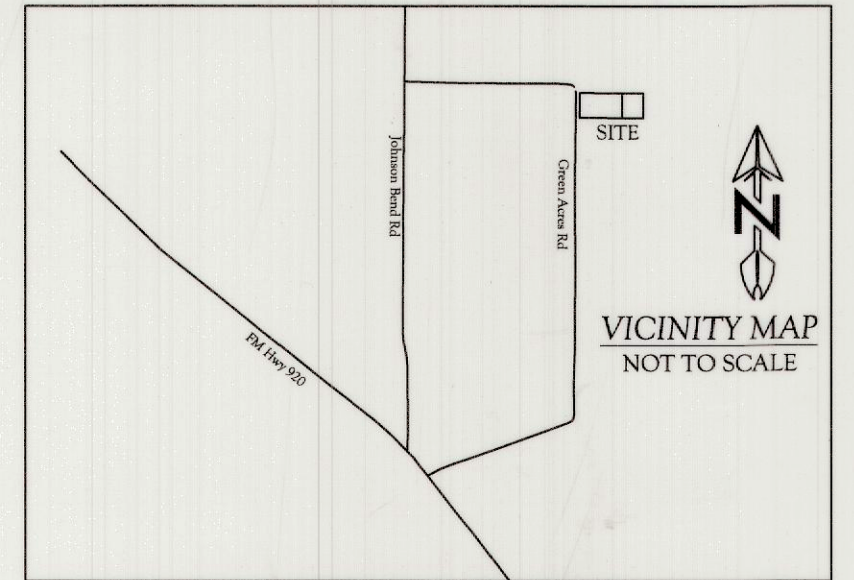
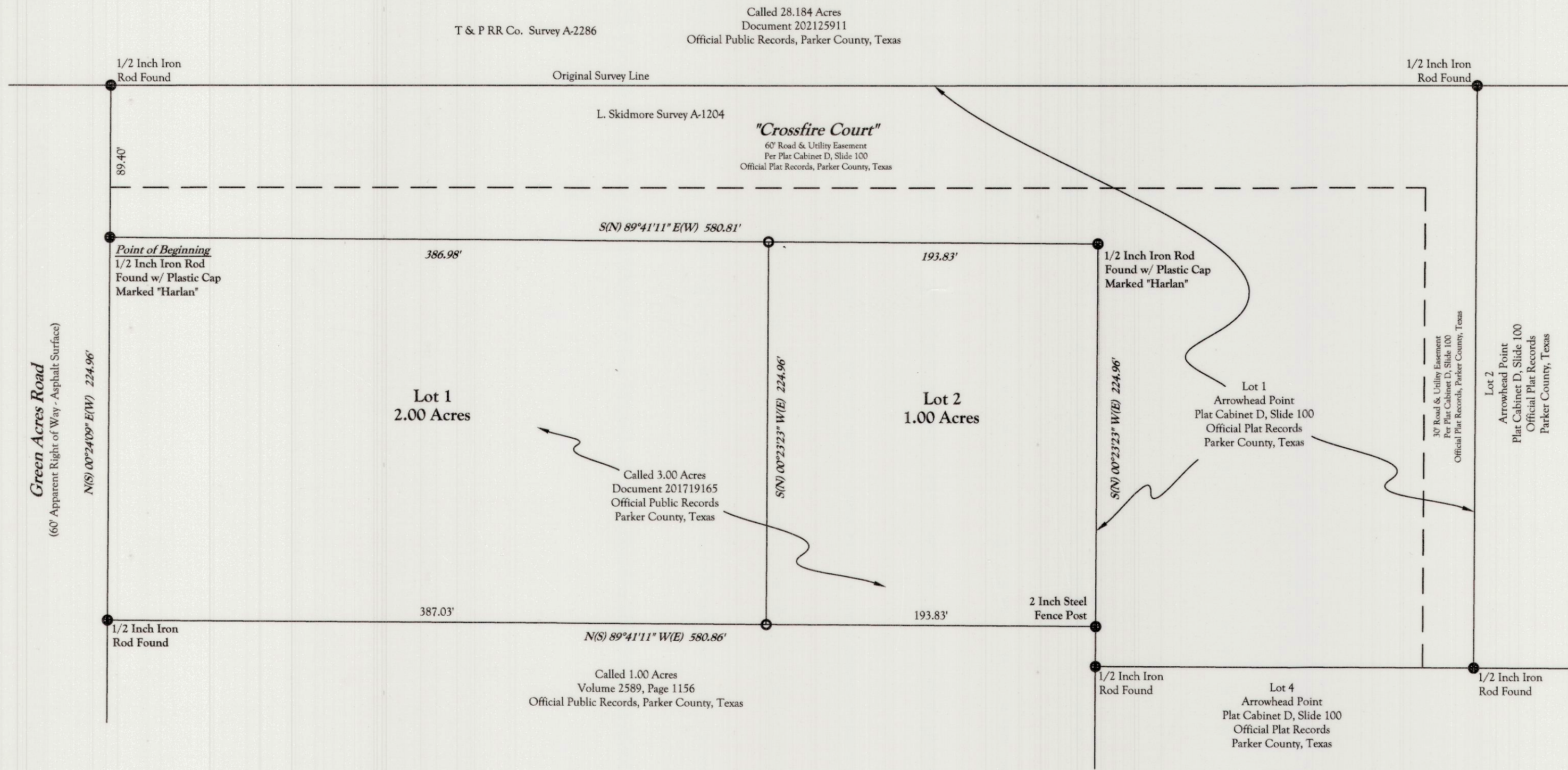




OWNER/DEVELOPER(S)
Thomas L. Holmes Jr.
690 Green Acres Road, Weatherford, Texas 76088

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

HOUSE NUMBER VISIBILITY
REFLECTIVE HOUSE NUMBERING, FOR VISIBILITY PURPOSES OF EMERGENCY SERVICE PERSONNEL TO BE SEEN FROM ROADWAY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 64L.

DRIVEWAY CULVERT NOTE
NO NEW DRIVEWAY CULVERTS PROPOSED OR REQUIRED.

GROUNDWATER AVAILABILITY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 212.12. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY APPROVED BY COMMISSIONERS COURT DATE 01/28/2024

GENERAL PLAT NOTES
1) THIS PROPERTY IS CURRENTLY SERVICED BY PRIVATE WATER WELLS.
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ONSITE 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. 4836C0275E, 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.

A FINAL PLAT OF
HOLMES ADDITION
LOTS 1 & 2
AN ADDITION TO PARKER COUNTY, TEXAS

3.00 ACRES OF LAND LOCATED IN THE L. SKIDMORE SURVEY, A-1204. BEING ALL OF A CALLED 3.00 ACRES TRACT AS DESCRIBED IN DOCUMENT 201719165, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN" IN THE OCCUPIED EAST LINE OF GREEN ACRES ROAD AND AT THE WESTERLY SOUTHWEST CORNER OF LOT 1, ARROWHEAD POINT, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 100, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS.

THENCE ALONG A SOUTH LINE OF SAID LOT 1, ARROWHEAD POINT, S 89°41'11" E - 580.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE A WEST LINE OF SAID LOT 1, ARROWHEAD POINT, S 00°23'23" W - 224.96 FEET TO A 2 INCH STEEL FENCE CORNER POST AT THE NORTHEAST CORNER OF A CALLED 1.00 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 2589, PAGE 1156 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 1.00 ACRES TRACT, N 89°41'11" W - 580.86 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID OCCUPIED EAST LINE OF GREEN ACRES ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SAID OCCUPIED EAST LINE OF GREEN ACRES ROAD, N 00°24'09" E - 224.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND.

THE STATE OF TEXAS)
COUNTY OF PARKER)

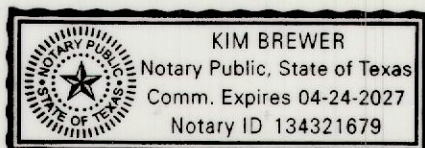
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN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

OWNER - SIGNATURE
OWNER - PRINTED

THE STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas L. Holmes Jr., 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 16 DAY OF Oct., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202428286
10/29/2024 03:58 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 28th DAY OF October, 2024

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

ACCT. NO: 13619
SCH. DIST: PE
CITY:
MAP NO: G-12

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CABINET F, SLIDE 798

