

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  
WATER: PRIVATE INDIVIDUAL WELLS  
WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

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.  
Texas Registered Professional Land Surveyor, No. 2074

July 2021



THE STATE OF TEXAS  
COUNTY OF PARKER

I, J. L. Curtis, 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, Parker County, Texas.

J. L. Curtis

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202133292 01:13 PM  
PLAT  
Lila Deakle, County Clerk  
Parker County, Texas

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS J. L. CURTIS AND JUANELL CURTIS (Volume 1449, Page 1750), are the sole owners of 16.00 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 225, ABSTRACT No. 1361, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the northeast corner of said J. L. Curtis tract in the south line of a tract of land described by deed to Joe Frazier recorded in Volume 473, Page 314, Deed Records, Parker County, Texas at the northwest corner of a tract of land described by deed to Matt Gibson recorded in Doc No. 20187417, Official Records, Parker County, Texas;

THENCE S 00°17'59" E, 561.84 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northeast corner of a tract of land described by deed to Bobby Schnaubert recorded in Volume 1497, Page 823, Real Records, Parker County, Texas in the west line of a tract of land described by deed to Miller Living Trust recorded in Doc No. 202014544, Official Records, Parker County, Texas;  
THENCE S 89°40'11" W, with the north line of said Bobby Schnaubert tract, 1241.28 feet to a nail found at the northwest corner of said Bobby Schnaubert tract in the west line of Fox Road, as it exists;  
THENCE N 00°10'14" W, with the east line of said Fox Road, 561.84 feet to an iron rod set at the southwest corner of said Joe Frazier tract;  
THENCE N 89°40'11" E, with the south line of said Joe Frazier tract, 1240.02 feet to the POINT OF BEGINNING and containing 16.00 acres (697,046 square feet) of which 0.064 acres for road dedicated.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J. L. CURTIS AND JUANELL CURTIS, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, CURTIS PARK, AN ADDITION IN PARKER COUNTY, TEXAS, being a portion of the T & P RR Company Survey, Section No. 225, Abstract No. 1361, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 1541 Fox Road, TX, Parker County, Texas this 19 day of August, 2021.

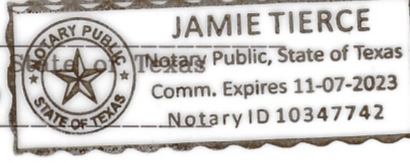
J. L. Curtis  
J. L. Curtis  
Juanell Curtis  
Juanell Curtis

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 J. L. CURTIS, 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 19 day of August, 2021.

Jamie Tierce  
Notary Public in and for the State of Texas  
My Commission Expires On: 11/17/2023

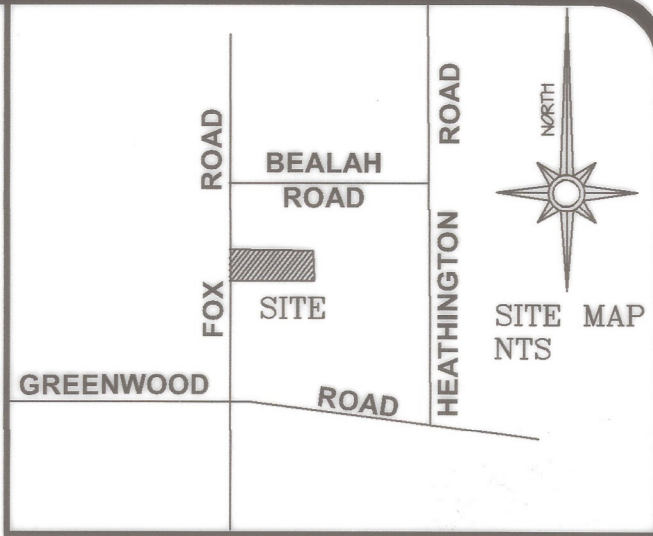


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JUANELL CURTIS, 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 19 day of August, 2021.

Jamie Tierce  
Notary Public in and for the State of Texas  
My Commission Expires On: 11/17/2023



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 F EFFECTIVE DATE: APRIL 05, 2019 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

LIENHOLDER

NA J. L. Curtis

Signature of Lien holder

This the \_\_\_ day of \_\_\_, 2021.

Notary Public, State of Texas

21361.010.006.00  
21361.010006.50

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.

J. L. Curtis  
Signature of Owner

THE STATE OF TEXAS  
COUNTY OF PARKER

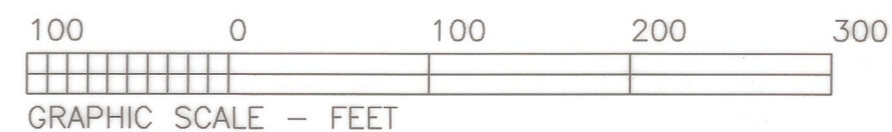
APPROVED by the Commissioners of Parker County, Texas, this \_\_\_ day of \_\_\_, 2021.

Pat Deen, County Judge  
George Conley, Commissioner Precinct #1  
Craig Peacock, Commissioner Precinct #2  
Larry Walden, Commissioner Precinct #3  
Steve Dugan, Commissioner Precinct #4

11726  
MI  
E-15

LOT 1 AND LOT 2  
CURTIS PARK  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a portion of the  
T & P RR Company, Survey  
Section No. 225 Abstract No. 1361  
Parker County, Texas

SCALE: 1" = 100'



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

GLENN DALE  
DOC# 201525624

FOX ROAD  
(60' ROW)

561.84'  
223.35'  
338.48'  
N 89°40'11"E  
N 89°57'24"E  
S 89°40'11"W

0.064 ACRES DEDICATED FOR  
RIGHT OF WAY

N 89°40'11"E

786.50'

LOT 2  
4.088 ACRES  
(176089 SF)

POST

S 88°40'13"E 393.92'

561.84'  
237.59'  
N 00°10'14"W

1240.02'

448.51'

POB

POST

JOE FRAZIER  
VOLUME 473, PAGE 314

LOT 1  
11.848 ACRES  
(516119 SF)

1236.28'

1241.28'

Owners/Developers:  
J. L. and Juanell Curtis  
817-565-6777  
1541 Fox Road  
Millsap, TX 76066

BOBBY SCHNAUBERT  
VOLUME 1497, PAGE 823

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

Cabinet/Instrument# F 40 Slide