

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.

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 Hunting
2. No 18-Wheel Vehicles on Property
3. No Hog/Pig Farming
4. 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 GEOD 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 28th day of August, 2023.

George A Conley, Commissioner Precinct 1

Jacob Holt, Commissioner Precinct #2

Larry Walden, Commissioner Precinct #3

Mike Hale, Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

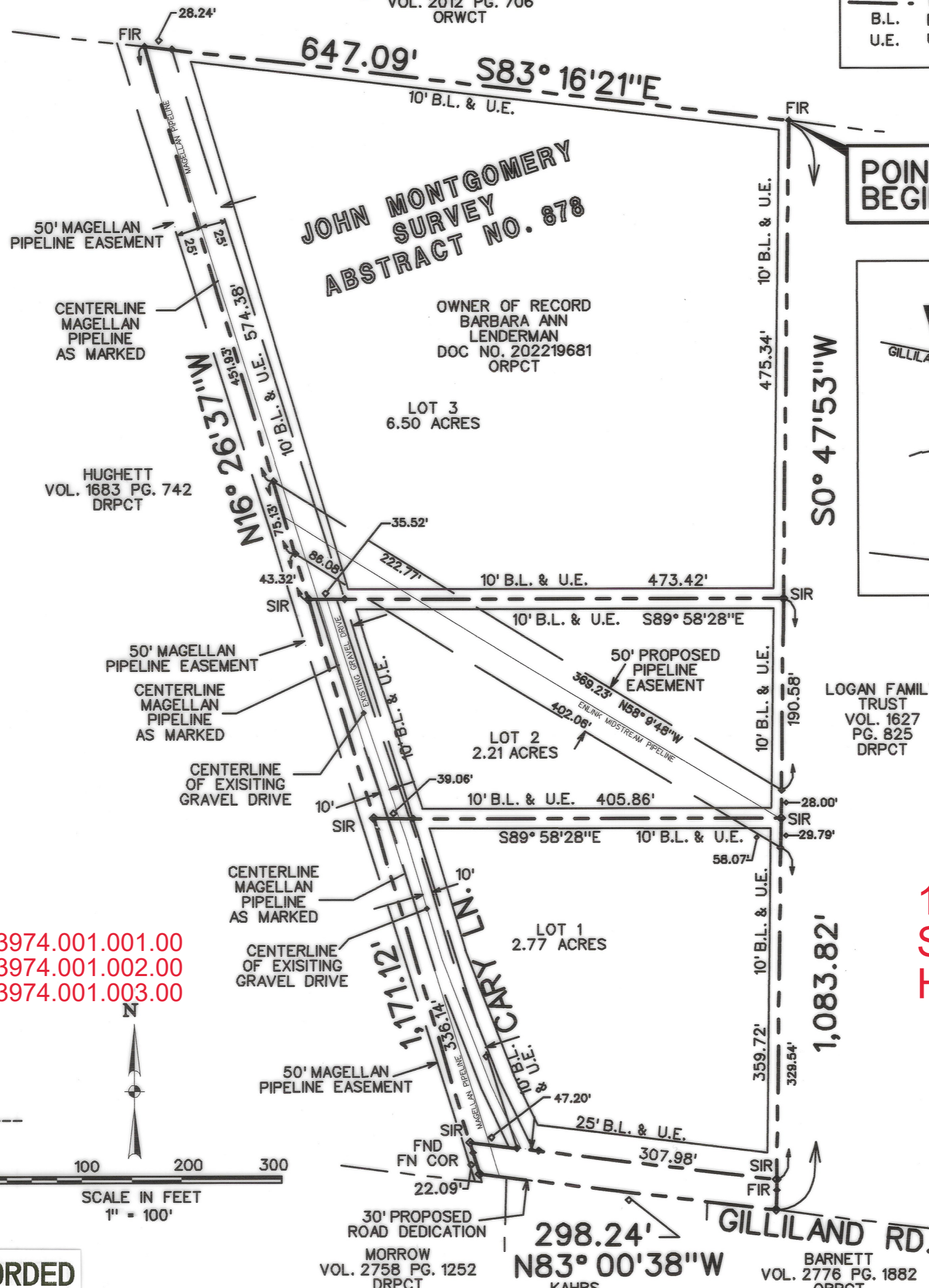
Lila Deakle

202322677 08/29/2023 08:53 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX PLAT

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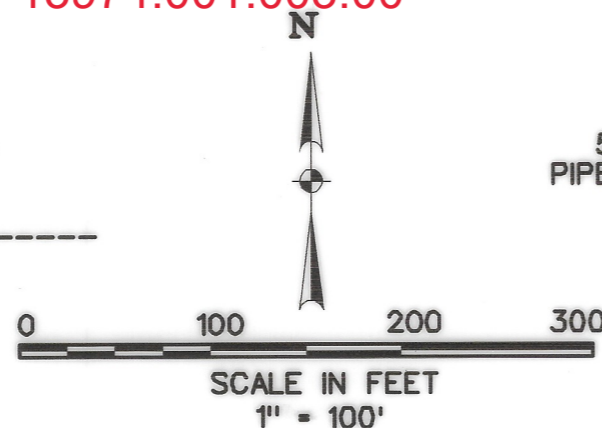
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3 OPEN GATE LLC VOL. 2012 PG. 706 ORWCT



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13974.001.003.00



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

THE STATE OF TEXAS COUNTY OF MONTAGUE

CERTIFICATE OF SURVEYOR

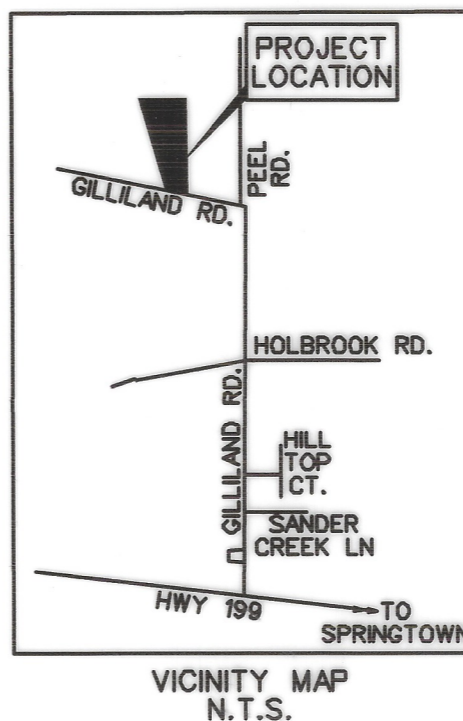
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JASON G. SWAIM RPLS NO. 5550 0-17-23

LEGEND

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

POINT OF BEGINNING



LOGAN FAMILY TRUST VOL. 1627 PG. 825 DRPCT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS) COUNTY OF PARKER) 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 17 day of August, 2023.

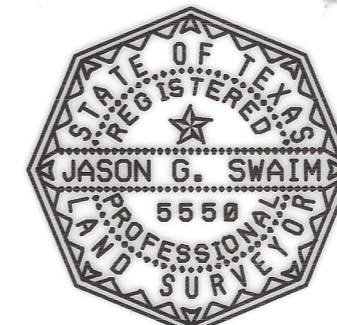
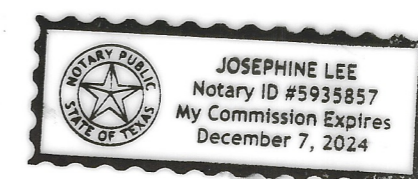
BY Barbara Ann Lenderman BARBARA ANN LENDERMAN

STATE OF TEXAS) COUNTY OF PARKER) BEFORE ME, the undersigned authority, on this day personally appeared BARBARA ANN LENDERMAN known to me 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 17 day of August, 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

AUGUST 17, 2023 AMENDMENT OF JAMIE ACRES PLAT FILED FOR RECORD JUNE 13, 2023, AND RECORDED UNDER FILE NO. 20231548, CABINET F SLIDE 505, PRPCT