

I, BLAINE PETER STRICKLAND, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Blaine Peter Strickland
BLAINE PETER STRICKLAND

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE FLR MAP, PANEL NO. 48367C0300-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY PRIVATE WATER WELL.

SEWER PROVIDED BY PRIVATE SEPTIC TANK.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 14 DAY OF June, 2021.

George A. Wiley
COMMISSIONER PRECINCT #1

Sam H. Holt
COMMISSIONER PRECINCT #3

Chris Johnson
COMMISSIONER PRECINCT #2

W. D. Owen
COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

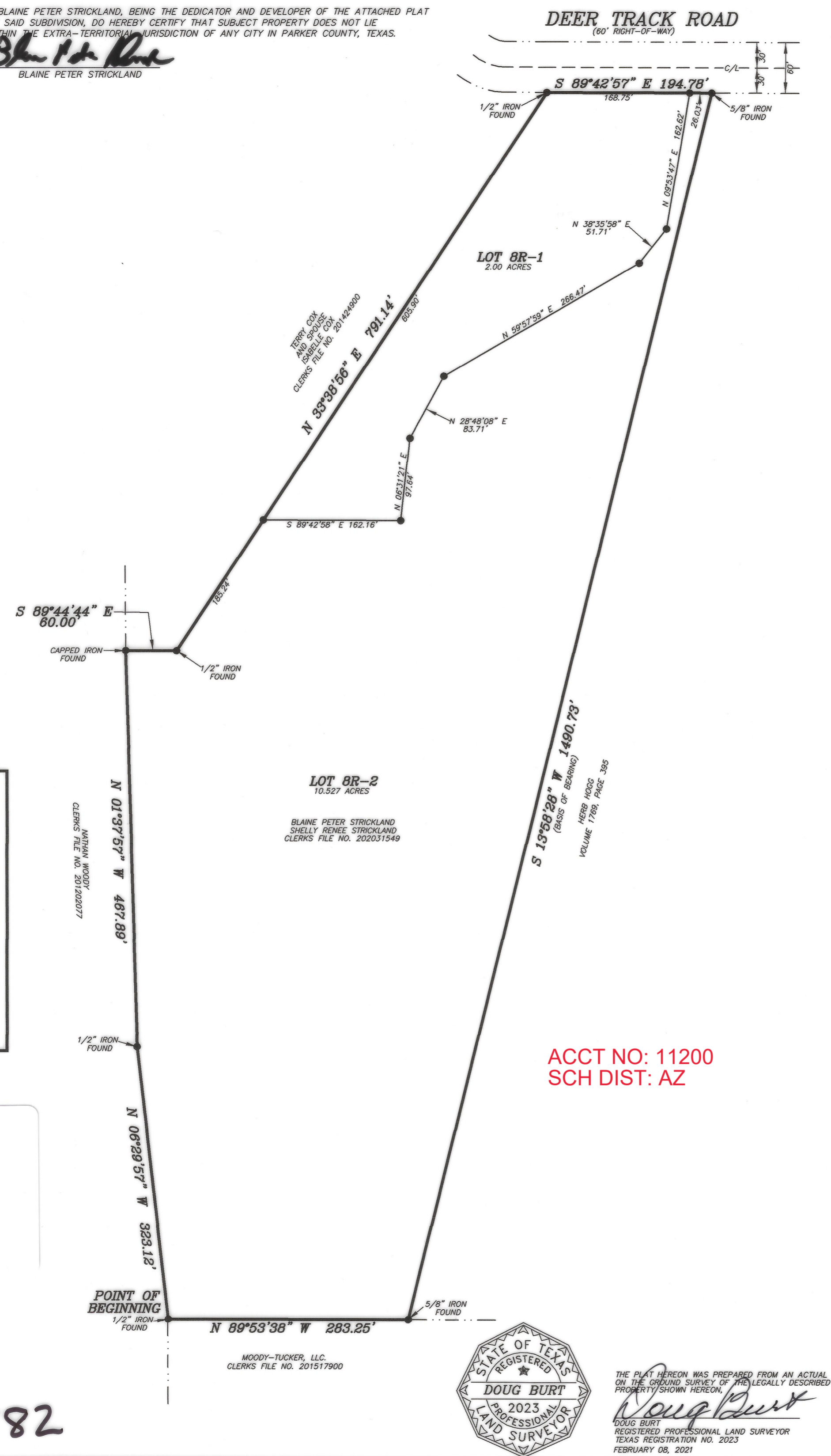
Lila Deakle

202123575
06/15/2021 10:37 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SCALE 1" = 100'

HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

E 782



ACCT NO: 11200
SCH DIST: AZ



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
FEBRUARY 08, 2021

STATE OF TEXAS }
COUNTY OF PARKER }

202123575 PLAT Total Pages: 1

WHEREAS Blaine Peter Strickland and Shelly Renee Strickland, being the owners of that certain tract of land more particularly described as follows:

Description for a 12.527 acre tract of land situated in the W. HEDRICK SURVEY, Abstract No. 2219 and the T&P R.R. CO. SURVEY, Abstract No. 1438, Parker County, Texas, and being a portion of Lot 8 of Circle "T" Estates, an addition to Parker County, Texas, according to the plat thereof recorded in Volume 361-A, Page 80, Plat Records, Parker County, Texas, now known as Cabinet A, Slide 273, Plat Records, Parker County, Texas and being the same tract of land described in deed to Blaine Peter Strickland and Shelly Renee Strickland, recorded in Clerks File No. 202031549, Real Records, Parker County, Texas;

BEGINNING at a 1/2" iron found at the Southwest corner of said Lot 8, Circle "T" Estates and being by deed call for the Southwest corner of said W. HEDRICK SURVEY, said iron being for the Southwest corner of said Clerks File No. 202031549 and for the Northwest corner of that certain tract of land described in deed to Moody-Tucker, LLC, recorded in Clerks File No. 201517900, Real Records, Parker County, Texas and being in the East line of that certain tract of land described in deed to Nathan Woody, recorded in Clerks File No. 201202077, Real Records, Parker County, Texas;

THENCE N 06°29'57" W, with the common line of said Clerks File No. 202031549 and said Clerks File No. 201202077, 323.12 feet to a 1/2" iron found;

THENCE N 01°37'57" W, with the common line of said Clerks File No. 202031549 and said Clerks File No. 201202077, 467.89 feet to a capped iron found at the most Westerly Northwest corner of said Clerks File No. 202031549 and at the Southwest corner of that certain tract of land described in deed to Terry Cox and spouse Isabelle Cox, recorded in Clerks File No. 201424900, Real Records, Parker County, Texas;

THENCE S 89°44'44" E, with the common line of said Clerks File No. 202031549 and said Clerks File No. 201424900, 60.00 feet to a 1/2" iron found at an ell corner of said Clerks File No. 202031549 and at the Southeast corner of said Clerks File No. 201424900;;

THENCE N 33°38'56" E, with the common line of said Clerks File No. 202031549 and said Clerks File No. 201424900, 791.14 feet to a 1/2" iron found in the South line of Deer Track Road and being for the Northwest corner of said Clerks File No. 202031549 and the Northeast corner of said Clerks File No. 201424900;

THENCE S 89°42'57" E, with the South line of said Deer Track Road, 194.78 feet to a 5/8" iron found at the Northeast corner of said Clerks File No. 202031549 and at the Northwest corner of that certain tract of land described in deed to Herb Hogg, recorded in Volume 1769, Page 395, Real Records, Parker County, Texas;

THENCE S 13°58'28" W, with the common line of said Clerks File No. 202031549 and said Volume 1769, Page 395, 1490.73 feet to a 5/8" iron found at the Southeast corner of said Clerks File No. 202031549 and at the Southwest corner of said Volume 1769, Page 395 and being in the North line of said Clerks File No. 201517900;

THENCE N 89°53'38" W, with the common line of said Clerks File No. 202031549 and said Clerks File No. 201517900, 283.25 feet to the POINT OF BEGINNING and containing 12.527 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jay Andrew Parsons, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 8R-1 & 8R-2,
CIRCLE "T" ESTATES
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 14 day of June, 2021.

Blaine Peter Strickland
Blaine Peter Strickland

Shelly Renee Strickland
Shelly Renee Strickland

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Blaine Peter Strickland, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of June, 2021.

Jamie Tierce
Notary Public State of Texas

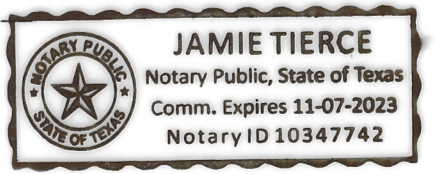


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Shelly Renee Strickland, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of June, 2021.

Jamie Tierce
Notary Public State of Texas



11200.001.008.10

Plat Revision
Lot 8R-1 & 8R-2,
CIRCLE "T" ESTATES,
Being a revision of a portion of Lot 8, Circle "T"
Estates, recorded in Volume 361-A, Page 80, now
Known as Cabinet A, Slide 273, Plat Records, Parker
County, Texas, and being 12.527 acres of land situated
in the W. HEDRICK SURVEY, Abstract No. 2219 and the
T&P R.R. CO. SURVEY, Abstract No. 1438, Parker County,
Texas.

OWNER/DEVELOPER
BLAINE PETER STRICKLAND
SHELLY RENEE STRICKLAND
186 LOST OAK
AZLE, TEXAS 76020

202194 RSB