

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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 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

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: INDIVIDUAL PRIVATE WATER WELLS

WATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

STATE OF TEXAS  
COUNTY OF PARKER

202003563 PLAT Total Pages: 1

WHEREAS, DANNY SNEED (Doc No. 201931784), is the sole owner of 10.448 acres situated in and being a portion of the W. KING SURVEY, ABSTRACT No. 778, 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 east line of Dill Road, as it exists at the northwest corner of a tract of land described by deed to Clifton T. Clark recorded in Volume 1898, Page 1856, Real Records, Parker County, Texas, said iron being called by deed to be N 43°09'27" W, 1369.17 feet from the southeast corner of said W. King Survey;

THENCE with the line of said Dill Road the following courses and distances:

N 39°09'55" W, 143.80 feet to an iron rod found;  
 N 39°07'22" W, 43.77 feet to an iron rod found;  
 N 27°18'00" W, 53.93 feet to an iron rod found;  
 N 21°16'33" E, 805.89 feet to an iron rod found at the southwest corner of a tract of land described by deed to Raymond C. Nugent recorded in Volume 2901, Page 703, Official Records, Parker County, Texas;  
 THENCE N 89°34'06" E, with a fence and the south line of said Raymond C. Nugent tract at 552.08 feet passing a post and in all 565.48 feet to a point in a creek;  
 THENCE with the meanders of said creek the following courses and distances:  
 S 18°15'01" W, 44.25 feet to a point;  
 S 08°00'22" W, 104.48 feet to a point;  
 S 25°04'29" W, 62.59 feet to a point;  
 S 34°24'57" W, 71.48 feet to a point;  
 S 80°29'37" W, 28.01 feet to a point;  
 N 70°39'41" W, 69.08 feet to a point;  
 N 89°53'25" W, 35.02 feet to a point;  
 N 65°15'52" W, 55.18 feet to a point;  
 S 61°40'04" W, 84.99 feet to a point;  
 S 06°37'51" W, 48.27 feet to a point;  
 S 17°10'53" E, 49.56 feet to a point;  
 S 11°30'18" E, 55.07 feet to a point;  
 S 51°11'18" E, 71.50 feet to a point;  
 S 03°24'08" W, 18.89 feet to a point;  
 S 18°06'45" W, 51.56 feet to a point;  
 S 06°55'50" W, 28.45 feet to a point;  
 S 06°24'14" E, 34.89 feet to a point;  
 S 23°13'18" E, 16.92 feet to a point;  
 S 06°53'45" W, 51.98 feet to a point;  
 S 06°18'44" E, 55.41 feet to a point;  
 S 32°57'56" W, 102.79 feet to a point;  
 S 16°00'49" W, 61.55 feet to a point;  
 S 08°05'18" W, 24.79 feet to a point;  
 S 31°27'16" W, 17.87 feet to a point;  
 S 08°47'49" W, 49.54 feet to a point at the northeast corner of said Clifton T. Clark tract;

THENCE S 88°46'00" W, with the north line of said Clifton T. Clark tract at 50.0 feet passing an iron rod set and in all 339.00 feet to the POINT OF BEGINNING and containing 10.448 acres (455,109 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DANNY SNEED, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 4, DOROTHY ESTATES, AN ADDITON IN PARKER COUNTY, TEXAS, being 10.448 acres situated in and being a portion of the W. King Survey, Abstract No. 778, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 Nash Mary, Parker County, Texas this 10th day of February, 2020.

Danny Sneed

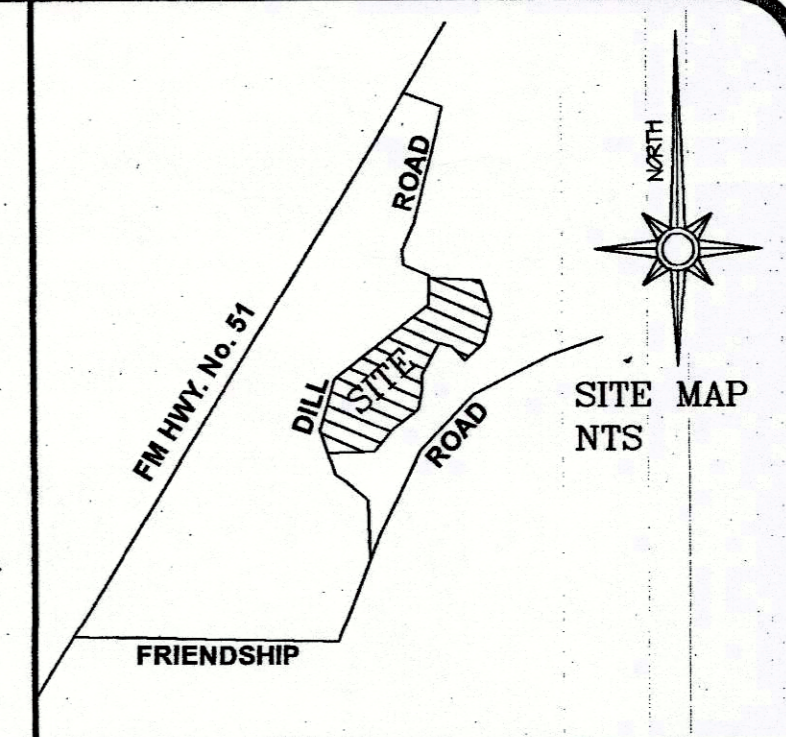
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DANNY SNEED, 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 10th day of February, 2020.

Notary Public in and for the State of Texas

My Commission Expires **JAMIE TIERCE**  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

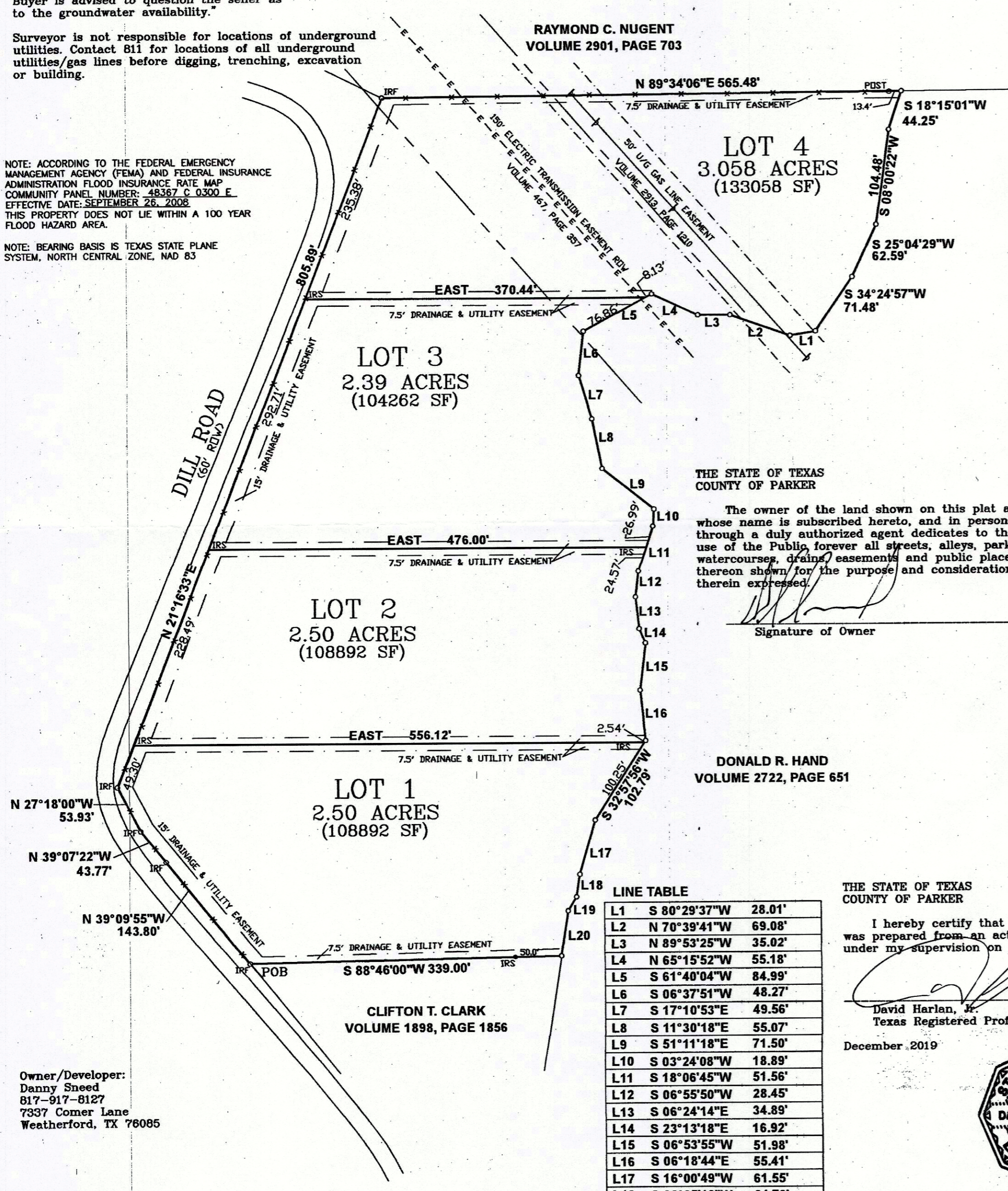


**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202003563  
02/10/2020 02:31 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

LIENHOLDER *N/A*  
Signature of Lien holder  
This the \_\_\_ day of \_\_\_, 2020.  
Notary Public, State of Texas

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 not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County, Texas, this 10th day of February, 2020.  
Pat Deen, County Judge  
George Conley, Commissioner Precinct #1  
Larry Walden, Commissioner Precinct #3  
Craig Peacock, Commissioner Precinct #2  
Steve Dugan, Commissioner Precinct #4



LINE TABLE

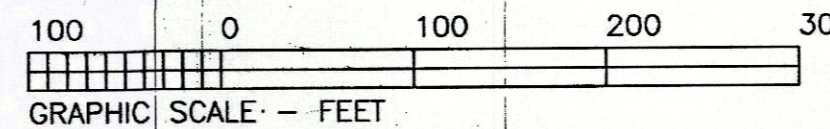
L1	S 80°29'37"W	28.01'
L2	N 70°39'41"W	69.08'
L3	N 89°53'25"W	35.02'
L4	N 65°15'52"W	55.18'
L5	S 61°40'04"W	84.99'
L6	S 06°37'51"W	48.27'
L7	S 17°10'53"E	49.56'
L8	S 11°30'18"E	55.07'
L9	S 51°11'18"E	71.50'
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L15	S 06°53'55"W	51.98'
L16	S 06°18'44"E	55.41'
L17	S 16°00'49"W	61.55'
L18	S 08°05'18"W	24.79'
L19	S 31°27'16"W	17.87'
L20	S 08°47'49"W	49.54'

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  
December, 2019



Cabinet/Instrument# **E** Slide **465**

FINAL PLAT  
LOTS 1 THROUGH 4  
DOROTHY ESTATES  
AN ADDITON IN PARKER COUNTY, TEXAS  
Being 10.448 acres situated in and being a portion of the W. King Survey, Abstract No. 778, Parker County, Texas  
*2019-002.006.00*



ACCT. NO.: *11802*  
SCH. DIST.: *WE*  
CITY: *I-10*  
MAP NO.: *NWE*  
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

Owner/Developer:  
Danny Sneed  
817-917-8127  
7837 Comer Lane  
Weatherford, TX 76085

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