

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

202315248 PLAT Total Pages: 1

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.

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.

LINEAR FEET OF ROADS: 0'
WATER: WALNUT CREEK SUD AND PRIVATE WELL
ELECTRIC: TRICOUNTY ELECTRIC
POST OFFICE: SPRINGTOWN, TX 76082
ISD: SPRINGTOWN ISD
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

"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."

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0175E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Deed Restrictions:

1. No RV Parks
2. No Hunting
3. No Tiny Houses
4. No Further Subdividing
5. No 18-Wheel Vehicles on Property
6. No Hog/Pig Farming
7. No Junk/Salvage Yards

NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)
2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY EXTRA TERRITORIAL JURISDICTION
3. SES PROJECT *22081 JAMIE ACRES, PCT
4. TEXAS LICENSE SURVEY FIRM NO. 100736-00
5. PIPELINE EASEMENTS ARE 50' AND CENTERED ON EXISTING PIPELINE AS MARKED.

THE STATE OF TEXAS ##
COUNTY OF PARKER ##

APPROVED by the Commissioners Court of Parker County, Texas, on this the 12th day of June, 2023.

George A. Conley
George Conley
Commissioner Precinct 1

Pat Deen
Pat Deen, County Judge

Jacob Holt
Commissioner Precinct #2
Larry Walden
Commissioner Precinct #3
Mike Hale
Commissioner Precinct #4

FILED AND RECORDED

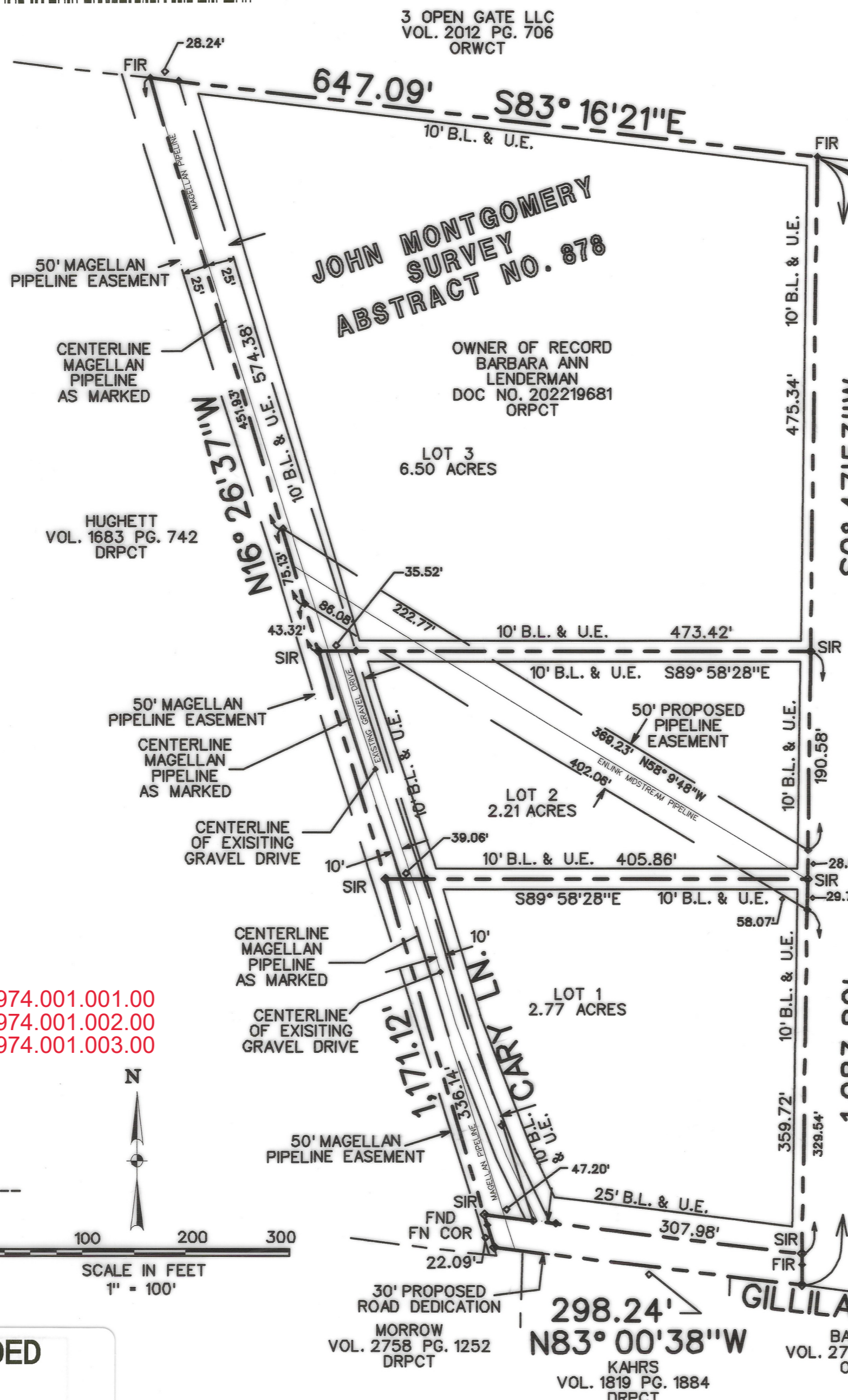
OFFICIAL PUBLIC RECORDS

Lila Deakle

202315248
06/13/2023 09:25 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

ENGINEER/SURVEYOR
JASON G. SWAIM
506 N MASON ST
BOWIE, TEXAS 76230
940-872-5075
940-872-4079 FAX
jswaim@swaimengineering.com

OWNER/DEVELOPER
BARBARA ANN LENDERMAN
1730 GILLILAND ROAD
SPRINGTOWN, TX 76082
817-403-0176



LEGEND

FIR	•	FOUND IRON ROD
SIR	•	SET IRON ROD
- - -	-	PROPERTY LINE
B.L.		BUILDING LINE
U.E.		UTILITY EASEMENT

STATE OF TEXAS)
COUNTY OF PARKER)
OWNER'S ACKNOWLEDGMENT AND DEDICATION
WHEREAS, BARBARA ANN LENDERMAN, the undersigned, being the sole owner of the land shown on this plat within the area described by metes and bounds as follows:
LEGAL DESCRIPTION

BEING 11.69 acres of land, more or less, and being part of the John Montgomery Survey, Abstract No. 878, Parker County, Texas, and being all of the tract described in Executor's Deed to Barbara Ann Lenderman of record in Document No. 202219681, Official Records of Parker County, Texas, said 11.69 acres being more particularly described as follows:

BEGINNING at a found iron rod at the northeast corner of said Lenderman tract:
THENCE S 00 deg. 47 min. 53 sec. W passing a found iron rod at a distance of 1064.00 feet, in all a total distance of 1083.82 feet to a point in Gilliland Road for corner;

THENCE with said Gilliland Road, N 83 deg. 00 min. 38 sec. W a distance of 298.24 feet to a point in road for corner from which a found fence corner bears N 16 deg. 26 min. 37 sec. W a distance of 22.09 feet;

THENCE N 16 deg. 26 min. 37 sec. W passing a found fence corner at a distance of 22.09 feet, in all a total distance of 1171.12 feet to a found iron rod for corner;

THENCE S 83 deg. 16 min. 21 sec. E a distance of 647.09 feet to the POINT OF BEGINNING and containing 509,018 square feet or 11.69 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, BARBARA ANN LENDERMAN, does hereby adopt this plat designating the hereinabove described real property as JAMIE ACRES, an addition in Parker County, Texas, being 11.69 acres situated in the John Montgomery Survey, Abstract No. 878, Parker County, Texas, and does hereby dedicate to the public's use forever the streets, alleys, parks, watercourses, drains, easements, and public places shown for the purpose and consideration therein expressed.

WITNESS my hand this 7 day of June, 2023.

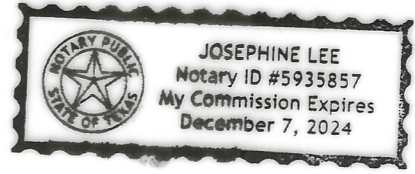
BY *Barbara Ann Lenderman*
BARBARA ANN LENDERMAN

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared BARBARA ANN LENDERMAN 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of June, 2023.

Notary Public in and for the State of Texas

My Commission Expires: 12/7/24



FINAL PLAT

OF
LOTS 1 THRU 3
BLOCK 1
JAMIE ACRES
BEING

BEING 11.69 ACRES OF
JOHN MONTGOMERY
SURVEY
ABSTRACT NO. 878
PARKER COUNTY, TEXAS

JUNE 5, 2023

THE STATE OF TEXAS
COUNTY OF MONTAGUE
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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.

JASON G. SWAIM RPLS NO. 5550



F505