

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.

NO LEIN HOLDERS

LINEAR FEET OF ROADS: NO NEW ROADS

Wastewater by private septic systems
Water by private wells

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)

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
DECEMBER, 2014

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, CASSIE CASLER MEASURES (Volume 2627, Page 1207) and M. G. LEWIS AND SANDRA LEWIS (Doc#201500002), being the sole owners of 26.0 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 227, ABSTRACT No. 1486, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the south line of Hott Lane, as it exist and being called by deed to be East, 1312.3 feet and South, 935.0 feet from the northwest corner of said T & P RR Company Survey; THENCE S 80°22'52" E, with the south line of said Hott Lane, 743.95 feet to an iron rod set and POINT OF BEGINNING;
THENCE with the south line of said Hott Lane the following courses and distances:
S 80°22'52" E, 365.50 feet to a post;
S 79°26'54" E, 458.34 feet to a post;
S 73°31'50" E, 48.09 feet to an iron rod found at the most westerly corner of a tract of land described by deed to John L. Frost, recorded in Volume 1710, Page 1091, Real Records, Parker County, Texas;
THENCE S 80°08'41" E, on or about a fence line, 602.96 feet to a post in the west line of North Lambert Road, as it exist;
THENCE with the west line of said North Lambert Road the following courses and distances:
S 03°18'40" W, 137.30 feet to a post;
S 11°06'02" W, 321.98 feet to a post;
S 25°12'21" W, 82.44 feet to a post;
S 53°31'52" W, 50.16 feet to a post;
S 67°52'00" W, 53.44 feet to a post;
S 77°39'06" W, 140.68 feet to a post;
S 64°19'44" W, 39.12 feet to a post;
S 37°01'26" W, 90.04 feet to an iron rod set;
THENCE West, 1029.35 feet to an iron rod set;
THENCE North, 958.32 feet to the POINT OF BEGINNING and containing 26.0 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CASSIE CASLER MEASURES, M. G. LEWIS AND SANDRA LEWIS does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 4, BLOCK 1, CASLER VIEW, AN ADDITION IN PARKER COUNTY, TEXAS, Being 26.0 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 227, ABSTRACT No. 1486, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at January Parker County, Texas this 28 day of January, 2015.

Cassie Casler Measures
Cassie Casler Measures
M. G. Lewis
M. G. Lewis
Sandra Lewis
Sandra Lewis

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CASSIE CASLER MEASURES, 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 28 day of January, 2015

Leslie Coufal
Notary Public in and for the State of Texas
9-16-2017
My Commission Expires On:

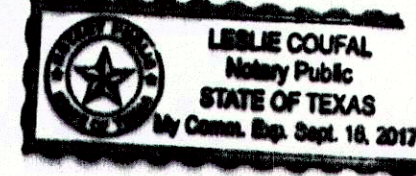


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared M. G. LEWIS, 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 28 day of January, 2015

Leslie Coufal
Notary Public in and for the State of Texas
9-16-2017
My Commission Expires On:

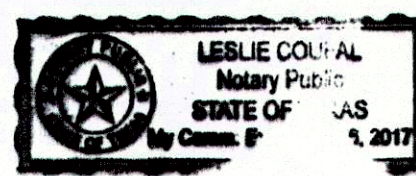


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared SANDRA LEWIS, 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 28 day of January, 2015

Leslie Coufal
Notary Public in and for the State of Texas
9-16-2017
My Commission Expires On:



THE STATE OF TEXAS)
COUNTY OF PARKER)

I, *M. G. Lewis*, 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.

ACCT. NO: 11032
SCH. DIST: MI
CITY:
MAP NO: E-13

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.

Cassie Casler Measures
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

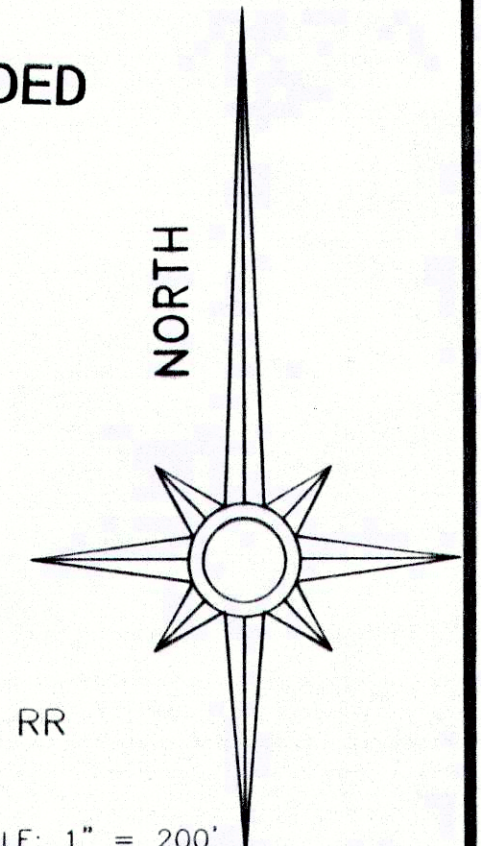
APPROVED by the Commission, Court of Parker County, Texas, this 28 day of January, 2015.

George A. Gaby Commissioner Precinct #1
Craig Peacock Commissioner Precinct #2
Harry Vaden Commissioner Precinct #3
Steve Dugan Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201502490
02/09/2015 10:14 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

NORTH

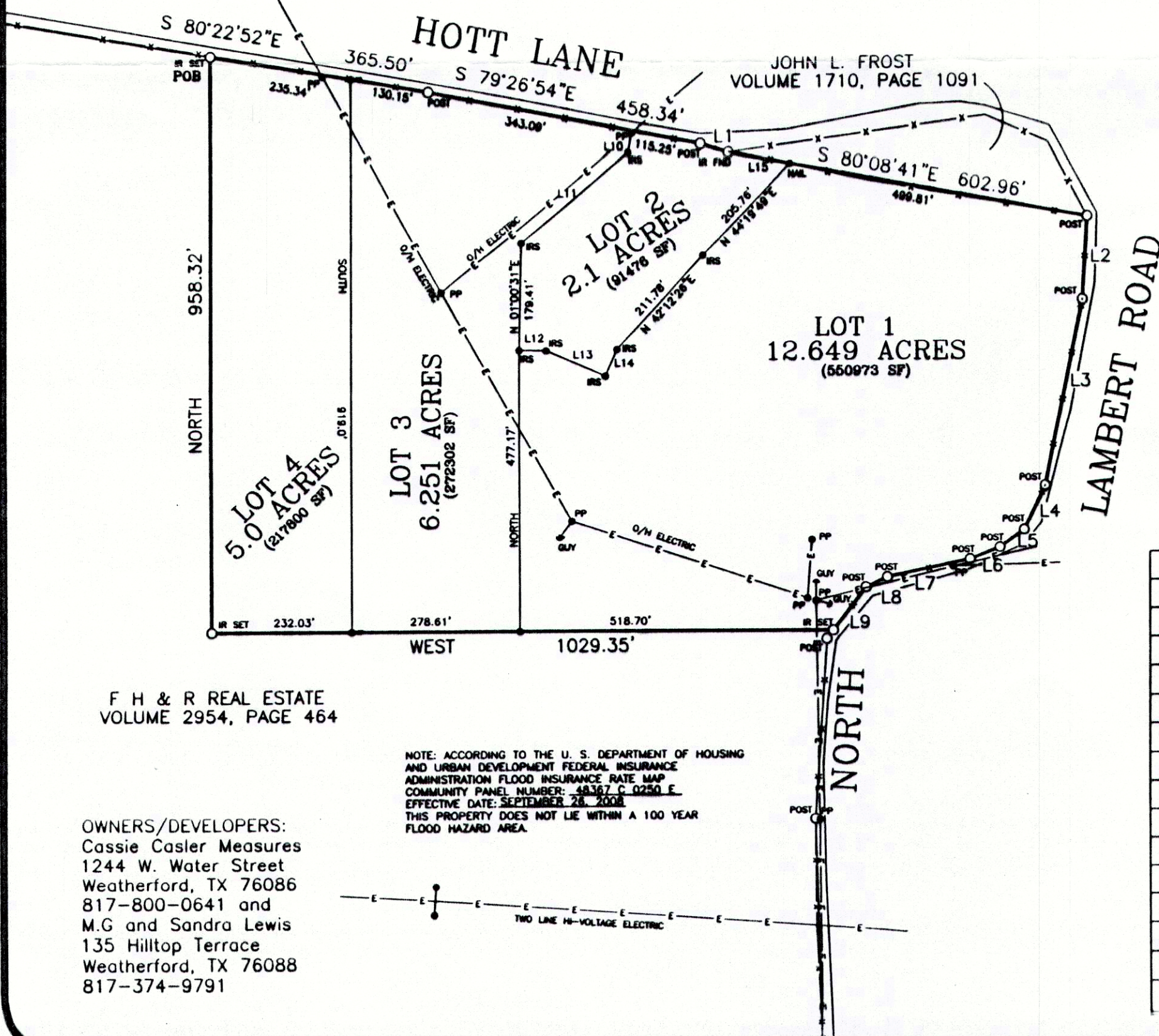


SCALE: 1" = 200'

200 0 200 400 600
GRAPHIC SCALE - FEET

Cabinet/Instrument# D Slide 383

21486.006.002-00
21486.006.003-00



LINE TABLE

L1	S 73°31'50"E	48.09'
L2	S 03°18'40"W	137.30'
L3	S 11°06'02"W	321.98'
L4	S 25°12'21"W	82.44'
L5	S 53°31'52"W	50.16'
L6	S 67°52'00"W	53.44'
L7	S 77°39'06"W	140.68'
L8	S 64°19'44"W	39.12'
L9	S 37°01'26"W	90.04'
L10	N 10°33'06"E	34.74'
L11	N 51°00'02"E	228.37'
L12	N 88°59'29"W	44.46'
L13	N 66°24'35"W	107.09'
L14	S 23°35'25"W	48.50'
L15	S 80°08'41"E	103.17'

F H & R REAL ESTATE
VOLUME 2954, PAGE 464

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48067 E-0250 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNERS/DEVELOPERS:
Cassie Casler Measures
1244 W. Water Street
Weatherford, TX 76086
817-800-0641 and
M.G and Sandra Lewis
135 Hilltop Terrace
Weatherford, TX 76088
817-374-9791

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