



Job No. 202511009
957 West Highway 199, Plat
Plot Date: 12/15/2025 1:00 pm
0" 50' 100'
Scale: 1" = 100'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202534725
12/22/2025 04:15 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

***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. 48367C0150E, EFFECTIVE 09/26/2008 & FIRM No. 48497C0425D, EFFECTIVE 12/16/2011. 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.

***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.

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

***DRIVEWAY NOTE:**
ALL NEW DRIVEWAY CULVERTS SHALL ADHERE TO TxDOT STANDARDS IN REGARDS TO SIZING AND SPACING.

***GENERAL PLAT NOTES:**
1) THIS PROPERTY IS CURRENTLY SERVICED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.
2) THIS PROPERTY SERVICED BY PRIVATE ONSITE SEPTIC FACILITIES.
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
4) SPEED LIMIT ALONG HIGHWAY 199 IS POSTED PER TxDOT.

***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) SURVEYORS 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: <http://pepls.texas.gov>
Email: info@pepls.texas.gov
Phone: 512-440-7723

Randall Gene Pratt
Called 39.717 Acres - Instrument No. 2011-15379
Official Records, Wise County, Texas

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 17 DAY OF December 2025

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

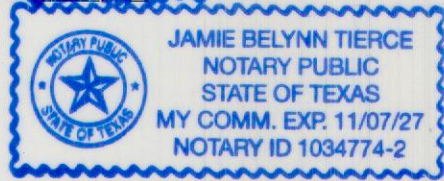
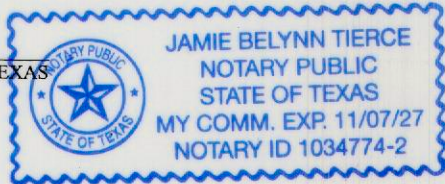
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *Doyle Len & Kelly Lee Delaney*, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 17 DAY OF December 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *Doyle Len & Kelly Lee Delaney*, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS 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 THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 17 DAY OF December 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 NOVEMBER 02, 2025. 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



MONUMENT LEGEND

- = 2" Inch Iron Rod Found
- = 1/2" Iron Rod Found
- = 1/2" Iron Rod Found w/ Cap Marked "Grant 4151"
- = 1/2" Iron Rod Found w/ Cap Marked "2023"
- = 3/8" Iron Rod Found

LINE	BEARING	DISTANCE
L1	N(S) 86°29'28" W(E)	39.96'

DEVELOPER
DOYLE LEN & KELLY LEE DELANEY
9612 WEST HIGHWAY 199
POOLVILLE, TEXAS 76487

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
Phone No. 361-813-1888

CABINET *G*, SLIDE *223*

(Record Bearing & Distance - S 87°41'36" E - 475.80')
S 87°44'18" E 475.79'

Lot 2
5.057 Acres

N 87°47'01" W 388.00'
S(N) 87°47'01" E(W) 800.01'
(Record Bearing & Distance - S 87°41'36" E - 800.00')

Lot 1
15.00 Acres

N 87°28'25" W 1163.82'
(Record Bearing & Distance - N 87°21'42" W - 1203.81)
Billy Duwayne and Carolyn Sue Boggs
Called 8.556 Acres - Volume 1011, Page 371
Official Records, Parker County, Texas

Lot 3
4.932 Acres

202534725 PLAT Total Pages: 1



FINAL PLAT OF LOTS 1-3, DELANEY ACRES ADDITION

24.969 AC
ACRES OF LAND LOCATED IN THE BLOCK No. 6 OF THE JOSE MARIA MORA SURVEY, A-542, PARKER AND WISE COUNTIES, TEXAS, BEING ALL OF THOSE CERTAIN CALLED 15.02 ACRES TRACT OF LAND CONVEYED TO KELLY LEE AND DOYLE LEN DELANEY AS DESCRIBED IN DOCUMENT No. 202428641, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS CALLED 10.00 ACRES TRACT OF LAND CONVEYED TO DOYLE LEN AND KELLY LEE DELANEY AS DESCRIBED IN DOCUMENT 202425351, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE OCCUPIED NORTH LINE OF STATE HIGHWAY No. 199 AND AT THE SOUTHERLY SOUTHEAST CORNER OF A CALLED 10.00 ACRES TRACT OF LAND CONVEYED TO DOYLE LEN AND KELLY LEE DELANEY AS DESCRIBED IN DOCUMENT 202425351, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH THE CALLED NORTHWEST CORNER OF BLOCK No. 6 OF THE JOSE MARIA MORA SURVEY, A-542 IS CALCULATED TO BEAR N 33°45'18" W - 1408.39 FEET.

THENCE ALONG THE OCCUPIED NORTH LINE OF STATE HIGHWAY No. 199, N 56°00'42" W - 179.71 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 7.308 ACRES TRACT OF LAND CONVEYED TO JOSE AND ELISA DE LA FUENTE AS DESCRIBED IN DOCUMENT 2007-16940, OFFICIAL RECORDS, WISE COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 7.039 ACRES AND THE EAST LINE OF A CALLED 8.80 ACRES TRACT OF LAND CONVEYED TO JOSE AND LISA DE LA FUENTE AS DESCRIBED IN VOLUME 1530, PAGE 1541, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, N 38°14'56" E - 847.96 FEET TO A 2 INCH IRON ROD FOUND FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 8.80 ACRES TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, S 87°44'18" E - 475.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 8.80 ACRES TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, N 01°13'10" E - 524.20 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "GRANT 4151" IN THE SOUTH LINE OF A CALLED 39.717 ACRES TRACT OF LAND CONVEYED TO RANDALL GENE PRATT AS DESCRIBED IN INSTRUMENT 2011-15379, OFFICIAL RECORDS, WISE COUNTY, TEXAS FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID CALLED 39.717 ACRES TRACT, S 87°02'53" E - 412.12 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "GRANT 4151" IN THE WEST LINE OF A CALLED 10.00 ACRES TRACT OF LAND CONVEYED TO ONESIMO AND LUPE GUZMAN AS DESCRIBE IN VOLUME 1334, PAGE 489, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED 10.00 ACRES TRACT, S 01°13'02" W - 518.91 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 15.02 ACRES TRACT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED 10.00 ACRES TRACT, S 01°11'32" W, AT 221.79 FEET PASSING A 2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 10.00 ACRES TRACT OF LAND CONVEYED TO CALVIN L. AND GLENDA L. MARTIN AS DESCRIBED IN DOCUMENT 201303633, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, IN ALL 636.01 FEET TO A 2 INCH IRON ROD FOUND IN THE NORTH LINE OF A LOT 2, BLOCK A, A.D. HUFF ADDITION AS RECORDED IN PLAT CABINET D, SLIDE 252, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A, N 86°29'28" W - 39.96 FEET TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 8.556 ACRES TRACT OF LAND CONVEYED TO CAROLYN SUE AND BILLY DEWAYNE BOGGS AS DESCRIBED IN VOLUME 1011, PAGE 371, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID 8.556 ACRES TRACT, N 87°28'25" W - 1163.82 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "2043" IN THE SAID OCCUPIED NORTH LINE OF STATE HIGHWAY No. 199 FOR THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SAID OCCUPIED NORTH LINE OF STATE HIGHWAY No. 199, N 55°14'41" W - 52.87 FEET TO THE POINT OF BEGINNING AND CONTAINING *24.969 AC* ACRES OF LAND.

OWNERS CERTIFICATE

THAT WE, DOYLE LEN & KELLY LEE DELANEY, HUSBAND AND WIFE, THE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS:

LOTS 1 - 3, DELANEY ACRES ADDITION, BEING A SUBDIVISION OF 25.439 ACRES OF LAND OUT OF BLOCK No. 6 OF THE JOSE MARIA MORA SURVEY, A-542, PARKER AND WISE COUNTIES, TEXAS.

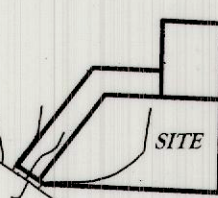
BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

OWNER

OWNER

11827
PO

F-4



STATE HIGHWAY No. 199
TO SPRINGTOWN
SALT CREEK ROAD