

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

WATER: PRIVATE WELLS

WASTEWATER: PRIVATE 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.
Registered Professional Land Surveyor, No. 2074
MARCH, 2017



THE STATE OF TEXAS }
COUNTY OF PARKER }

I, Wes & Shelby Genz, 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.

WNG SG

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.

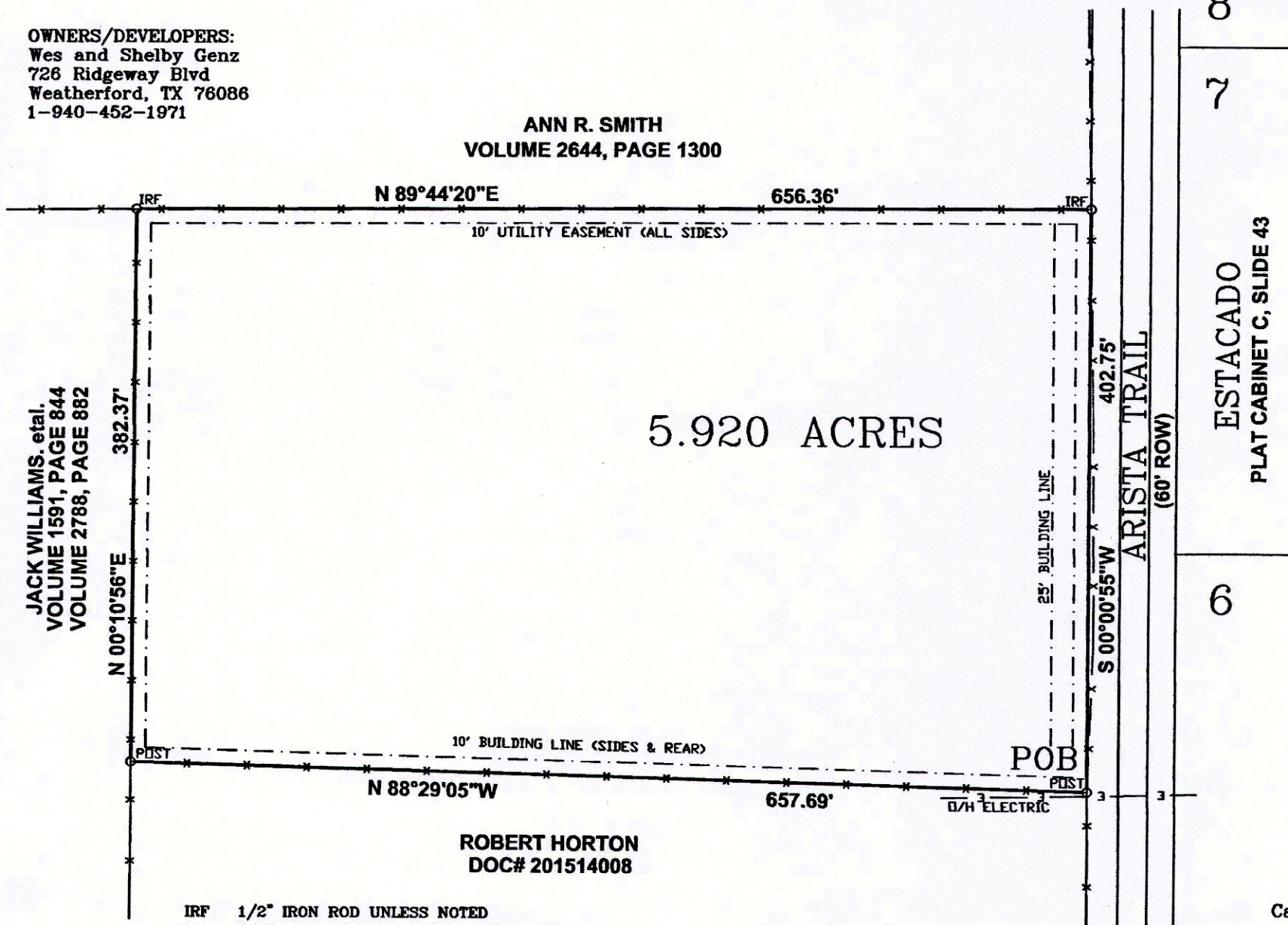
Wes Genz Shelby Genz
Signature of Owner

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0125 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

OWNERS/DEVELOPERS:
Wes and Shelby Genz
726 Ridgeway Blvd
Weatherford, TX 76086
1-940-452-1971

ANN R. SMITH
VOLUME 2644, PAGE 1300



ROBERT HORTON
DOC# 201514008

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

STATE OF TEXAS)
COUNTY OF PARKER) 201709665 PLAT Total Pages: 1

WHEREAS, WES GENZ AND SHELBY GENZ (Doc #201517535), being the sole owners of 5.920 Acres situated in and being a portion of the J. G. ROSE SURVEY, ABSTRACT No. 2469, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the west right of way line of Arista Trail, a county road platted in Estacado, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 43, Plat Records, Parker County, Texas, said post being called by deed to be N 00°00'55" E, 2214.36 feet from the southwest corner of said Estacado;

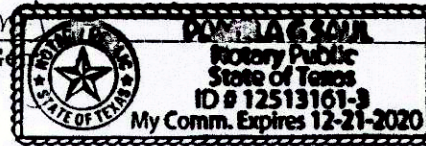
THENCE N 88°29'05" W, on or about a fence, 657.69 feet to a post;
THENCE N 00°10'56" E, on or about a fence, 382.37 feet to an iron rod found (iron rods found are 1/2" unless noted);
THENCE N 89°44'20" E, on or about a fence, 656.36 feet to an iron rod found in the west right of way line of said Arista Trail;
THENCE S 00°00'55" W, with the west right of way line of said Arista Trail, 402.75 feet to the POINT OF BEGINNING and containing 5.920 acres (257,876 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WES GENZ AND SHELBY GENZ, does hereby adopt this plat designating the hereinabove described real property as LOT 1, GENZ FARM, AN ADDITION TO PARKER COUNTY, TEXAS, being 5.920 Acres situated in and being a portion of the J. G. Rose Survey, Abstract No. 2469, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County,

Texas this _____ day of _____, 2017.
Wes Genz Shelby Genz



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared WES GENZ, 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 _____ day of _____, 2017

Pamela G. Saul
Notary Public in and for the State of Texas

12-21-20
My Commission Expires On:

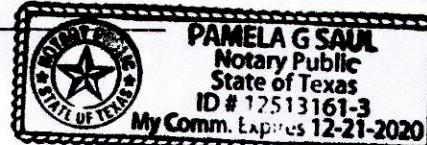
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared SHELBY GENZ, 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 _____ day of _____, 2017

Pamela G. Saul
Notary Public in and for the State of Texas

12-21-20
My Commission Expires On:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201709665
04/24/2017 02:40 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Cabinet/Instrument# D 710 Slide _____

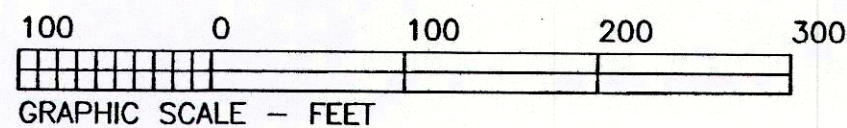
THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commission of the Court of Parker County, Texas, this _____ day of _____, 2017.

George K. Conley Craig Peacock
Commissioner Precinct #1 Commissioner Precinct #2
Harry Walden Steve Dugan
Commissioner Precinct #3 Commissioner Precinct #4

ACCT. NO.: 12734
SCH. DIST.: PO
CITY: E-7
MAP NO.:

LOT 1
GENZ FARM
AN ADDITION TO PARKER COUNTY, TEXAS
Being 5.920 Acres situated in and being a portion of the J. G. Rose Survey, Abstract No. 2469, Parker County, Texas



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

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