

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.

"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."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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

I, \_\_\_\_\_, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is OR is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

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.

*Ashley Hall*  
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.*  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074

March 2022



STATE OF TEXAS  
COUNTY OF PARKER

202217910 PLAT Total Pages: 1

WHEREAS LANCE HALL AND ASHLEY HALL (Lot 4, Block 2 in V. 2205, P. 1712) and (Lot 10, Block 2 in V. 2369, P. 1426) are the sole owners of Lot 4 and Lot 10, Block 2, CREEK BEND RANCH, according to the plat recorded in Plat Cabinet B, Slide 608, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Creek Bend Drive (60' ROW) at the northeast corner of Lot 5, Block 2, Creek Bend Ranch and said Lot 4;

THENCE West, with the common line of said lots, 560.47 feet to an iron rod found at the northwest corner of said Lot 5 in the east line of said Lot 10;

THENCE with the common line of said lots the following courses and distances;  
S 00°58'11" E, 54.10 feet to an iron rod found;

South, 171.30 feet to an iron rod found at the southeast corner of said Lot 10 and the northeast corner of Lot 9, Block 2, said Creek Bend Ranch;

THENCE West, with the common line of said lots, 253.00 feet to an iron rod found at the southwest corner of said Lot 10 and the southeast corner of Lot 11, Block 2, said Creek Bend Ranch;

THENCE North, with the common line of said lots, 432.72 feet to an iron rod found at the northwest corner of said Lot 10 in the south line of Lot 12, Block 2, said Creek Bend Ranch; THENCE East, with the common line of said lots, 248.57 feet to an iron rod found at the southeast corner of said Lot 12 in the west line of said Lot 4;

THENCE with the common line of said lots the following courses and distances;

N 00°58'13" W, 147.16 feet to an iron rod found;

N 07°16'33" E, 239.17 feet to an iron rod found at the northwest corner of said Lot 4 at the southwest corner of Lot 3, Block 2, said Creek Bend Ranch;

THENCE East, with the common line of said lots, 261.29 feet to an iron rod found in the west right of way line of said Creek Bend Drive in a non-tangent curve to the left with a radius of 330.00 feet and whose chord bears S 47°42'33" E, 151.54 feet;

THENCE with said Creek Bend Drive the following courses and distances;

With said curve to the left through a central angle of 26°32'53" and a distance of 152.91 feet to an iron rod found at the beginning of a curve to the right with a radius of 300.00 feet and whose chord bears S 38°54'40" E, 225.46 feet;

With said curve to the right through a central angle of 44°08'40" and a distance 231.14 feet to an iron rod found;

S 07°48'36" E, 177.78 feet to an iron rod found at the beginning of a curve to the right with a radius of 320.00 feet and whose chord bears S 01°51'21" E, 66.39 feet;

With said curve to the right through a central angle of 11°54'31" and a distance of 66.51 feet to an iron rod found;

S 04°05'15" W, 72.00 feet to the POINT OF BEGINNING and containing 9.236 acres (402,343 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LANCE HALL AND ASHLEY HALL, does hereby adopt this plat designating the hereinabove described real property as a REVISION OF LOT 4 AND LOT 10, BLOCK 2, CREEK BEND RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being a Revision of Lot 4 and Lot 10, Block 2, CREEK BEND RANCH, according to the plat recorded in Plat Cabinet B, Slide 608, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 North Main, Parker County, Texas this 5 day of May, 2022.

*Lance Hall Ashley Hall*  
Lance Hall Ashley Hall

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Ashley Hall*, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of May, 2022.

Notary Public in and for the State of Texas  
*Jamie Tierce*  
My Commission Expires On: 11-07-2023  
Notary ID 10347742

STATE OF TEXAS  
COUNTY OF PARKER

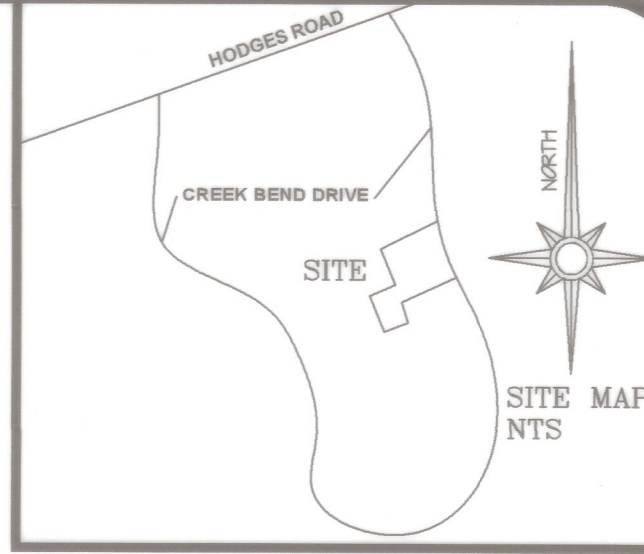
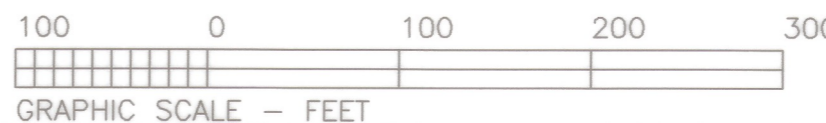
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Larry Walden*, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of May, 2022.

Notary Public in and for the State of Texas  
*Jamie Tierce*  
My Commission Expires On: 11-07-2023  
Notary ID 10347742

F 224

Cabinet/Instrument# \_\_\_\_\_ Slide \_\_\_\_\_



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0125 E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

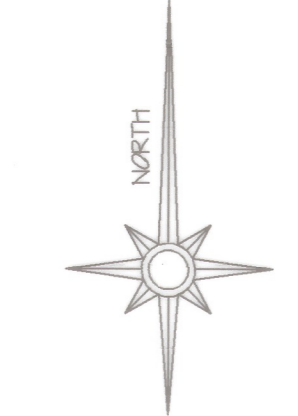
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

11625.002.004.00  
11625.002.010.00

LIENHOLDER  
*N/A Ashley Hall*  
Signature of Lien holder  
This the \_\_\_\_ day of \_\_\_\_\_, 2022.  
Notary Public, State of Texas

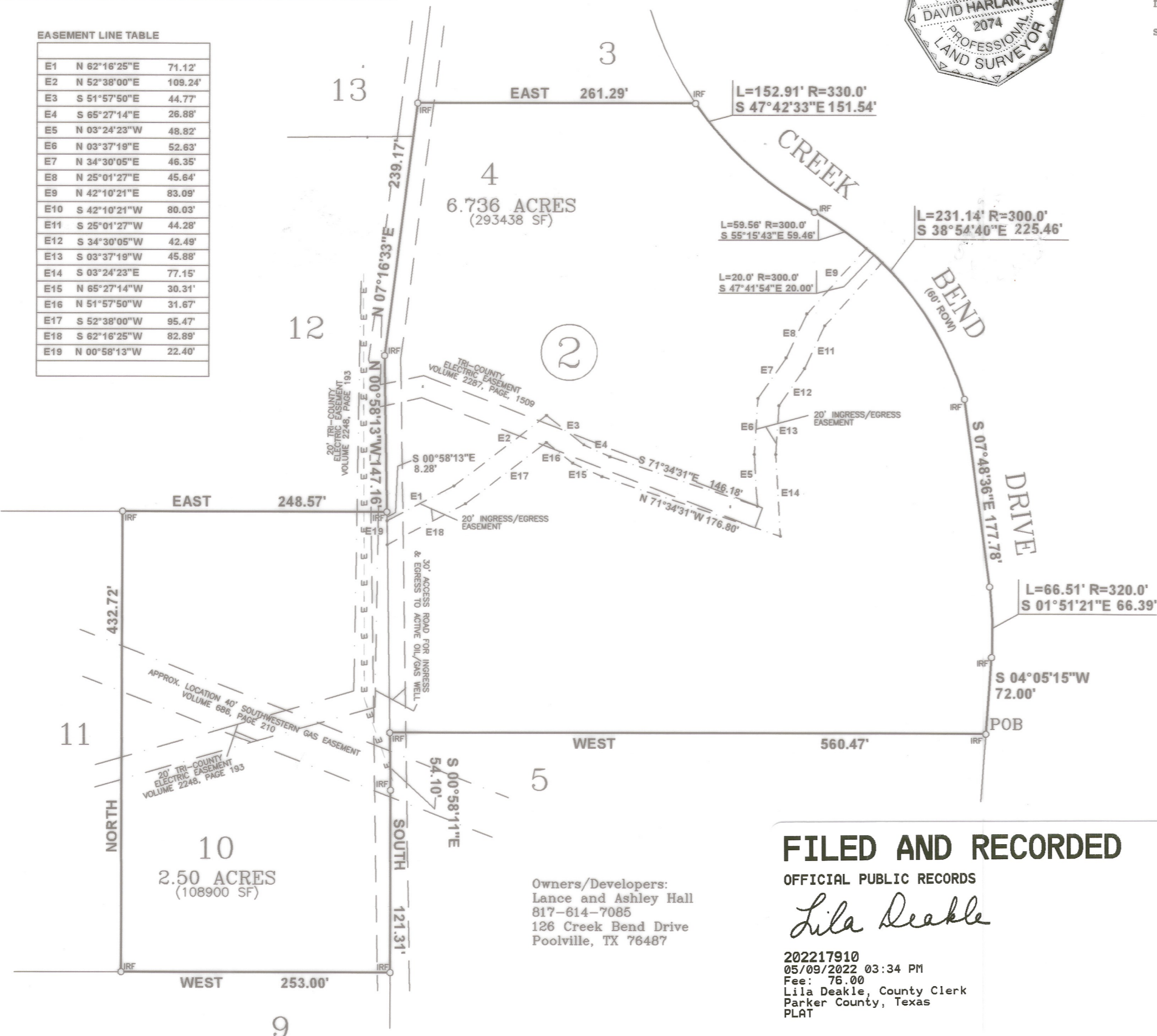
THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County, Texas, this 9th day of May, 2022.  
*George A Conley* Pat Deen, County Judge  
*George Conley* Commissioner Precinct #1  
*Larry Walden* Commissioner Precinct #3  
*Craig Rock* Commissioner Precinct #2  
*Steve Dugan* Commissioner Precinct #4

11625  
PE  
E-7



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

EASEMENT LINE TABLE		
E1	N 62°16'25"E	71.12'
E2	N 52°38'00"E	109.24'
E3	S 51°57'50"E	44.77'
E4	S 65°27'14"E	26.88'
E5	N 03°24'23"W	48.82'
E6	N 03°37'19"E	52.63'
E7	N 34°30'05"E	46.35'
E8	N 25°01'27"E	45.64'
E9	N 42°10'21"E	83.09'
E10	S 42°10'21"W	80.03'
E11	S 25°01'27"W	44.28'
E12	S 34°30'05"W	42.49'
E13	S 03°37'19"W	45.88'
E14	S 03°24'23"E	77.15'
E15	N 65°27'14"W	30.31'
E16	N 51°57'50"W	31.67'
E17	S 52°38'00"W	95.47'
E18	S 62°16'25"W	82.89'
E19	N 00°58'13"W	22.40'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

202217910  
05/09/2022 03:34 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

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