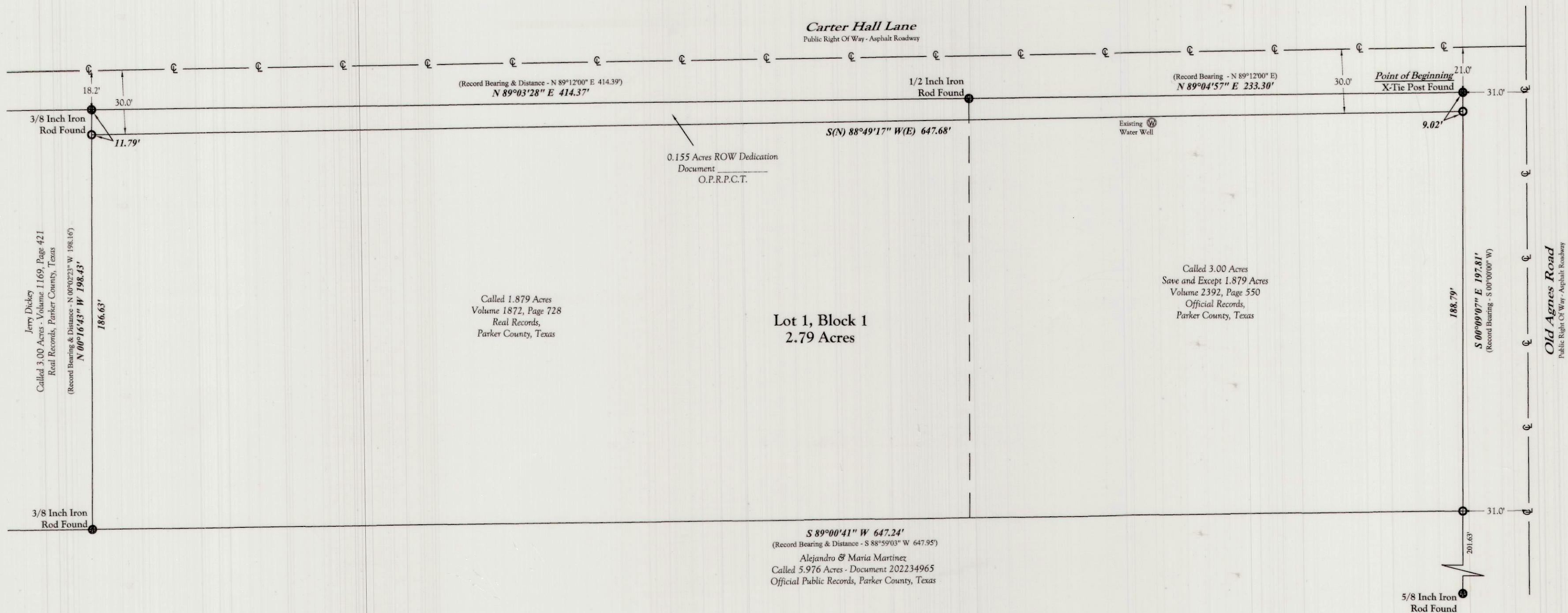




10320
WE

H-9

"HOUSE NUMBER VISIBILITY"
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISIBILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 6(A).

"DRIVEWAY CULVERT NOTE"
ALL NEW DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES. THERE CURRENTLY EXISTS A 18 INCH METAL CULVERT PIPE AT THE INTERSECTION OF CARTER HALL LANE AND OLD AGNES ROAD.

"GROUNDWATER AVAILABILITY NOTE"
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY APPROVED BY COMMISSIONERS COURT DATE JANUARY 13, 2025.

"GENERAL PLAT NOTES"
1) THIS PROPERTY IS CURRENTLY SERVICED BY PRIVATE WATER WELL.
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
4) THIS PROPERTY DOES NOT APPEAR TO FALL WITHIN THE ETJ OF ANY MUNICIPALITY.

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X AS SHOWN ON FEMA FIRM No. 4867010AE, EFFECTIVE 09/26/2008.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741
Website: <https://pels.texas.gov>
Email: info@pels.texas.gov
Phone: 512-440-7723

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 10 DAY OF February 2025

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202503410
02/10/2025 01:34 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET G, SLIDE 059

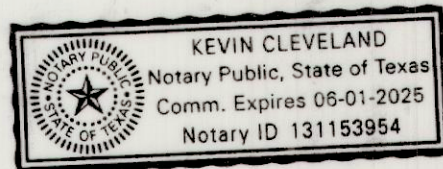
I, PAMELA KAY DICKEY, THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY MUNICIPALITY.

Pamela Kay Dickey 1-31-25
PAMELA KAY DICKEY DATE
Pamela Kay Dickey
OWNER - PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Pamela Kay Dickey* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 31 DAY OF January 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS
COUNTY OF PARKER

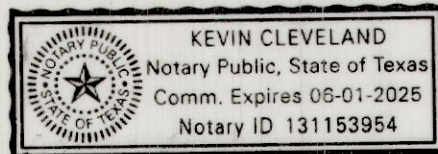
I, PAMELA KAY DICKEY, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Pamela Kay Dickey 1-31-25
PAMELA KAY DICKEY DATE
Pamela Kay Dickey
OWNER - PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Pamela Kay Dickey* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 31 DAY OF January 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL PLAT OF
B.A. NEAL ADDITION
LOT 1, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS

2.945 ACRES OF LAND LOCATED IN THE T & P RR Co. SURVEY, SECTION No. 133A-1458, BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN VOLUME 1872, PAGE 728 AND VOLUME 2392, PAGE 550 AND RECORDED IN THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS. 0.155 ACRES OF LAND BEING CONVEYED, IN CONJUNCTION WITH THIS SURVEY AND PLAT, FOR A RIGHT OF WAY DEDICATION FOR CARTER HALL LANE. SAID 2.945 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A X-TIE POST FOUND IN THE WEST LINE OF OLD AGNES ROAD AND THE SOUTH LINE OF CARTER HALL LANE AT THE NORTHEAST CORNER OF A CALLED 3.00 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 1169, PAGE 421 AND RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID OLD AGNES ROAD, **S 00°09'07" E - 197.81 FEET** TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE NORTH LINE OF A CALLED 5.976 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT 202234965 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CALLED 5.976 ACRES TRACT, **S 89°00'41" W - 647.24 FEET** TO A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 3.00 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1169, PAGE 421 AND RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 3.00 ACRES TRACT, **N 00°16'43" E - 198.43 FEET** TO A 3/8 INCH IRON ROD FOUND IN THE SOUTH LINE OF CARTER HALL LANE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF CARTER HALL LANE THE FOLLOWING BEARINGS AND DISTANCES.

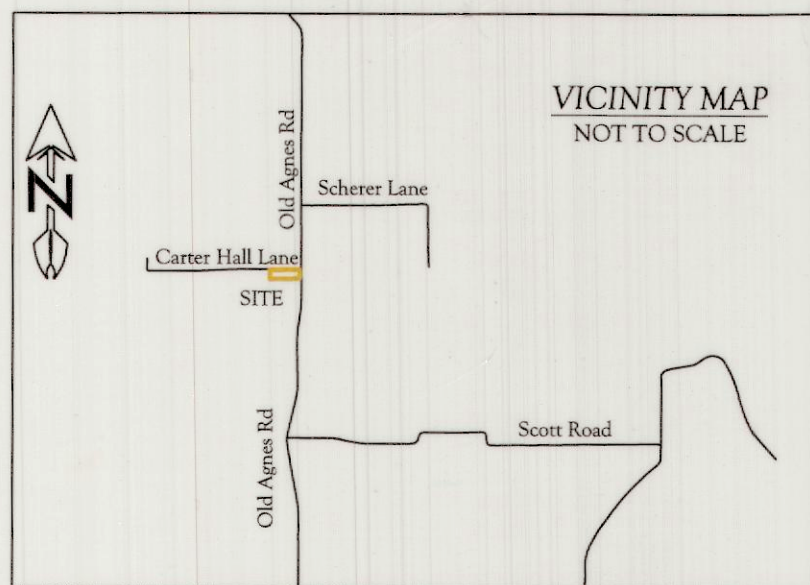
N 89°03'28" E - 414.37 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 1.879 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1872, PAGE 728 AND RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 89°04'57" E - 233.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.945 ACRES OF LAND.

OWNER/DEVELOPER(S)

Pamela Kay Dickey
251 Carter Hall Lane
Weatherford, Texas 76088
Phone No. 817-880-4404
pamtoquilt@aol.com

SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com



"LEGEND"

○ - 3/8 Inch Steel Spike Set w/ Cap Marked "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND DECEMBER 11, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

