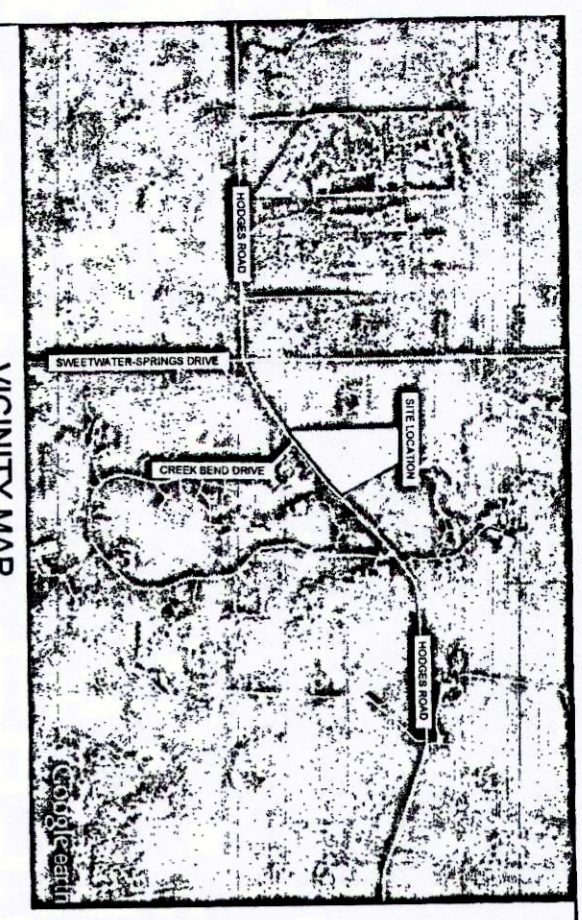


Jane Brinson
 201703667
 02/13/2017 10:39 AM
 Fee: 76.00
 Parker County Clerk
 Parker County, Texas



VICINITY MAP
 N.T.S.
 TRACT No. 5

ETJ NOTE: THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

"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."

NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD COMMUNITY PANEL NUMBER: 48970C123E EFFECTIVE DATE: 11/29/2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

WATER SOURCES IS PRIVATE WELLS
 WASTE SYSTEMS WILL BE PRIVATE
 SEPTIC SYSTEMS.

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 platting of this plat, and the platting of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

SHERADY RANCHES LLC
 INSTRUMENT NO. 2016189933
 D.R.P.C.T.

G. DULONG DE ROSNAY SURVEY
 ABSTRACT No. 2617

This replat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.
 WITNESS, my hand, this 14th Day of February, 2017.

Clay Johns
 CLAY JOHNS

STATE OF TEXAS,
 COUNTY OF PARKER:

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared CLAY JOHNS known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE:
 this 14th day of February, 2017.

Clay Johns
 Notary Public in & for the State of Texas
 My Commission Expires On: 11/17/2018
 STATE OF TEXAS

PARKER COUNTY APPROVAL
 This REPLAT showing TRACT No. 15R & 15R1, ESTACADO, Parker County, Texas was approved this the _____ day of _____, 2017, by the Commissioners Court of Parker County, Texas.

County Judge
 Parker County, Texas

OWNERS CERTIFICATE
 STATE OF TEXAS,
 COUNTY OF PARKER:

WHEREAS, CLAY JOHNS is the owner of Tract No. 15, ESTACADO, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 43 of the Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the northwest right-of-way line of Hodges Road, for the southwest corner of said Tract No. 15 and for the southeast corner of Tract No. 1 of said Estacado addition;

THENCE North 01 deg. 12 min. 26 sec. West, a total distance of 1241.18 feet to a 5/8 inch iron rod set on the south line of Tract No. 5 of said Estacado addition, for the northeast corner of Tract No. 4 of said Estacado addition and for the northwest corner of said Tract No. 15;

THENCE North 89 deg. 46 min. 49 sec. East along the common line of said Tract No. 15 and said Tract No. 5, a distance of 417.02 feet to a 1/2 inch iron rod found on the west line of a tract of land described in deed to Sherrydy Ranches LLC recorded in Instrument No. 2016189933, Deed Records, Parker County, Texas, for the northeast corner of said Tract No. 15 and for the southeast corner of said Tract No. 5;

THENCE South 27 deg. 52 min. 12 sec. East along the common line of said Tract No. 15 and said Sherrydy tract, a distance of 725.66 feet to a 1/2 inch iron rod found on the northwest right-of-way line of said Hodges Road for the southeast corner of said Tract No. 15 and for the southwest corner of said Sherrydy tract;

THENCE along the common line of said Tract No. 15 and said Hodges Road the following courses and distances:
 South 45 deg. 05 min. 08 sec. West, a distance of 234.76 feet to a 1/2 inch iron rod found;
 South 52 deg. 20 min. 01 sec. West, a distance of 712.30 feet to the POINT OF BEGINNING and containing 13.89 acres of land more or less.

ESTACADO

TRACT NO. 15R AND TRACT NO. 15R1
 AN ADDITION TO PARKER COUNTY, TEXAS
 Being a replat of Tract No. 15, Estacado, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 43, Parker County, Texas

1241.001 015.00

Volume of Cabinet D Page or Slide 679

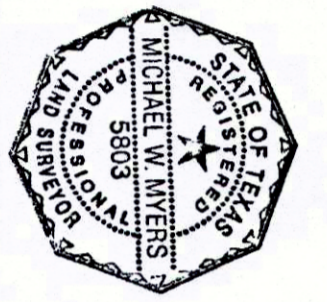
PROSPECT SURVEYING
 100 KUMERO CT., ALBIDO, TX. 76008
 PH: 817-998-7985 EMAIL NO. 10194287

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.

THE STATE OF TEXAS
 COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared under my supervision of the property made under my supervision of the ground.

Michael W. Myers
 Michael W. Myers, R.P.L.S.
 Texas Registration No. 5803
 Surveyed on the ground: 12/31/16



COMMISSIONER'S COURT - PARKER COUNTY, TEXAS
 Approved by the Commissioners Court of Parker County, Texas this 13 day of Feb, 2017.

County Judge
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

STATE OF TEXAS
 COUNTY OF PARKER }
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Marjorie Ann O'Brien
 Marjorie Ann O'Brien
 TITLE

ACT. NO.:
 SCR. DIST.:
 CITY:
 MAP NO.:

13181
 10
 EL