

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

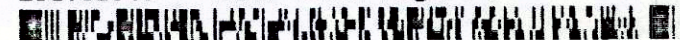
NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS:

WATER: PRIVATE WELLS
WASTEWATER: PRIVATE SEPTIC SYSTEMS

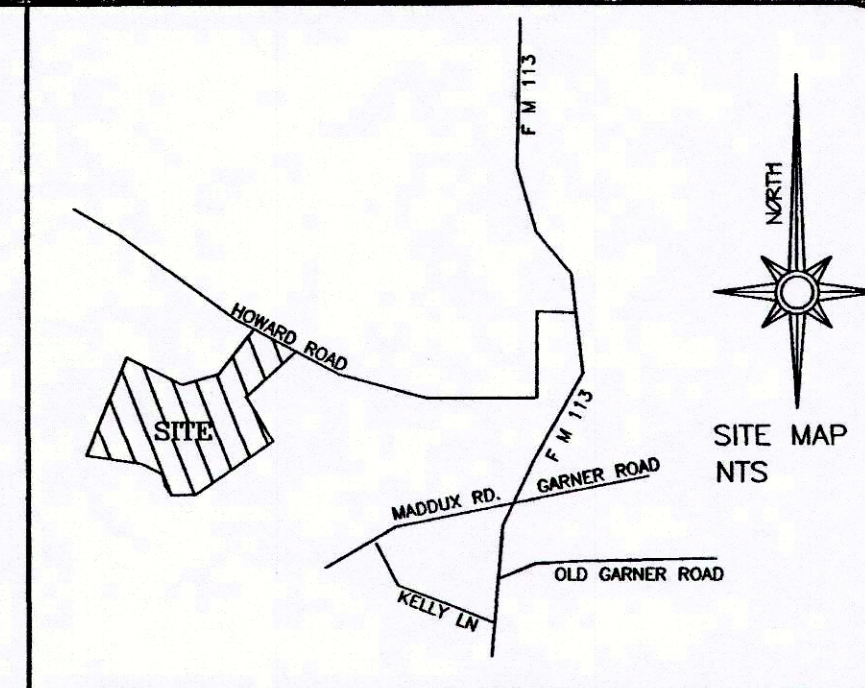
D-6669

201701847 PLAT Total Pages: 1



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0225 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

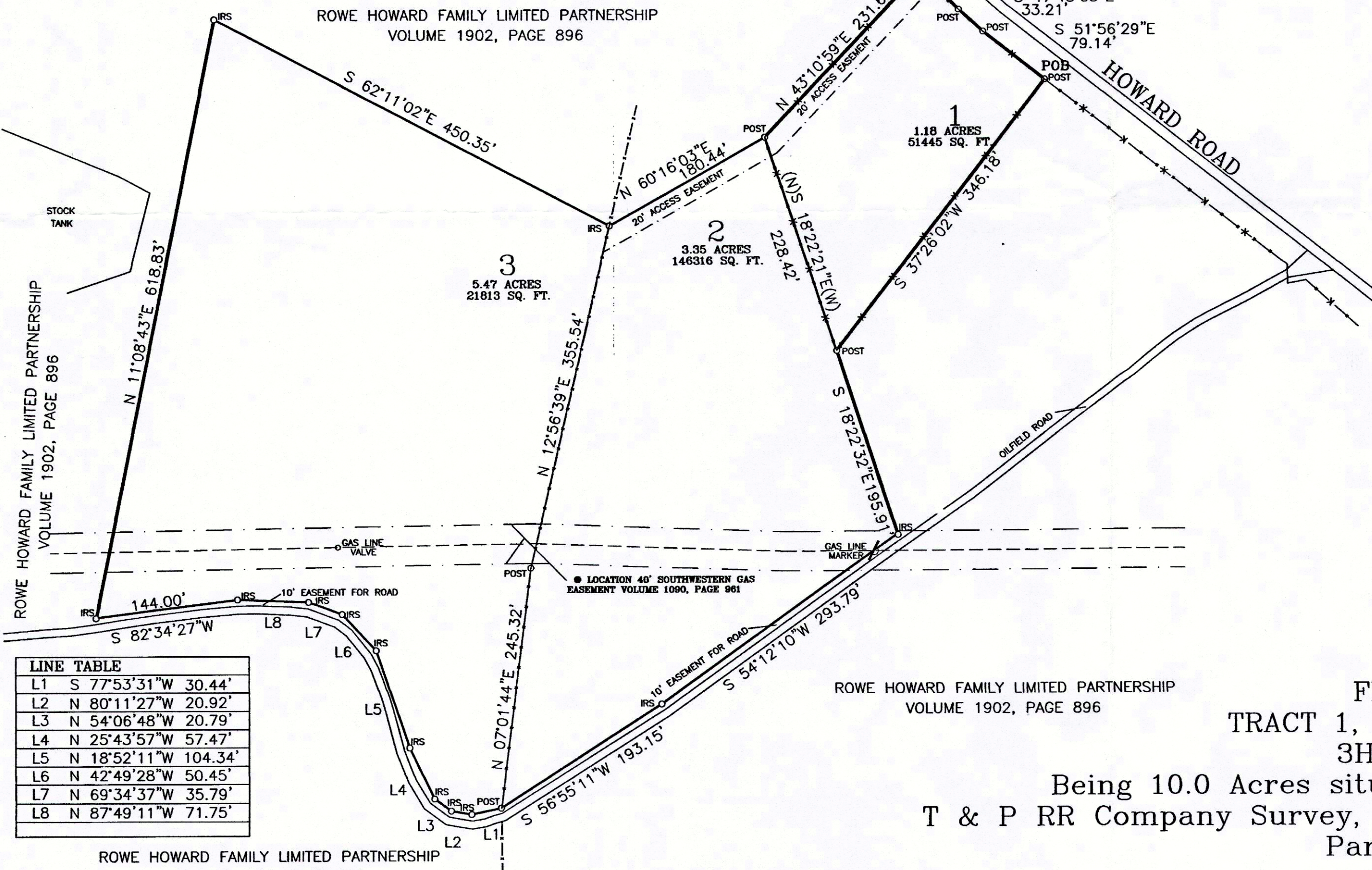
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



Owner/Developer:
Denise Maserang
901 Howard Road
Weatherford, TX 76088
1-979-900-8388

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.

IRF IRON ROD FOUND, 1/2" UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")



THE STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
December, 2016



ACCT. NO: 10008
SCH. DIST: GA
CITY: B-11
MAP NO:

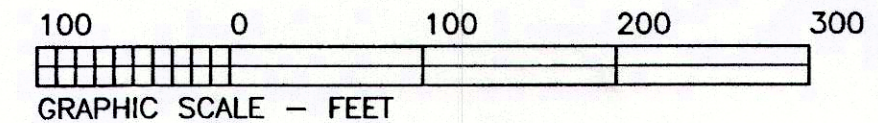
LINE TABLE	
L1	S 77°53'31"W 30.44'
L2	N 80°11'27"W 20.92'
L3	N 54°06'48"W 20.79'
L4	N 25°43'57"W 57.47'
L5	N 18°52'11"W 104.34'
L6	N 42°49'28"W 50.45'
L7	N 69°34'37"W 35.79'
L8	N 87°49'11"W 71.75'

ROWE HOWARD FAMILY LIMITED PARTNERSHIP
VOLUME 1902, PAGE 896

FINAL PLAT
TRACT 1, TRACT 2 AND TRACT 3
3H RANCH ESTATES

Being 10.0 Acres situated in and being a portion of the
T & P RR Company Survey, Section No. 343, Abstract No. 1496
Parker County, Texas

SCALE: 1" = 100'



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

21496.002.001.00 22550.002.002.00 16351PLAT
21496.004.003.00