

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: NO NEW ROADS

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.

Jim Frank
Signature of Owner

NOTE: the City of Millsap, Parker County, Texas has given exclusive jurisdiction to regulate subdivision plats in their extraterritorial jurisdiction according to the Interlocal Agreement recorded in Volume 2848, Page 1976, Official Records, Parker County, Texas.

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.

STATE OF TEXAS)
COUNTY OF PARKER)

201801407 PLAT Total Pages: 1

WHEREAS, JIM FRANK (Doc No. 201726143), being the sole owner of 4.966 Acre tract situated in and being all of Lot 2, FRIDDLE ADDITION, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 787, Plat Records, 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) at the northeast corner of said Lot 2 in the south right of way line of the T & P RR Company Right of Way and the west right of way line of Cool Junction Road, as it exists;

THENCE with the west right of way line of said Cool Junction Road the following courses and distances;

- S 01°07'45" E, 259.96 feet to an iron rod found;
- S 02°52'46" E, 51.80 feet to an iron rod found;
- S 11°02'21" E, 48.58 feet to an iron rod found;
- S 31°06'26" E, 21.31 feet to an iron rod found;
- S 10°14'30" W, 23.42 feet to an iron rod found in the north line of Old Millsap Road, as it exists;

THENCE with the north line of said Old Millsap Road the following courses and distances;

- S 54°11'10" W, 371.36 feet to an iron rod found;
- S 68°21'06" W, 189.96 feet to an iron rod found;
- S 77°14'52" W, 58.20 feet to an iron rod found at the southwest corner of said Lot 2 and the southeast corner of Lot 1, said Friddle Addition;

THENCE N 02°53'13" E, with the common line of said lots at 360.22 feet passing an iron rod found and in all 396.66 feet to an iron rod found in the south right of way line of said T & P RR Company Right of Way; THENCE N 58°09'31" E, with the south right of way line of said T & P RR Company Right of Way, 577.53 feet to the POINT OF BEGINNING and containing 4.966 acres (216,316 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JIM FRANK, does hereby adopt this plat designating the hereinabove described real property as LOT 2R, AND LOT 2R1, FRIDDLE ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS being a replat of Lot 2, Friddle Addition, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 787, Plat Records, 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 11 day of January, 2018.

Jim Frank
Jim Frank

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JIM FRANK 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 11 day of January, 2018

Kim Laws
Notary Public in and for the State of Texas

10-8-2020
My Commission Expires On:



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
NOVEMBER, 2017

STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 22 day of JAN, 2018.

George A Conley
George Conley
Commissioner Precinct #1

Steve Dugan
Steve Dugan
Commissioner Precinct #4

Larry Walden
Larry Walden
Commissioner Precinct #3

Mark Riley
Mark Riley, County Judge

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201801407
01/22/2018 09:43 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 12479
SCH. DIST.: ML
CITY: B-15
MAP NO.:



REPLAT
LOT 2R, AND LOT 2R1
FRIDDLE ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 2, Friddle Addition,
an addition in Parker County Texas, according to the
plat recorded in Plat Cabinet A, Slide 787
Plat Records, Parker County, Texas

12479.001.002.00

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

J. H. GAINES SURVEY
ABSTRACT No. 1748

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367, C 0250 E, EFFECTIVE DATE: SEPTEMBER 28, 2008. PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION DETERMINED ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

BASE FLOOD ELEVATION & MINIMUM FINISHED FLOOR ELEVATION FOR THE LOTS BY PHILLIP BARNETT OF BARNETT-HERRON ENGINEERING, WEATHERFORD, TEXAS FIRM No. F-2004

BASE FLOOD ELEVATION LOT 2R = 846.0
BASE FLOOD ELEVATION LOT 2R1 = 846.0

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

Cabinet/Instrument#

E Slide 26

