

201719930 PLRT Total Pages: 1

LIENHOLDER:
First Financial Bank
101 College Park Drive
Weatherford, TX 76088

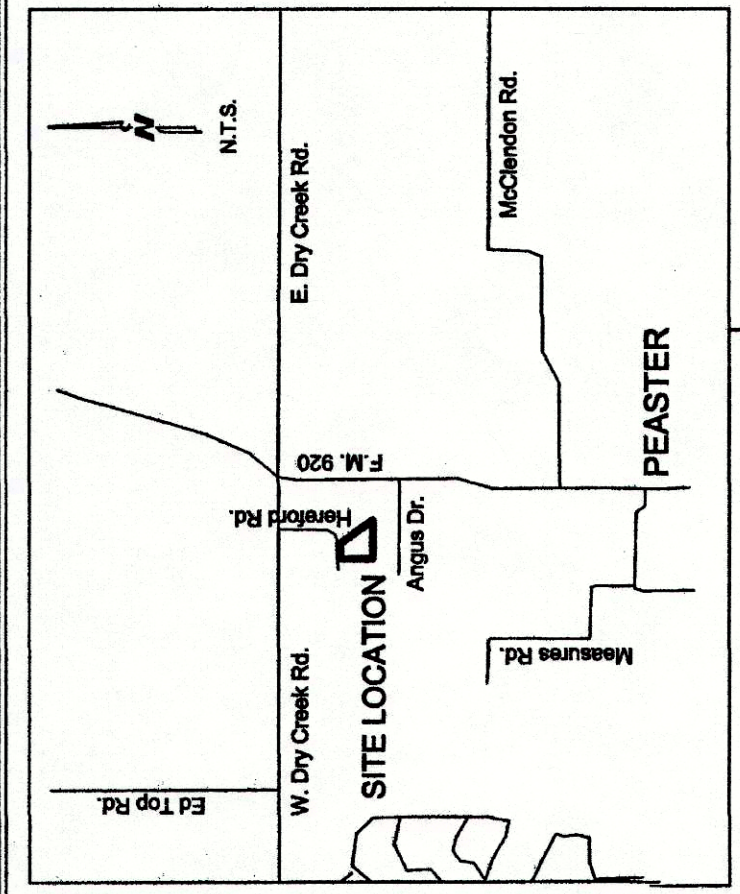
Jay Gibbs
Signature of Lienholder
P. 50
TITLE

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 4 day of August, 2017.

Jaclyn Bryant
Notary Public in and for the State of Texas
My Comm. Expires 01/13/2020



- 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. 20' x 20' visibility triangle each side of intersection of Hereford Road and Hereford Court.
 9. 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 Highland Hills Addition as recorded in Cabinery A, Slide 107, Plat Records of Parker County, Texas.

OWNERS DEDICATION

All that certain lot, tract or parcel of land situated in Parker County, Texas, being all of Lots 30 and 31 of HIGHLAND HILLS ADDITION, a subdivision in Parker County, Texas, as recorded originally in Volume 369-A, Page 72, Dead Records of Parker County, Texas, said plat now located at Cabinet A, Slide 107, Plat Records of Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" 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 30, from which point the calculated position of the northwest corner of the H.P. Sullivan Survey, Abstract No. 2427, bears North 28°39'58" West, 1724 feet +/-;

THENCE North 89°53'33" East, with said right-of-way line, 200.06 feet to a 1/2" diameter steel reinforcing bar found for the corner common to Lots 30 and 31;

THENCE North 89°48'43" East, continuing with said right-of-way line, 120.38 feet to a 1/2" diameter steel reinforcing bar found for the beginning of a curve to the left having a radius of 244.83 feet and a chord bearing North 79°56'05" East, 38.47 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 "Midway 5136" set for the northeast corner of said Lot 31;

THENCE South 36°54'31" East, departing said right-of-way line, and along the line common to Lot 31 and Lot 32, 910.41 feet to a 1/2" diameter steel reinforcing bar found for the corner common to Lot 31 and Lot 32;

THENCE South 89°37'38" West, along the south line of Lot 31, 489.85 feet to a 1/2" diameter steel reinforcing bar found for the corner common to Lot 30 and Lot 31;

THENCE South 89°35'36" West, along the south line of Lot 30, 403.23 feet to a 1/2" diameter steel reinforcing bar found for the southwest corner of Lot 30;

THENCE North 00°01'31" West, with the line common to Lot 29 and Lot 30, 726.92 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, dedicate 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 30R1, 30R2, 31R1, AND 31R2, HIGHLAND HILLS ADDITION, being a replat of Lots 30 and 31, Highland Hills Addition.

BY: *Ky H. Nichols* DATE: August 4, 2017
 BY: *Whitney R. Alderson* DATE: August 4, 2017

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.

Whitney R. Alderson
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 4 day of August, 2017.

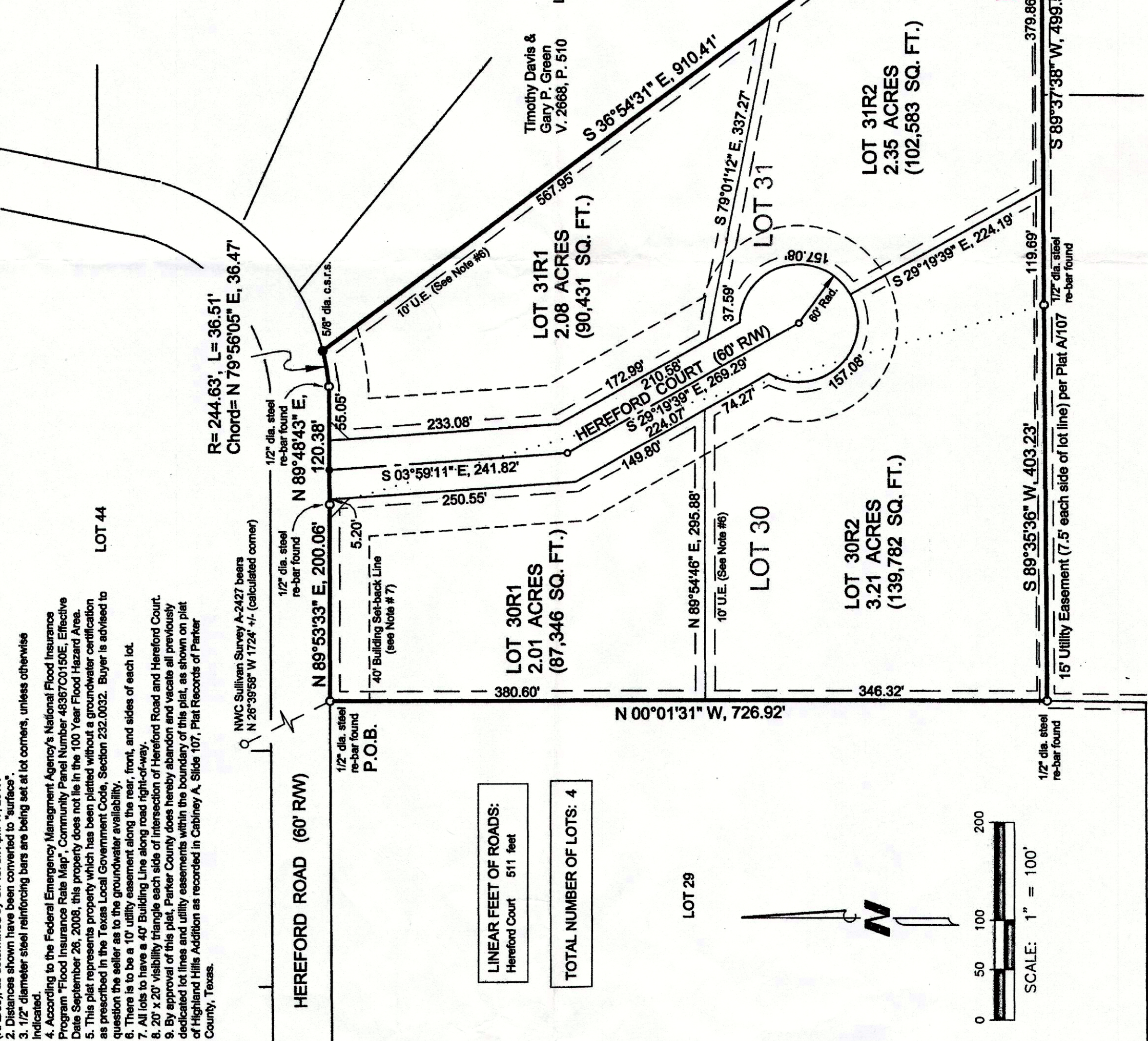
Joyce Leatherwood
Notary Public in and for the State of Texas
My Comm. Expires 06-19-2020

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 4 day of August, 2017.

Joyce Leatherwood
Notary Public in and for the State of Texas
My Comm. Expires 06-19-2020



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201719930
08/14/2017 11:05 AM
Fee: 76.00
Parker County, Texas

APPROVED by the Commissioners of Parker County Texas, on this the 14 day of August, 2017.

Steve Dugan
Steve Dugan
Commissioner Precinct # 3

Mark Riley
Mark Riley, County Judge

OWNER:
Ky H. Nichols and Whitney R. Alderson
3242 Fox Road
Millsep, TX 76068

FILED IN PLAT RECORDS OF PARKER COUNTY TEXAS, VOLUME 369-A, PAGE 72, DEAD RECORDS OF PARKER COUNTY TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

HIGHLAND HILLS ADDITION
Slide 107
Cab.

LOT 25
LOT 26
LOT 27

per Mr. Hammond's 12/2017 Station Owners are being documented to plat re-platting.
 TO HAVE PLAT RECORDED. NEED TO BE RE-PLATTING.

LOTS 30R1, 30R2, 31R1, and 31R2, HIGHLAND HILLS ADDITION, located in the H.P. Sullivan Survey, Abstract No. 2427, Parker County, Texas August, 2017

13340.001.030.00
 13340.001.031.00
 13340.001.081.50

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 R. McIlroy
Charles Robert McIlroy, Registered Professional Land Surveyor
D-760

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c-mcilroy@att.net