

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.

WATER: INDIVIDUAL PRIVATE WATER WELLS
 WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
 LINEAR FEET OF ROADS: NO NEW ROADS

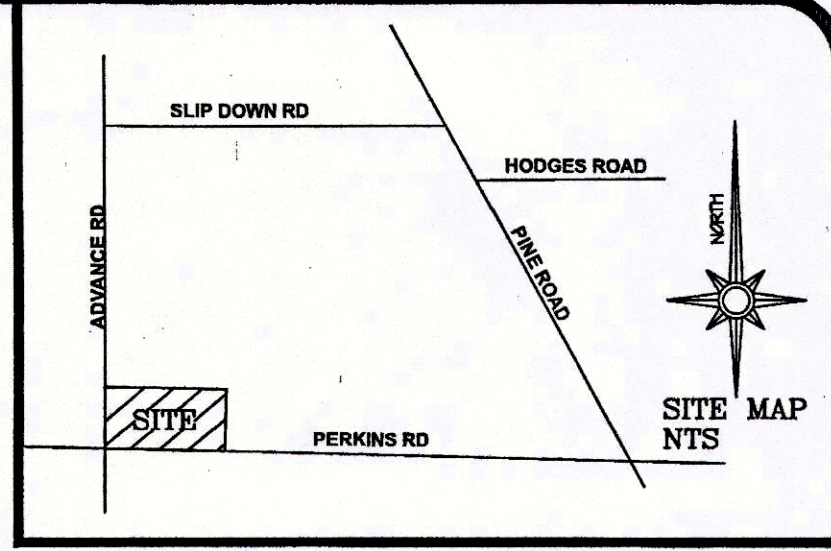
LIENHOLDER
 N/A RBK

Signature of Lien holder
 This the _____ day of _____, 2018.

Notary Public, State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, ROBERT S. HURCOMB (Volume 2346, Page 1227), being the sole owner of 11.0 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 243, ABSTRACT No. 1395, Parker County, Texas and being more particularly described by metes and bounds as follows:



BEGINNING at a nail set at the intersection of Perkins Road and Advance Road, said nail being called by deed to be the southwest corner of said T & P RR Company Survey;

THENCE N 00°19'19" W, with said Advance Road, 592.93 feet to a nail set; THENCE N 89°53'44" E, at 30.0 feet passing an iron rod found (iron rods found are 1/2" unless noted) and in all 806.06 feet to a post at the southeast corner of a tract of land described by deed to Lorenzo Zumaya recorded in Volume 2270, Page 1798, Official Records, Parker County, Texas in the west line of a tract of land described by deed to Billy Carpenter recorded in Volume 2238, Page 1078, Official Records, Parker County, Texas; THENCE S 00°07'06" E, at 572.67 feet passing a 3/8" iron rod found in the north line of said Perkins Road and in all 597.64 feet to a nail in said Perkins Road; THENCE N 89°46'07" W, with said Perkins Road, 803.97 feet to the POINT OF BEGINNING and containing 11.0 acres (479,160 square feet) of land.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0125 E, EFFECTIVE DATE: SEPTEMBER 26, 2009, 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

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.

Robert Hurcomb
 Signature of Owner

THE STATE OF TEXAS }
 COUNTY OF PARKER }

I, *Robert Hurcomb*, 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.

Robert Hurcomb

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERT S. HURCOMB, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, HAWK PLACE, AN ADDITION IN PARKER COUNTY, TEXAS, being 11.0 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 243, ABSTRACT No. 1395, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *Wichita*, Parker County, Texas this *24th* day of *December*, 2018.

Robert S. Hurcomb
 Robert S. Hurcomb

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)

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT S. HURCOMB 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 *24th* day of *December*, 2018

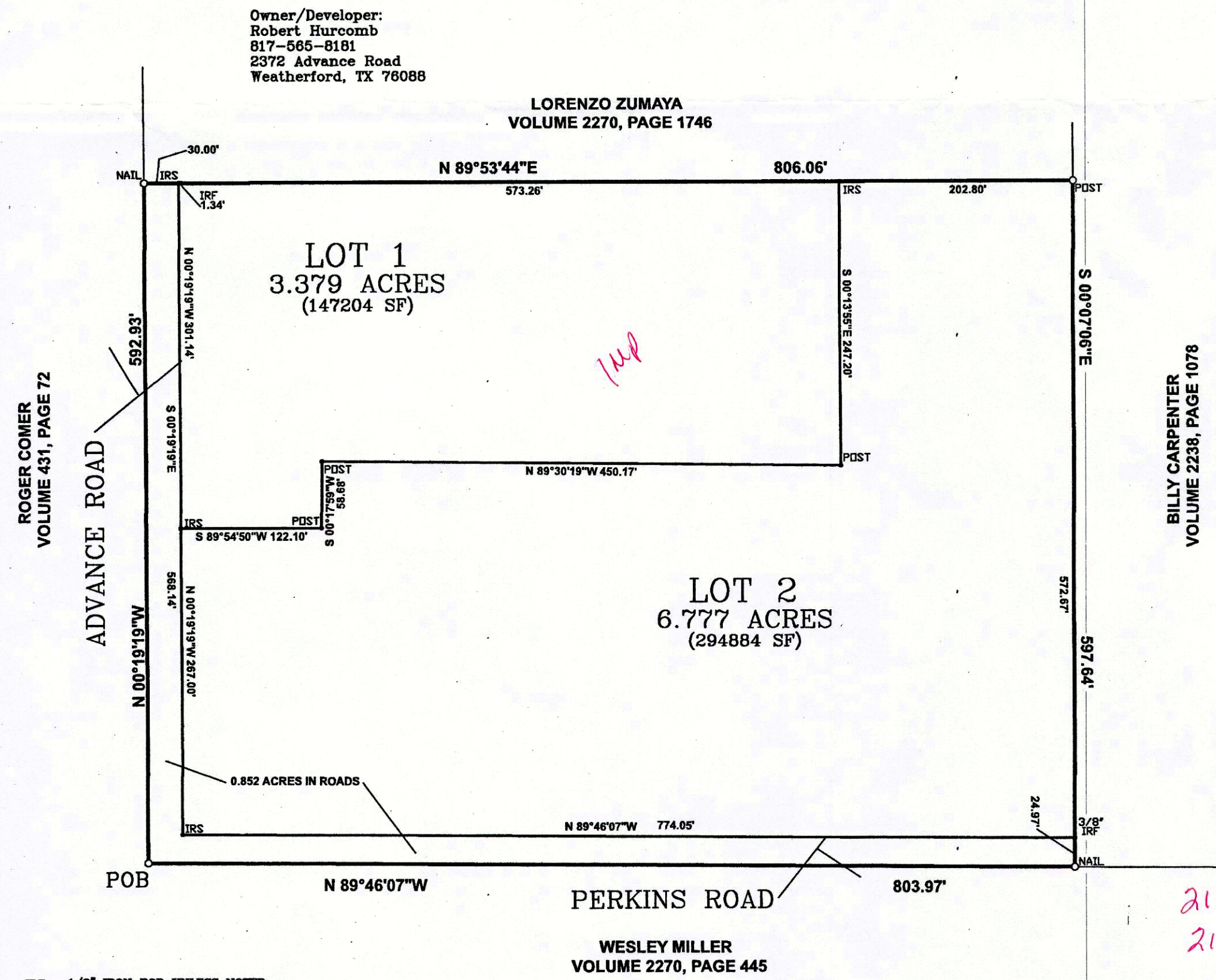
Jamie Belynn Tierce
 Notary Public
 My Commission Expires Nov. 07, 2019

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

October 2018



THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this *24th* day of *December*, 2018.

Pat Deen, County Judge

George A. Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

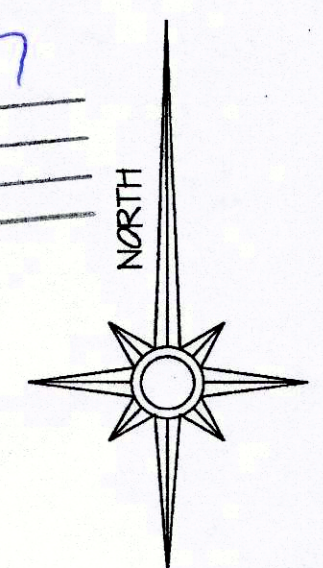
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201832176
 12/26/2018 09:55 AM
 Fee: 75.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT



LOT 1 AND LOT 2
 HAWK PLACE
 AN ADDITION IN PARKER COUNTY, TEXAS
 Being 11.0 acres situated in and being a portion of the T & P RR Company Survey Section No. 243, Abstract No. 1395 Parker County, Texas

ACCT. NO.: *13197*
 SCH. DIST.: *PO*
 CITY: *E-7*
 MAP NO.:



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

Cabinet/Instrument# *E* Slide *204*

GRAPHIC SCALE - FEET

HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76088
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM# 10088500