

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

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.

Robert S. Olivan
Signature of Owner

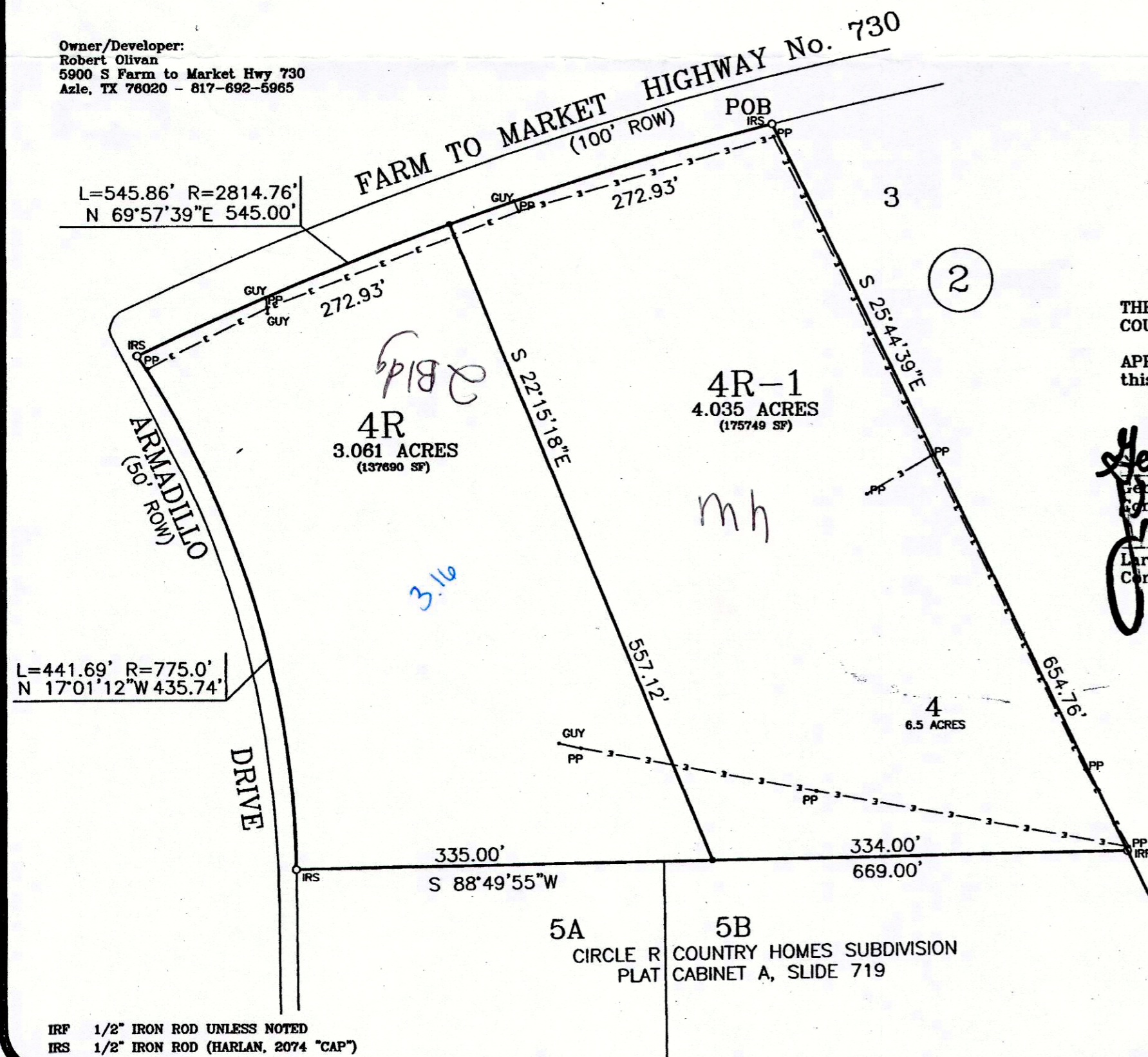
THE STATE OF TEXAS)
COUNTY OF PARKER

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.
Registered Professional Land Surveyor, No. 2074
AUGUST, 2017



Owner/Developer:
Robert Olivan
5900 S Farm to Market Hwy 730
Azle, TX 76020 - 817-692-5965



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

201730526 PLAT Total Pages: 1

THE STATE OF TEXAS)
COUNTY OF PARKER

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

Robert S. Olivan

STATE OF TEXAS)
COUNTY OF PARKER

WHEREAS, ROBERTO S. OLIVAN (Volume 2420, Page 241), being the sole owner of 7.195 Acres situated in and being all of Lot 4, Block 2, ARMADILLO HILLS ESTATES, an addition to Parker County, Texas, according to the plat recorded in Volume 359-A, Page 51, Deed Records and filed in Plat Cabinet A, Slide 85, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan, 2074) in the south right of way line of Farm to Market Highway No. 730 (100' right of way) at the northeast corner of said Lot 4 and the northwest corner of Lot 3, said Block 2;

THENCE S 25°44'39" E, with the common line of said Lot 3 and Lot 4, 654.76 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of Lot 5B, Circle R Country Homes Subdivision, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 719, Plat Records, Parker County, Texas;
THENCE S 88°49'55" W, with the north line of said Circle R Country Homes Subdivision, 669.00 feet to an iron rod set in the east right of way line of Armadillo Drive (50' right of way) at the northwest corner of Lot 5A, said Circle R Country Homes Subdivision at the beginning of a non-tangent curve to the left with a radius of 775.0 feet and whose chord bears N 17°01'12" W, 435.74 feet;
THENCE with the east right of way line of said Armadillo Drive and said curve to the left through a central angle of 32°39'16" and a distance of 441.69 feet to an iron rod set in the south right of way line of said Farm to Market Highway No. 730 in a non-tangent curve to the right with a radius of 2814.76 feet and whose chord bears N 69°57'39" E, 545.00 feet;
THENCE with the south right of way line of said Farm to Market Highway No. 730 and said curve to the right through a central angle of 11°06'40" and a distance of 545.88 feet to the POINT OF BEGINNING and containing 7.195 acres (313,440 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERTO S. OLIVAN, does hereby adopt this plat designating the hereinabove described real property as LOT 4R AND LOT 4R-1, BLOCK 2, ARMADILLO HILLS ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lot 4, Block 2, Armadillo Hills Estates, according to the plat recorded in Volume 359-A, Page 51, Deed Records and filed in Plat Cabinet A, Slide 85, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 101 N. Main Street, Parker County, Texas this 11 day of December, 2017.
Robert S. Olivan
Roberto S. Olivan

STATE OF TEXAS)
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared ROBERTO S. OLIVAN, 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 11 day of December, 2017.

Notary Public in and for the State of Texas
Jeanne Belynn Tierce
My Commission Expires On: Nov. 07, 2019

THE STATE OF TEXAS)
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 11 day of December, 2017.

George A. Conley Mark Riley, County Judge
George Conley, Commissioner Precinct #1
Larry Valdez Larry Valdez, Commissioner Precinct #3
Craig Peacock Craig Peacock, Commissioner Precinct #2
Steve Dugan Steve Dugan, Commissioner Precinct #4

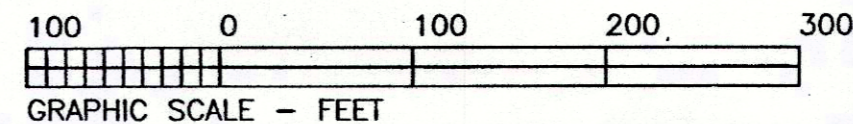
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201730526
12/11/2017 10:18 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 10200
SCH. DIST.: WE
CITY: K-12
MAP NO.:

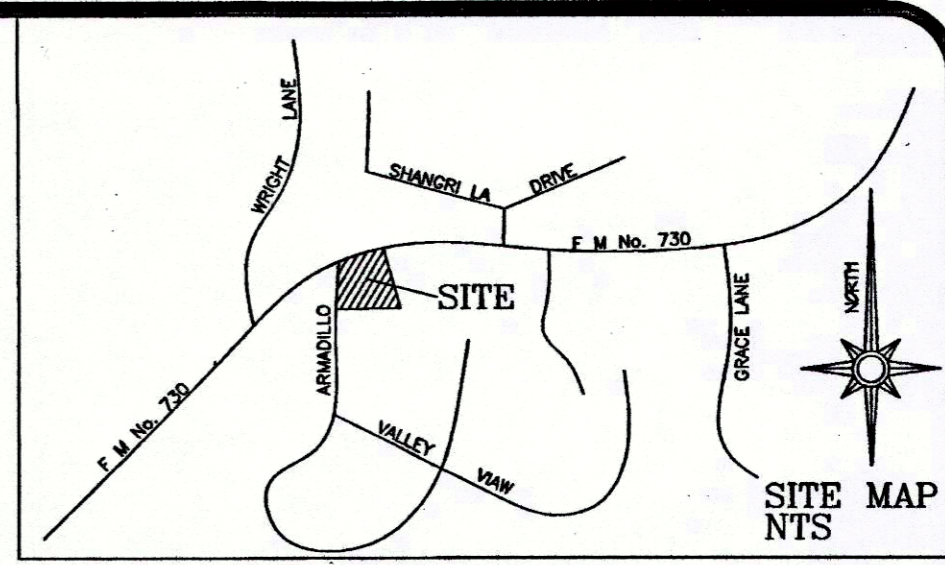
LOT 4R AND LOT 4R-1, BLOCK 2
ARMADILLO HILLS ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Lot 4, Block 2, Armadillo Hills Estates according to the plat recorded in Volume 359-A, Page 51 Deed Records and filed in Plat Cabinet A, Slide 85 Plat Records, Parker County, Texas

10200.002.004.00



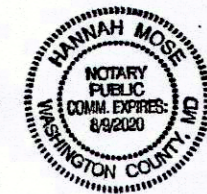
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

SCALE: 1" = 100'



LIENHOLDER - CONSENT ONLY
Wells Fargo Bank, N.A.

Dwaine Healy
Greg R. Smalley, Vice President
Signature of Lien holder



This the 17 day of November, 2017.
Hannah Mose
Notary Public, State of Texas
Maryland, County of Frederick
Hannah Mose
My commission expires: 08/09/2020

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: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 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

*Distances correct
distances were measured
per Harlan*

Cabinet/Instrument# E Slide 3