

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: NO NEW ROADS

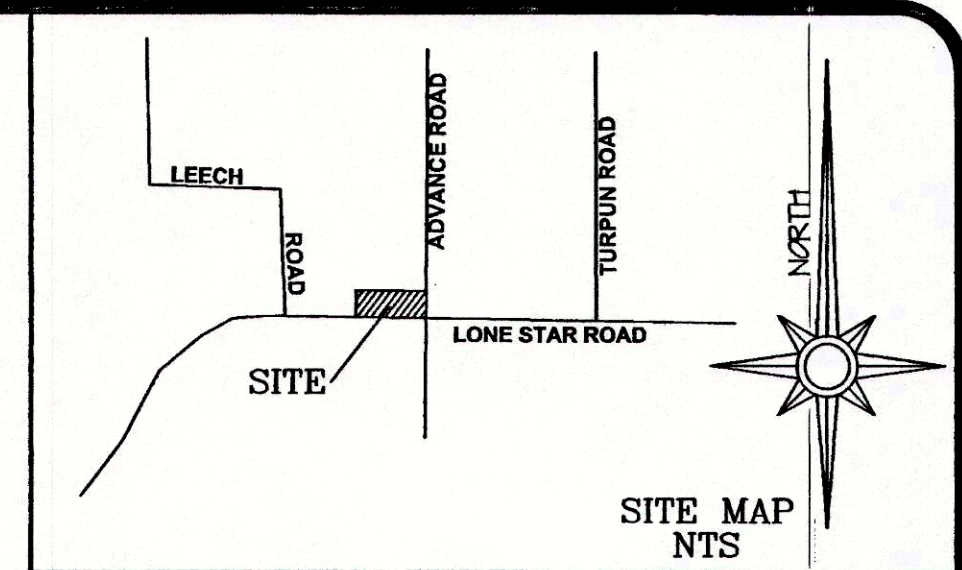
WATER: BY PRIVATE WELLS

WASTEWATER: BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS

REMAINDER  
MELVIN FRYSSINGER  
DOC# 201706370

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0125 F 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



THE STATE OF TEXAS }  
COUNTY OF PARKER }

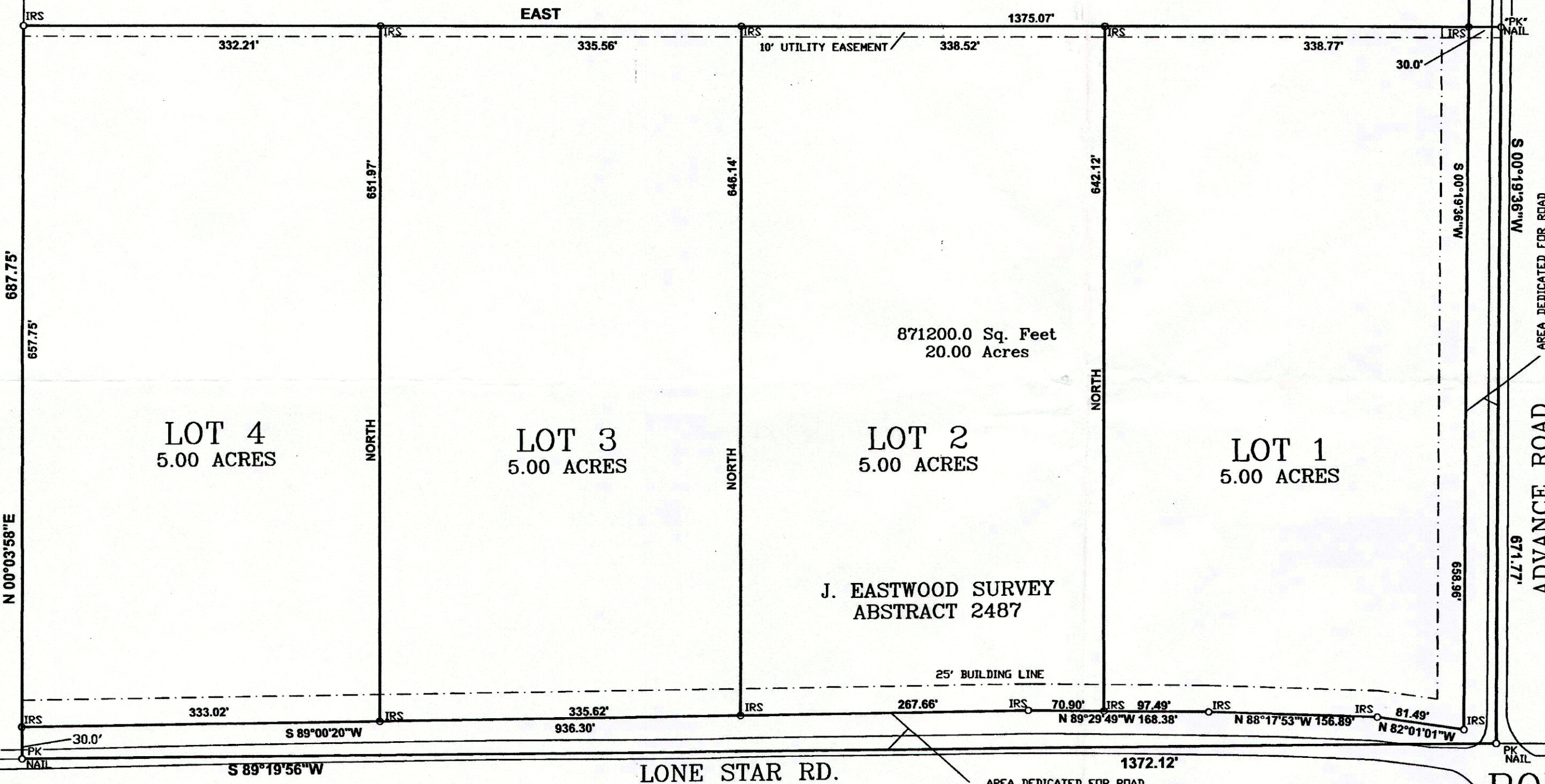
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*David Harlan, Jr.*

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JULY, 2017



ACCT. NO: 10024  
SCH. DIST: PO  
CITY: D-4  
MAP NO:



REMAINDER  
BOB H. O'DELL  
VOLUME 544, PAGE 58

J. M. TURNER SURVEY  
ABSTRACT 1283

J. EASTWOOD SURVEY  
ABSTRACT 2487

ROBERT E. IKARD SURVEY  
ABSTRACT 723

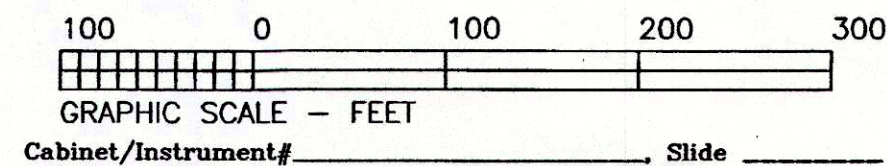
"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

LOTS 1 THROUGH 4  
ADVANCE ADDITION  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being 21.434 Acres situated in and being a portion of the  
J. Eastwood Survey, Abstract No. 2487  
Parker County, Texas

OWNER/DEVELOPER:  
Melvin Frysinger  
817-613-7441  
3321 Addition Dr.  
Hudson Oaks, TX 76087

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

D-777



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

SCALE: 1" = 100'

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