

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 }

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.

Joshua Plumlee
Signature of Owner

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.

THE STATE OF TEXAS }
COUNTY OF PARKER }

I, *Joshua Plumlee*, 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.

Joshua Plumlee
Signature of Owner

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



OWNER/DEVELOPER:
Joshua Plumlee
817-894-1288
2293 E Dry Creek Road
Poolville, TX 76487

STATE OF TEXAS)
COUNTY OF PARKER)

201729254 PLAT Total Pages: 1

WHEREAS, JOSHUA DALE PLUMLEE (Volume 2933, Page 1069), being the sole owner of 9.604 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 183, ABSTRACT No. 1473, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the south line of East Dry Creek Road, as it exists, said post being called by deed to be South. 26.00 feet; East, 8.42 feet and N 89°53'18" W, 1378.28 feet from the northeast corner of said T & P RR Company Survey;

TENENCE S 01°16'16" E, 317.27 feet to an iron rod found (iron rods found are 1/2" unless noted);
TENENCE N 89°13'00" W, 658.88 feet to an iron rod found;
TENENCE N 89°05'49" W, 472.26 feet to an iron rod found;
TENENCE N 88°40'58" W, 183.56 feet to a post;
TENENCE N 01°43'48" W, 317.32 feet to a post in the south line of said East Dry Creek Road;
TENENCE S 89°08'06" E, with the south line of said East Dry Creek Road, 1317.23 feet to the POINT OF BEGINNING and containing 9.604 acres (418,376 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOSHUA DALE PLUMLEE, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, ISIAH 41:13, AN ADDITION IN PARKER COUNTY, TEXAS, being 9.604 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 183, Abstract No. 1473, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at *Poolville, Texas*, Parker County, Texas this *17th* day of *November*, 2017.
Joshua Dale Plumlee
Joshua Dale Plumlee

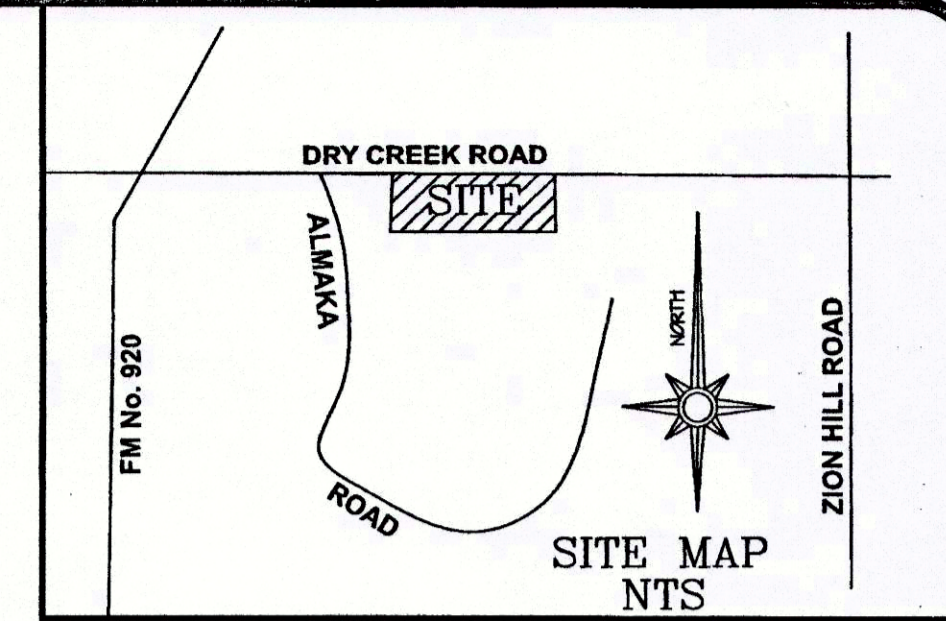
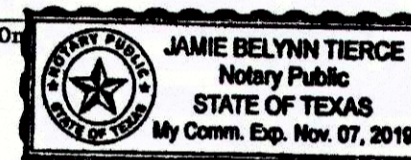
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JOSHUA DALE PLUMLEE 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 *17th* day of *November*, 2017

Jamie Belynn Tierce
Notary Public in and for the State of Texas

My Commission Expires On *11/7/19*

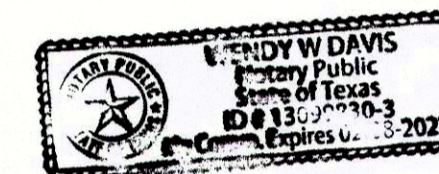


LIENHOLDER

First Financial Bank
101 College Park Dr.
Weatherford, TX 76086
John J. Hood S.V.P.
Signature of Lien holder

This the *17th* day of *November*, 2017.

Wendy W. Davis
Notary Public, State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commission Court of Parker County, Texas, this *27th* day of *November*, 2017.

Mark Riley, County Judge

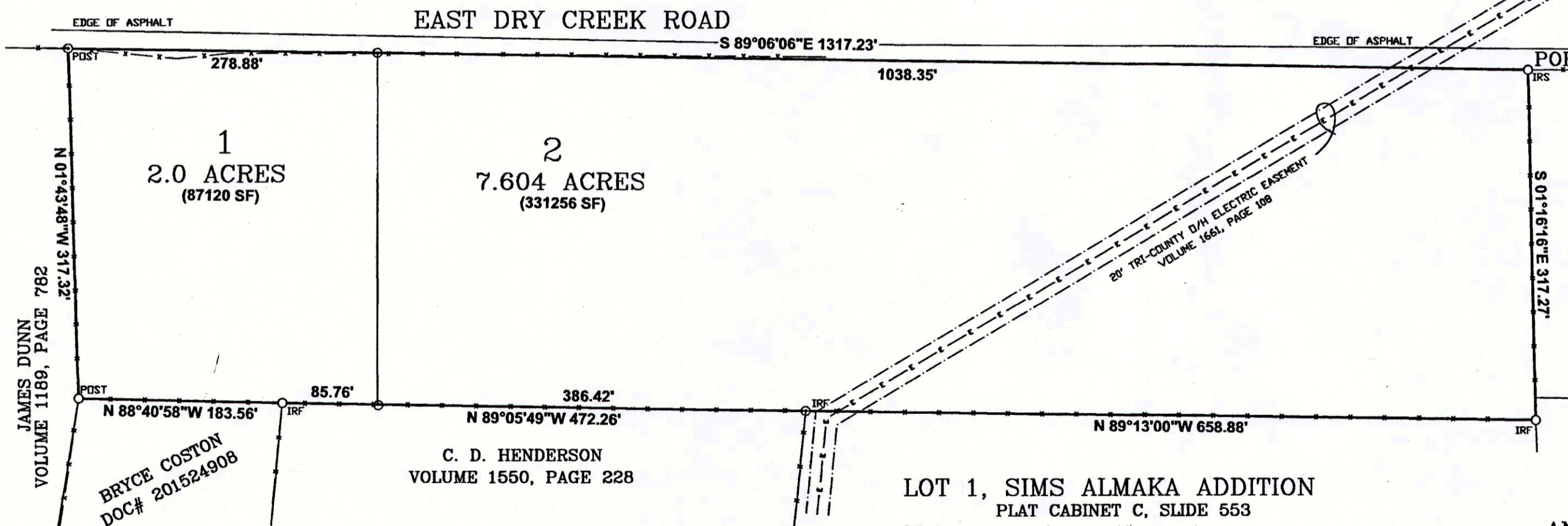
George A. Conley
George A. Conley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Darry Walden
Darry Walden
Commissioner Precinct #3

Steve Dugan
Commissioner Precinct #4

ACCT. NO.: *13923*
SCH. DIST.: *PE*
CITY: *F-9*
MAP NO.:



LOT 1, SIMS ALMAKA ADDITION
PLAT CABINET C, SLIDE 553

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

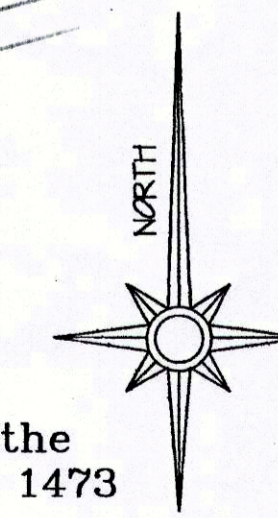
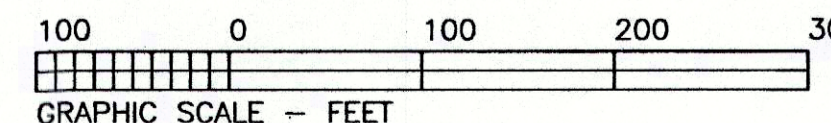
Jeanne Brunson
201729254
11/27/2017 12:13 PM
Fee: 78.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

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

Cabinet/Instrument# *D* Slide *799*

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 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



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

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