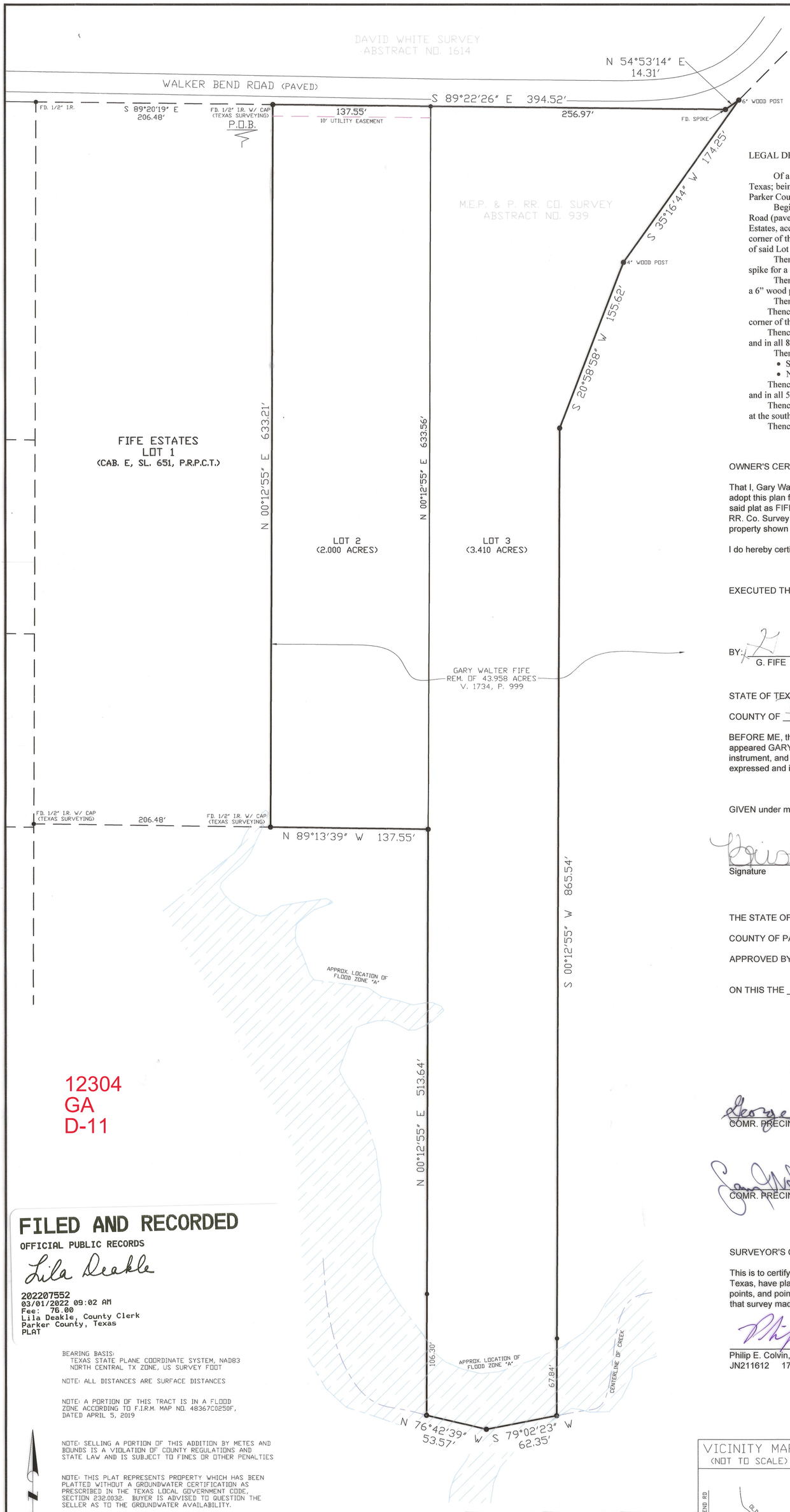
202207552 PLAT Total Pages: 1



12304
GA
D-11

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202207552
03/01/2022 09:02 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250F, DATED APRIL 5, 2019

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 BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

0 60 120 180

LEGAL DESCRIPTION

Of a 5.410 acres tract of land out of the M.E.P. & P. RR. Co. Survey, Abstract No. 939, Parker County, Texas; being part of a certain 43.958 acres tract described in Volume 1734, Page 999 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (TEXAS SURVEYING) in the south line of Walker Bend Road (paved) and in the north line of said M.E.P. & P. RR. Co. Survey and at the northeast corner of Lot 1 of Fife Estates, according to plat recorded in Cabinet E, Slide 651 of the Plat Records, for the northwest and beginning corner of this tract. Whence the northwest corner of said 43.958 acres tract, the same being the northwest corner of said Lot 1, bears N. 89 deg. 20 min. 19 sec. W. 206.48 feet.

Thence S. 89 deg. 22 min. 26 sec. E. 394.52 feet along the south line of said Walker Bend Road to a found spike for a corner of this and said 43.958 acres tract.

Thence N. 54 deg. 53 min. 14 sec. E. 14.31 feet along the south line of said Walker Bend Road to a 6" wood post in the north line of said 43.958 acres tract for the northeast corner of this tract.

Thence S. 35 deg. 16 min. 44 sec. W. 174.25 feet to a 4" wood post for a corner of this tract.

Thence S. 20 deg. 58 min. 58 sec. W. 155.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 00 deg. 12 min. 55 sec. W. at 797.70 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 865.54 feet to a point in the centerline of a creek for the southeast corner of this tract.

Thence along the centerline of said creek the following courses and distances:

- S. 79 deg. 02 min. 23 sec. W. 62.35 feet
- N. 76 deg. 42 min. 39 sec. W. 53.57 feet to a point for the most southerly southwest corner of this tract

Thence N. 00 deg. 12 min. 55 sec. E. at 106.30 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 513.64 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence N. 89 deg. 13 min. 39 sec. W. 137.55 feet to a found 1/2" iron rod with cap (TEXAS SURVEYING) at the southeast corner of said Lot 1 for the most westerly southwest corner of this tract.

Thence N. 00 deg. 12 min. 55 sec. E. 633.21 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, Gary Walter Fife, 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 FIFE ESTATES, PHASE 2. This plat being a subdivision of 5.410 acres out of the M.E.P. & P. RR. Co. Survey, Abstract No. 939, 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 21st DAY OF February, 2022

BY: G. Fife
G. FIFE

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 GARY WALTER FIFE, 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 this 21st day of February, 2022

Krista Peacock
Signature

KRISTA PEACOCK
My Notary ID # 125741606
Expires June 16, 2023

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 28 DAY OF February, 2022.

COUNTY JUDGE

George A Conley
COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

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 14, 2022.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN211612 17969.crd FN220152

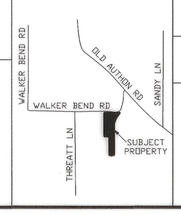
STATE OF TEXAS
REGISTERED
PHILIP E. COLVIN, JR.
6258
PROFESSIONAL
LAND SURVEYOR

OWNER INFORMATION

GARY FIFE
1655 OLD AUTHON RD
WEATHERFORD, TX 76088
PH. 817-613-6102

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 171
DATE 3/1/2022

VICINITY MAP
(NOT TO SCALE)



SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT

FIFE ESTATES
PHASE 2
LOT 2 AND LOT 3

BEING A SUBDIVISION OF 5.410 ACRES OUT OF THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 939, PARKER COUNTY, TX

PLAT DATE: FEBRUARY 3, 2022