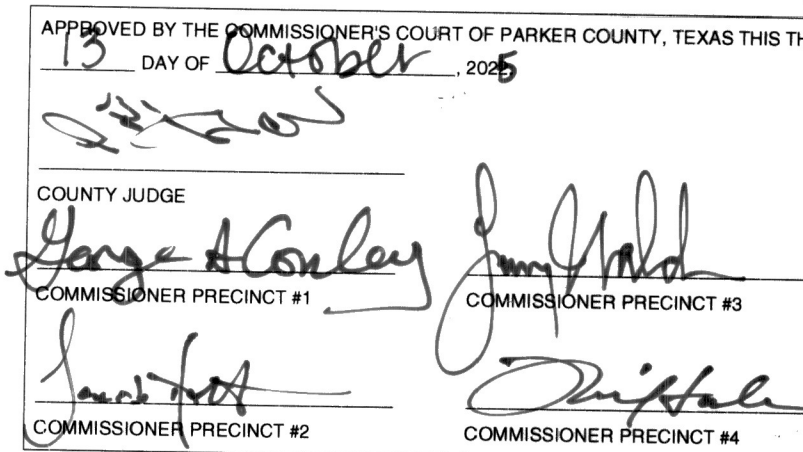
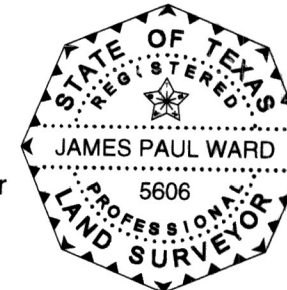
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of October, 2025.

Jamie B. Tierce
Notary Public State of Texas



The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground August 13, 2025.

James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



18466
PO

F-4

FINAL PLAT
Lots 1 through 4, Block 1
TRAILS END

an addition to Parker County, Texas band being a part of the JOSE MARIA MORA SURVEY, Abstract No., 854, situated about 16.5 miles North 10.5° West of the courthouse in Weatherford, the county seat of Parker County, Texas.

8.1874 acres

August, 2025

OWNER/DEVELOPER:
BART MAY AND TREVA MAY
207 TRAILS END
POOLVILLE, TX 76487

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435