

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.

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.

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL 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.

Signature of Owner: Ean Bazzell

THE STATE OF TEXAS COUNTY OF PARKER

I, Ean Bazzell, 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, Parker County, Texas.

Signature of Ean Bazzell

STATE OF TEXAS COUNTY OF PARKER

202209610 PLAT Total Pages: 1

WHEREAS EAN BAZZELL AND KAYLEIGH BAZZELL (Doc No. 202130849), are the sole owner of Lot 1, Block 1, JUDY ADDITION, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 215, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the south line of Beulah Road, a county road at the northwest corner of said Lot 1 and the northeast corner of a tract of land described by deed to Roy Haney recorded in Volume 2536, Page 253, Official Records, Parker County, Texas, said iron being called by deed to be North, 816.51 feet and West, 1358.76 feet from the southwest corner of the William Hamilton Survey, Abstract No. 578, Parker County, Texas;

THENCE N 89°56'56" E, with the south line of said Beulah Road, 492.97 feet to a 5/8" iron rod found at the northwest corner of a tract of land described by deed to H. E. Yandell recorded in Volume 2485, Page 831, Official Records, Parker County, Texas; THENCE S 00°10'08" E, with the west line of said H. E. Yandell tract, 829.19 feet to an iron rod found (iron rods found are 1/2" unless noted) in the north line of a tract of land described by deed to D. R. Paulk recorded in Volume 1422, Page 1361, Real Records, Parker County, Texas; THENCE S 88°55'36" W, with the north line of said D. R. Paulk tract, 498.57 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southeast corner of Lot 2, said Judy Addition; THENCE N 00°12'37" E, at 588.09 feet passing an iron rod found at the northeast corner of said Lot 2 and the southeast corner of said Roy Haney tract in all 838.09 feet to the POINT OF BEGINNING and containing 9.487 acres (413253 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

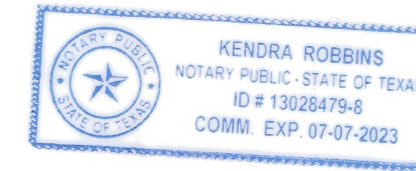
THAT, EAN BAZZELL AND KAYLEIGH BAZZELL, does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 1R1, BLOCK 1, JUDY ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 1, Block 1, Judy Addition, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 215, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 211 Beulah Rd, Parker County, Texas this 27 day of February, 2022. Ean Bazzell, Kayleigh Bazzell

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ean Bazzell, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

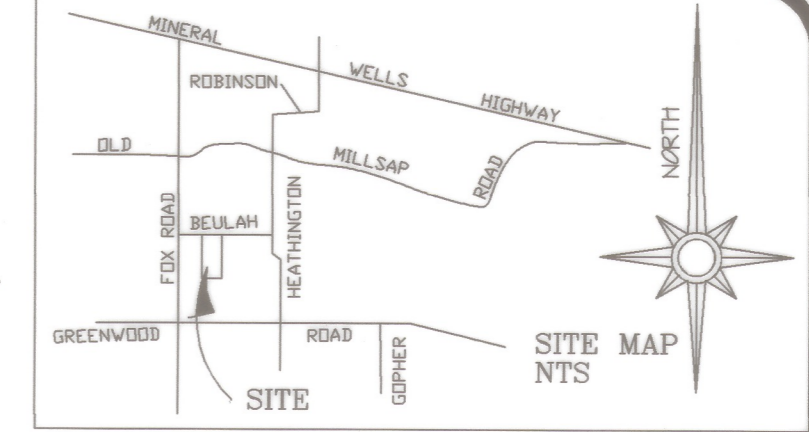
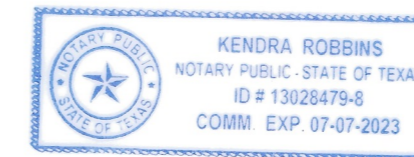
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of February, 2022. Notary Public in and for the State of Texas. My Commission Expires On: 7-7-23



STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kayleigh Bazzell, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of February, 2022. Notary Public in and for the State of Texas. My Commission Expires On: 7-7-23

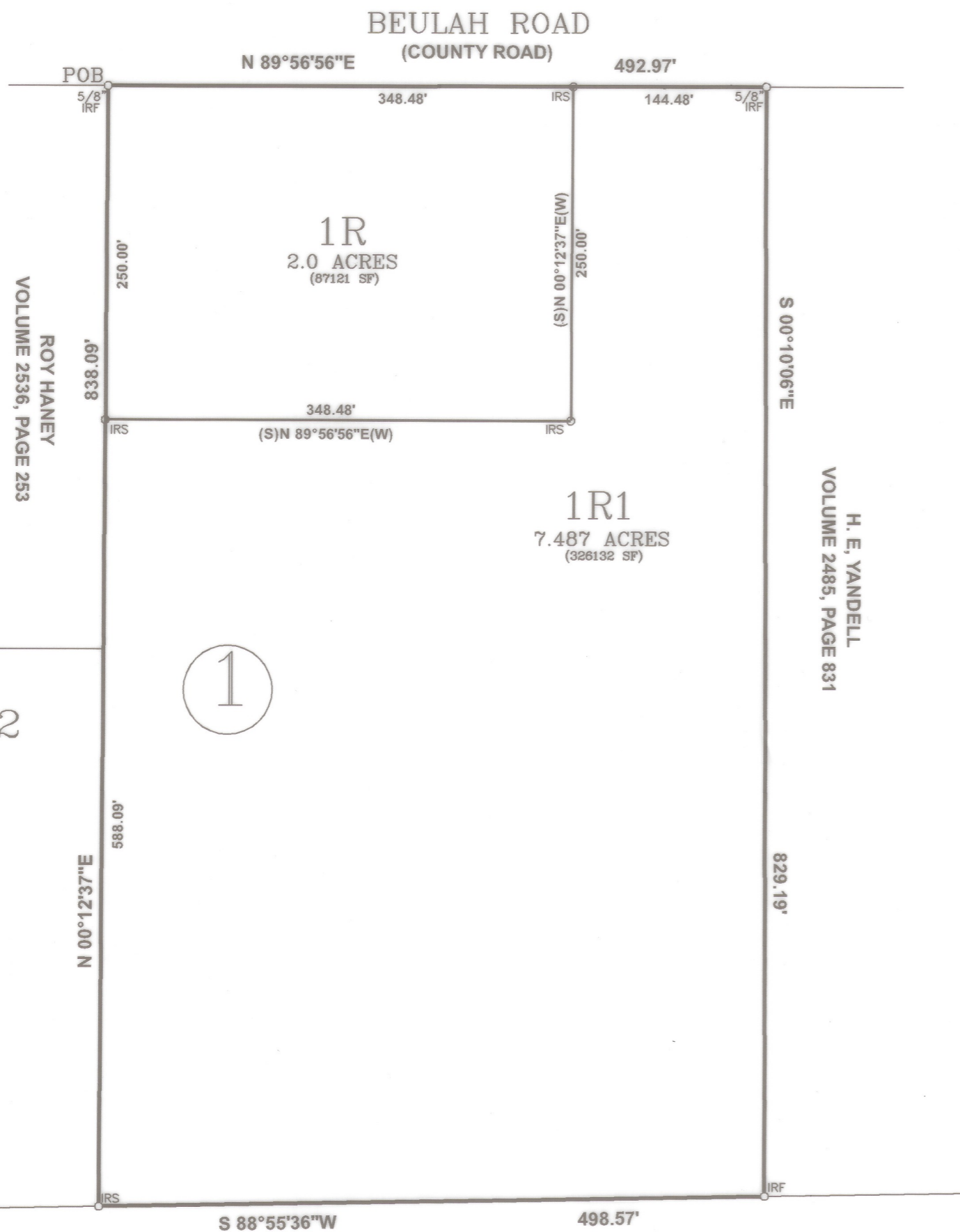
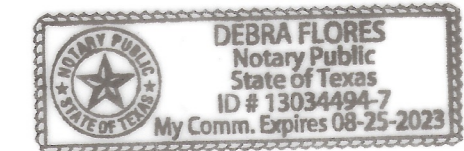


NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER

First Financial Bank, 101 College Park Dr, Weatherford, TX 76087. Signature of Lienholder: Dan Am. This the 1 day of March, 2022. Notary Public, State of Texas.



Owner/Developer: Ean and Kayleigh Bazzell, 817-597-7846, 211 Beulah Road, Millsap, TX 76066. D. R. PAULK, VOLUME 1422, PAGE 1361.

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.

Signature of David Harlan, Jr.

David Harlan, Jr., Texas Registered Professional Land Surveyor, No. 2074, January 2022.



FILED AND RECORDED

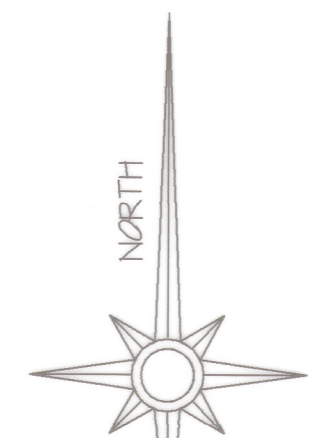
OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle

202209610, 03/14/2022 12:11 PM, Fee: 76.00, Lila Deakle, County Clerk, Parker County, Texas, PLAT

LOT 1R AND LOT 1R1, BLOCK 1 JUDY ADDITION AN ADDITION IN PARKER COUNTY, TEXAS Being a replat of Lot 1, Block 1, Judy Addition, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D Slide 215, Parker County, Texas

14032 MI E-14



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 #10085500 harlanland@yahoo.com

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

Cabinet/Instrument# F Slide 184

