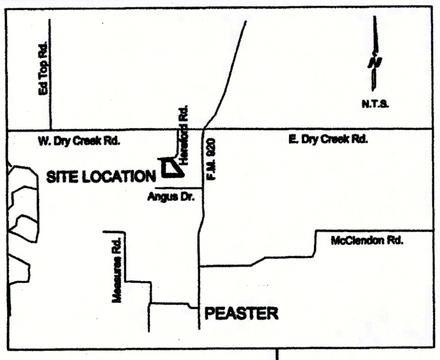
C:/Engineering/17144/17144_replat_010218prn1.dwg 1500 01.02.18



LIENHOLDER: 201800395 PLAT Total Pages: 1

First Financial Bank
101 College Park Drive
Weatherford, TX 76086

Signature of Lienholder

CEO
TITLE

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared JAY GIBBS, known to me to be 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 8th day of JANUARY 2018.

Linda Michou
Notary Public in and for the State of Texas

LINDA MICHOU
Notary Public
State of Texas
My Comm. Expires 03-13-2018

OWNERS DEDICATION

All that certain lot, tract or parcel of land situated in Parker County, Texas, being all of Lots 30R1, 30R2, 31R1, and 31R2 of HIGHLAND HILLS ADDITION, a subdivision in Parker County, Texas, as recorded in Cabinet D, Slide 760, Plat Records of Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a ½" diameter steel reinforcing bar found in the south right-of-way line of Hereford Road (60' right-of-way) for the northwest corner of said Lot 30R1, from which point the calculated position of the northwest corner of the H.P. Sullivan Survey, Abstract No. 2427, bears North 26°39'58" West, 1724 feet +/-;

THENCE North 89°53'33" East, with said right-of-way line, 200.06 feet to a found ½" diameter steel reinforcing bar;

THENCE North 89°48'43" East, continuing with said right-of-way line, 120.38 feet to a ½" diameter steel reinforcing bar found for the beginning of a curve to the left having a radius of 244.63 feet and a chord bearing North 79°56'05" East, 36.47 feet;

THENCE, with said curve to the left, and continuing along said right-of-way line, a distance of 36.51 feet to a 5/8" diameter steel reinforcing bar with cap stamped "McIlroy 5136" set for the northeast corner of Lot 31R1;

THENCE South 36°54'31" East, departing said right-of-way line, 910.41 feet to a ½" diameter steel reinforcing bar found for the southeast corner of Lot 31R2;

THENCE South 89°37'38" West, along the south line of Lot 31R2, and continuing with the south line of Lot 30R2, 499.55 feet to a found ½" diameter steel reinforcing bar;

THENCE South 89°35'36" West, continuing along the south line of Lot 30R2, 403.23 feet to a ½" diameter steel reinforcing bar found for the southwest corner of Lot 30R2;

THENCE North 00°01'31" West, 728.92 feet to the Place of Beginning, and containing 10.53 acres of land, more or less.

And being the same land described in deed to Ky H. Nichols and Whitney R. Alderson recorded as County Clerk's Instrument Number 201714217, Official Records of Parker County, Texas.

NOW THEREFORE I (we), KY H. NICHOLS, and WHITNEY R. ALDERSON, owner(s) 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, and designate the same as Lots 30R AND 31R, HIGHLAND HILLS ADDITION, being a replat of Lots 30R1, 30R2, 31R1, and 31R2, Highland Hills Addition.

BY: Ky H. Nichols DATE: January 8, 2018

BY: Whitney R. Alderson DATE: January 8, 2018

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

We, Ky H. Nichols and Whitney R. Alderson, being the dedicatory and owner(s) of the attached plat of said subdivision, do hereby certify that it is not with the Extra-Territorial Jurisdiction of any incorporated city or town.

Ky H. Nichols

Whitney R. Alderson

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Ky H. Nichols, known to me to be 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 8th day of JAN 2018.

Notary Public in and for the State of Texas

JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Whitney R. Alderson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated.

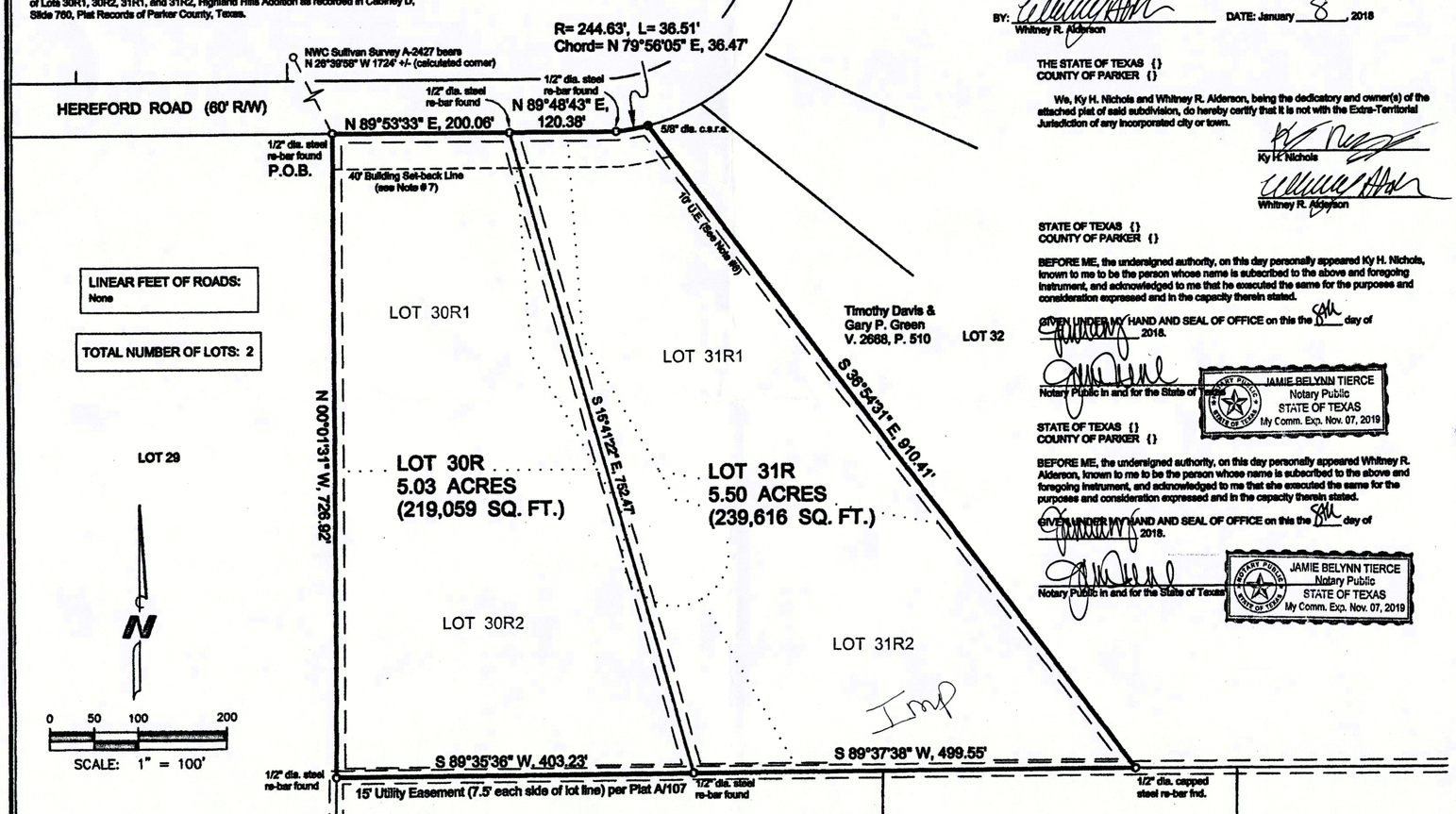
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of JAN 2018.

Notary Public in and for the State of Texas

JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone. (NAD83), as determined by G.P.S. on April 17, 2017.
2. Distances shown have been converted to "surface".
3. 1/2" diameter steel reinforcing bars are being set at lot corners, unless otherwise indicated.
4. According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0150E, Effective Date September 26, 2008, this property does not lie in the 100 Year Flood Hazard Area.
5. 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.
6. There is to be a 10' utility easement along the rear, front, and sides of each lot.
7. All lots to have a 40' Building Line along road right-of-way.
8. By approval of this plat, Parker County does hereby abandon and vacate all previously dedicated lot lines and utility easements within the boundary of this plat, as shown on plat of Lots 30R1, 30R2, 31R1, and 31R2, Highland Hills Addition as recorded in Cabinet D, Slide 760, Plat Records of Parker County, Texas.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson

201800395
01/08/2018 09:54 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 13390
SCH. DIST.: DE
CITY:
MAP NO.: F9

LOT 25 HIGHLAND HILLS ADDITION Cab. A, Slide 107 LOT 26 LOT 27

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County Texas, on this the 8th day of JAN 2018.

Mark Riley, County Judge

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

PC E16

STATE OF TEXAS REGISTERED CHARLES ROBERT MCILROY 5136 PROFESSIONAL LAND SURVEYOR

13390.001.030.00
13390.001.031.00
13390.001.031.50

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.

Charles Robert McIlroy, Registered Professional Land Surveyor
Registration Number 5136

FINAL RE-PLAT
LOTS 30R and 31R, HIGHLAND HILLS ADDITION,
Being a Re-Plat of Lots 30R1, 30R2, 31R1, and 31R2, Highland Hills Addition, located in the H.P. Sullivan Survey, Abstract No. 2427, Parker County, Texas
January, 2018

OWNER:
Ky H. Nichols and Whitney R. Alderson
3242 Fox Road
Millsap, TX 76066

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c_mcilroy@att.net
TX SURVEYING FIRM # 10104800 TX. ENGINEERING FIRM # F-7877