

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.

LINEAR FEET OF ROADS: NO NEW ROADS

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.

Water by Parkey County Water Supply Co. 817/594-2900
Wastewater by individual private septic systems

"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."

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.

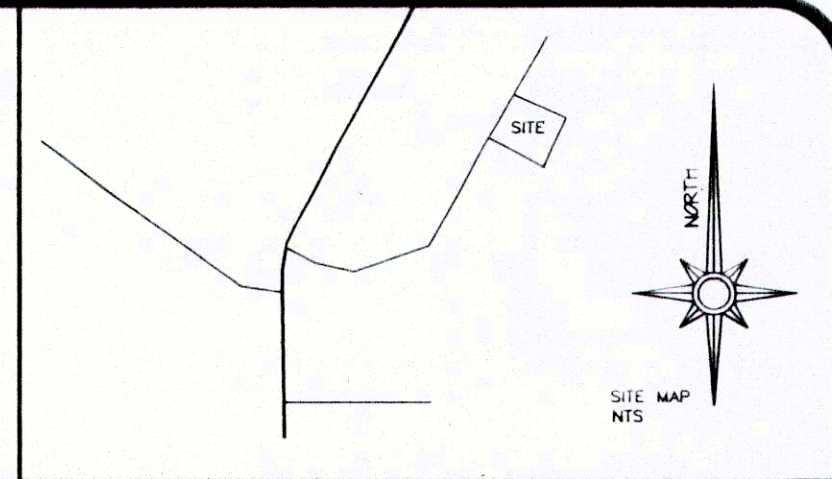
NOTE TO AGENT by Esther Wattenbarger as POA
Signature of Owner

201424455 PLAT Total Pages: 1

THE STATE OF TEXAS)
COUNTY OF PARKER)

NORA MACK being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it not within the Extra-Territorial Jurisdiction of any incorporated city or town, in Parker County, Texas.

Nora Mack by Esther Wattenbarger as POA



THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 5th day of Dec, 2014.

George A Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Mark Riley
Mark Riley, County Judge

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Absent
Dusty Renfro
Commissioner Precinct #4

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, NORA KATHERINE MACK (Cause # 03 P144, Probate Records), being the sole owners of 14.929 Acres situated in and being a portion of the ROBERT W. CALDWELL SURVEY, ABSTRACT No. 213, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the east line of Daniel Road, as it exist, said post being called by deed to be South, 4965.64 feet and West, 3977.86 feet from the northeast corner of said Robert W. Caldwell Survey; THENCE N 30°18'17" E, with the east line of said Daniel Road, 697.80 feet to an iron rod set; THENCE S 58°13'50" E, 942.62 feet to a post; THENCE S 30°53'11" W, 687.44 feet to a post; THENCE N 58°51'21" W, 935.43 feet to the POINT OF BEGINNING and containing 14.929 acres (650299 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NORA MACK, does hereby adopt this plat designating the hereinabove described real property as LOT 1, and LOT 2, BLOCK 1, ANGRY BIRD ACRES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 14.929 Acres situated in and being a portion of the Robert W. Caldwell Survey, Abstract No. 213, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at WEATHERFORD, Parker County, Texas this 5th day of DEC, 2014.

Nora Mack by Esther Wattenbarger as POA
Esther Wattenbarger, for Nora Katherine Mack
NORA MACK
AKA NORA K. MACK

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared ESTER WATTENBARGER as attorney in fact on behalf of NORA MACK known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of DECEMBER, 2014

Jeane Brunson
Notary Public in and for the State of Texas
2/28/2018
My Commission Expires On:



ACCT. NO.: 10132
SCH. DIST.: BR
CITY:
MAP NO.: E-20

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
201424455
12/08/2014 10:32 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

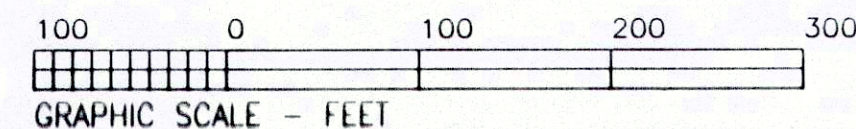


THE STATE OF TEXAS)
COUNTY OF PARKER)

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
NOVEMBER, 2014

LOT 1, AND LOT 2, BLOCK 1
ANGRY BIRD ACRES
AN ADDITION IN PARKER COUNTY, TEXAS
Being 14.929 Acres situated in and being a portion of the
Robert W. Caldwell Survey, Abstract No. 213
Parker County, Texas

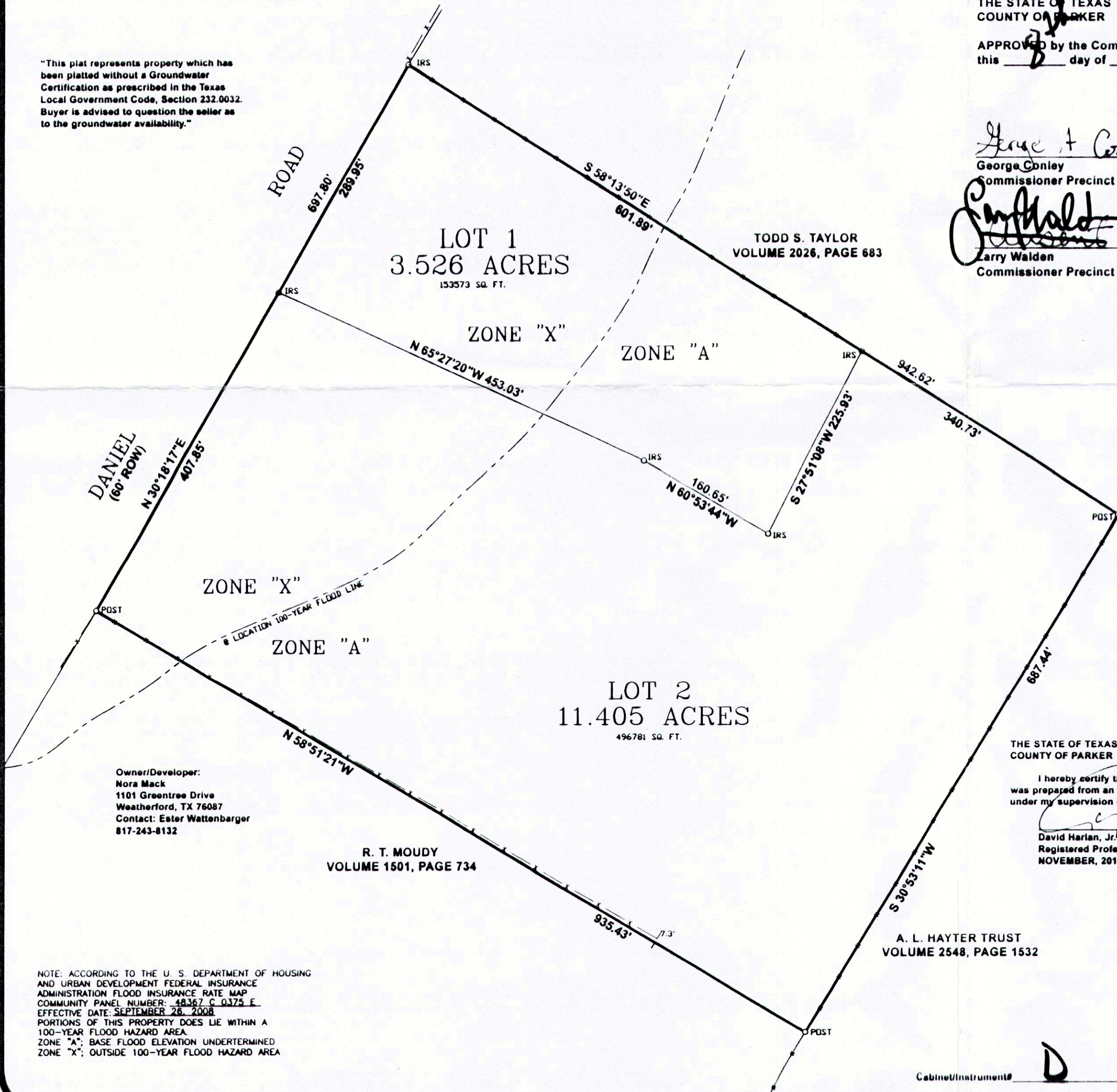


HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341 2833

SCALE: 1" = 100'

Cabinet/Instrument# D 371 Slide

2013.030.000.00
2013.030.001.00



Owner/Developer:
Nora Mack
1101 Greentree Drive
Weatherford, TX 76087
Contact: Ester Wattenbarger
817-243-8132

R. T. MOUDY
VOLUME 1501, PAGE 734

A. L. HAYTER TRUST
VOLUME 2548, PAGE 1532

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0375 E EFFECTIVE DATE: SEPTEMBER 28, 2008 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
ZONE "A": BASE FLOOD ELEVATION UNDETERMINED
ZONE "X": OUTSIDE 100-YEAR FLOOD HAZARD AREA