

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.

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

LINEAR FEET OF ROADS: NO NEW ROADS

CURVE TABLE

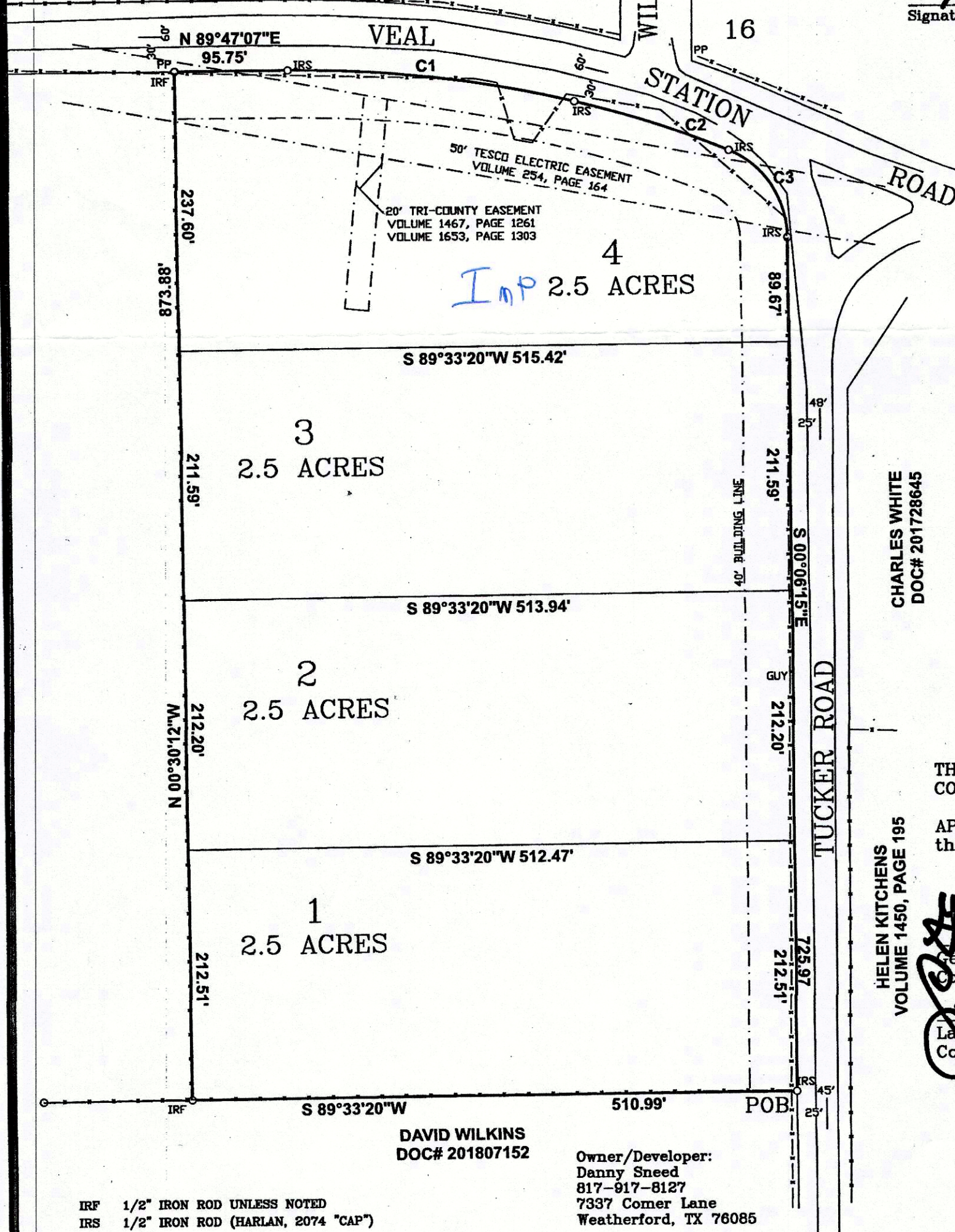
C1	L=244.15' R=1018.17'
	S 83°20'43" E 243.57'
C2	L=137.01' R=880.79'
	S 72°01'10" E 136.87'
C3	L=94.19' R=80.0'
	S 33°50'01" E 88.84'

WILDWOOD CANYON  
PLAT CABINET A, SLIDE 703

18

17

16



LIENHOLDER

*N/A*  
Signature of Lien holder

This the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

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

"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, DANNY SNEED, 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.

CHARLES WHITE  
DOC# 201728645

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 10th day of December, 2018.

HELEN KITCHENS  
VOLUME 1450, PAGE 195

*George Conley*  
George Conley  
Commissioner Precinct #1  
*Larry Walden*  
Larry Walden  
Commissioner Precinct #3

*Pat Dean*  
Pat Dean, County Judge  
*Craig Peacock*  
Craig Peacock  
Commissioner Precinct #2  
*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

STATE OF TEXAS ) 201830837 PLAT Total Pages: 1  
COUNTY OF PARKER )

WHEREAS, DANNY SNEED (Doc No. 201825528), being the sole owner of 10.0 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 57, ABSTRACT No. 1430, 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 west line of Tucker Road in the north line of a tract of land described by deed to David Wilkins recorded in Doc No. 201807152, Official Records, Parker County, Texas, said iron being called by deed to be North, 1935.35 feet from the southwest corner of I. C. Fletcher Survey, Abstract No. 465, Plat Records, Parker County, Texas;

THENCE S 89°33'20" W, 510.99 feet to an iron rod found (iron rods found are 1/2" unless noted);  
THENCE N 00°30'12" W, 873.88 feet to an iron rod found in the south right of way line of Veal Station Road, a 60' county road;  
THENCE with the south right of way line of said Veal Station Road the following courses and distances;

N 89°47'07" E, 95.75 feet to an iron rod set at the beginning of a curve to the right with a radius of 1018.17 feet and whose chord bears S 83°20'43" E, 243.57 feet;  
With said curve to the right through a central angle of 13°44'21" and a distance of 244.15 feet to an iron rod set at the beginning of a curve to the right with a radius of 880.79 feet and whose chord bears S 72°01'10" E, 136.87 feet;

With said curve to the right through a central angle of 08°54'45" and a distance of 137.01 feet to an iron rod set at the beginning of a curve to the right with a radius of 80.0 feet and whose chord bears S 33°50'01" E, 88.84 feet;

With said curve to the right through a central angle of 87°27'33" and a distance of 94.19 feet to an iron rod set in the west line of said Tucker Road; THENCE S 00°06'15" E, with the west line of said Tucker Road, 725.97 feet to the POINT OF BEGINNING and containing 10.0 acres (435,445 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DANNY SNEED, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 4, JAMESON THOMAS SNEED ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, being 10.0 acres situated in and being a portion of the T & P RR Company Survey, Section No. 57, Abstract No. 1430, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 N Main Street, Parker County, Texas this 10th day of December, 2018.

Danny Sneed

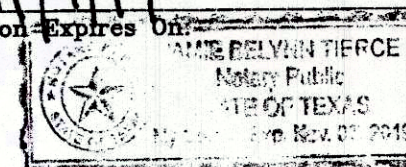
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared DANNY SNEED 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 10th day of December, 2018

Notary Public in and for the State of Texas

My Commission Expires On



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.*  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074

October 2018



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201830837  
12/10/2018 10:49 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 13971  
SCH. DIST.: AZ  
CITY: L-10  
MAP NO.:

LOTS 1 THROUGH 4  
JAMESON THOMAS SNEED ADDITION  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being 10.0 acres situated in and being a portion of the T & P RR Company Survey  
Section No. 57, Abstract No. 1430  
Parker County, Texas

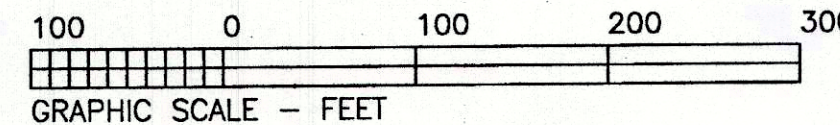
SCALE: 1" = 100'

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

DAVID WILKINS  
DOC# 201807152

Owner/Developer:  
Danny Sneed  
817-917-8127  
7337 Comer Lane  
Weatherford, TX 76085

Cabinet/Instrument# E Slide 197



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500