

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.

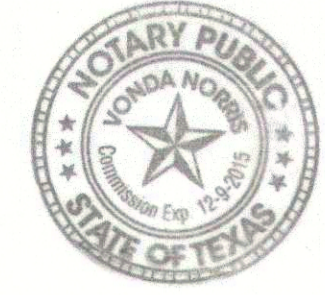
NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: 1107 FEET NEW ROAD
 WATER PROVIDED BY WALNUT CREEK WATER SUPPLY
 WASTE WATER BY 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."

LIENHOLDER

Signature of Lien holder
 This the 16 day of October, 2015.
 Notary Public, State of Texas



STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, MAGNUS LOFGREN (Doc#201418932 & Doc#201418933), being the sole owner of 12.225 Acres situated in and being a portion of the M E P & P RR COMPANY SURVEY No. 33, ABSTRACT No. 945 and the HIRAM HORTON SURVEY, ABSTRACT No. 708, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the north line of Knob Hill Road (FM Highway No. 2257), said iron being the southwest corner of said Magnus Lofgren (Doc#201418932) and being called by deed to be North, 83.6 feet and West, 589.70 feet from the southeast corner of said M E P & P RR Company Survey; THENCE S 89°44'28" E, 466.85 feet to an iron rod set and POINT OF BEGINNING;

THENCE N 00°15'32" E, 1107.10 feet to an iron rod set;
 THENCE S 89°44'28" E, 481.00 feet to an iron rod set;
 THENCE S 00°15'32" W, 1107.10 feet to an iron rod set in the north line of Knob Hill Road;
 THENCE N 89°44'28" W, with the north line of said Knob Hill Road, 481.00 feet to the POINT OF BEGINNING and containing 12.225 acres (532517 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

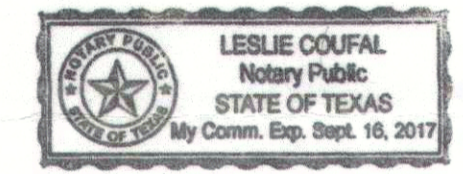
THAT, MAGNUS LOFGREN, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 10, CRUISE TOWN, PHASE ONE, AN ADDITION IN PARKER COUNTY, TEXAS, Being 12.225 Acres situated in and being a portion of the M E P & P RR COMPANY SURVEY No. 33, ABSTRACT No. 945 and the HIRAM HORTON SURVEY, ABSTRACT No. 708, 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 16 day of October, 2015.
 Magnus Lofgren

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared MAGNUS LOFGREN, 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 16 day of October, 2015.
 Leslie Coufal
 Notary Public in and for the State of Texas
 My Commission Expires On: 9-16-2017

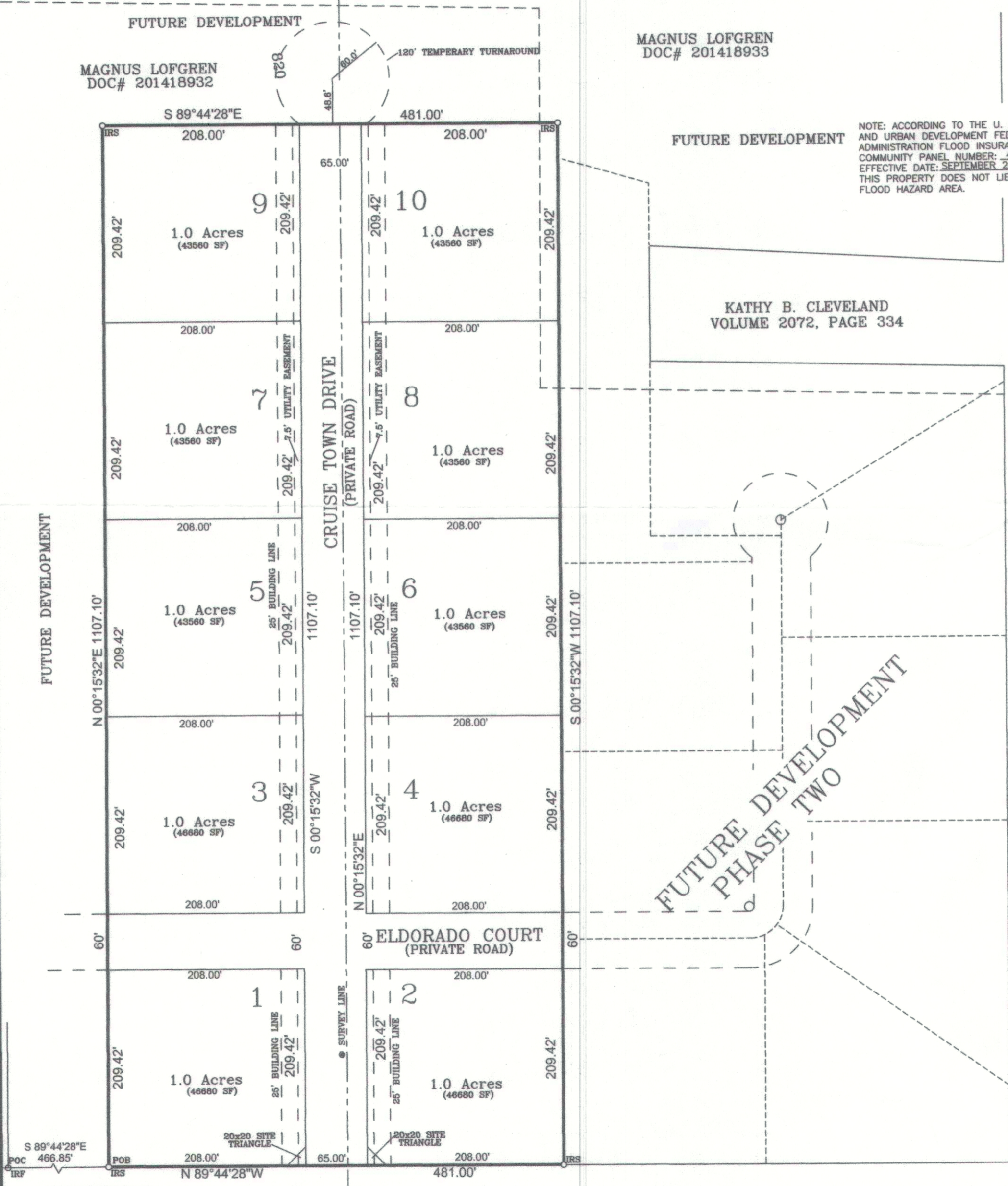


THE STATE OF TEXAS)
 COUNTY OF PARKER)

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.
 Signature of Owner

THE STATE OF TEXAS)
 COUNTY OF PARKER)

Magnus Lofgren 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.



MAGNUS LOFGREN
 DOC# 201418933

FUTURE DEVELOPMENT

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0200 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

KATHY B. CLEVELAND
 VOLUME 2072, PAGE 334

FUTURE DEVELOPMENT
 PHASE TWO

NEW HOPE ROAD

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201522686
 10/26/2015 09:44 AM
 Fee: 75.00
 Jeanne 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.
 Registered Professional Land Surveyor, No. 2074
 JULY, 2015



THE STATE OF TEXAS)
 COUNTY OF PARKER)

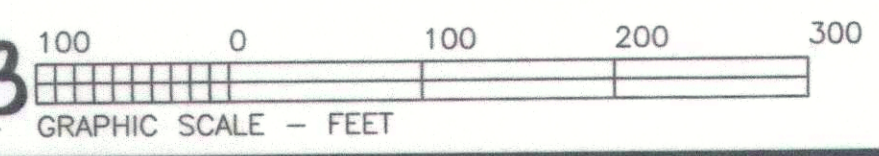
APPROVED by the Commissioners Court of Parker County, Texas, this 15 day of October, 2015.

George A. Conley
 Commissioner Precinct #1
 Larry Walden
 Commissioner Precinct #3

Mark Riley, County Judge
 Craig Pearce
 Commissioner Precinct #2
 Steve Dugan
 Commissioner Precinct #4

LOTS 1 THROUGH 10
 CRUISE TOWN, PHASE ONE
 AN ADDITION IN PARKER COUNTY, TEXAS
 Being 12.225 Acres situated in and being a portion of the M E P & P RR COMPANY SURVEY No. 33, ABSTRACT No. 945 and the HIRAM HORTON SURVEY, ABSTRACT No. 708 Parker County, Texas

ACCT. NO.: 11719
 SCH. DIST.: 5P
 CITY:
 MAP NO.: M-5



Cabinet/Instrument# D Slide 473

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

OWNER/DEVELOPER:
 Magnus Lofgren
 131 Ranch Creek Drive
 Azle, TX 76020
 817-229-5658

20108.001.000.50
 20945.001.002.00

15130PLAT