

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: NO NEW ROADS
 WATER BY PRIVATE WELLS
 WASTEWATER BY PRIVATE SEPTIC SYSTEMS

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.

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.

James D. Johnson
 Signature of Owner

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387C0408E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

201420801 PLAT Total Pages: 1

STATE OF TEXAS)
 COUNTY OF PARKER)

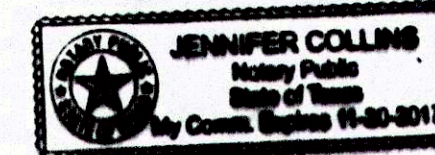
WHEREAS, JAMES D. JOHNSON (Volume 2774, Page 1895) and LARRY W. JOHNSON (Volume 2869, Page 310), being the sole owners of 19.041 Acres situated in and being a portion of the WILLIAM GREEN SURVEY, ABSTRACT No. 546, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 26" iron rod in the east line of Tin Top Road, as it exist, said tree called by deed to be N 29°47'42" E, 1370.96 feet and S 76°22'39" W, 277.32 feet from the southeast corner of said James D. Johnson Tract; THENCE N 76°22'39" E, 277.32 feet to a 36" oak tree; THENCE S 29°47'42" E, 1370.96 feet to a post; THENCE S 60°25'40" W, 970.03 feet to an iron rod found in the east line of said Tin Top Road; THENCE with the east line of said Tin Top Road the following courses and distances: N 04°11'52" E, 407.70 feet to an iron rod found; N 04°20'39" W, 407.67 feet to an iron rod found; N 07°38'39" W, 797.22 feet to the POINT OF BEGINNING and containing 19.041 acres (829,436 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JAMES D. JOHNSON, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 4, BLOCK 1, JOHNSON ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 19.041 Acres situated in and being a portion of the William Green Survey, Abstract No. 546, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parts) and easements shown thereon.

WITNESS my hand at Weatherford Parker County, Texas this 14 day of October, 2014.

James D. Johnson *Larry W. Johnson*
 James Donald Johnson Larry W. Johnson

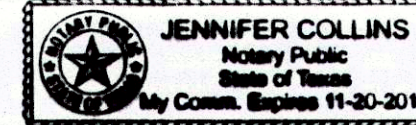


STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JAMES D. JOHNSON 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 14 day of October, 2014

Jennifer Collins
 Notary Public in and for the State of Texas
 11-30-2017
 My Commission Expires On:



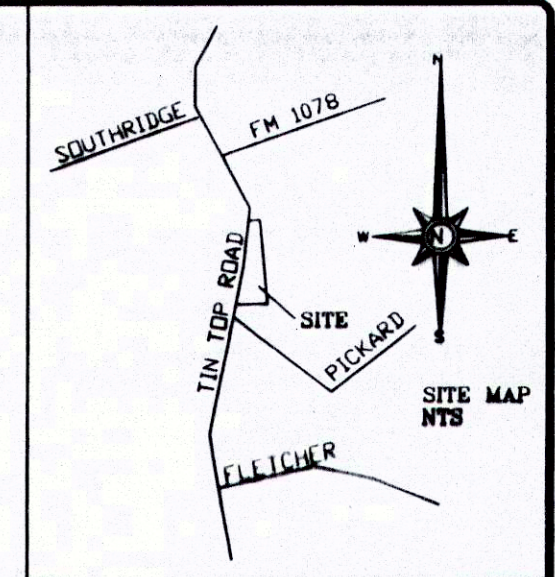
STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared LARRY W. JOHNSON 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 14 day of October, 2014

Jennifer Collins
 Notary Public in and for the State of Texas
 11-30-2017
 My Commission Expires On:

AUT. NO.: 14019
 SCH. DIST.: WE
 CITY:
 MAP NO.: H-20

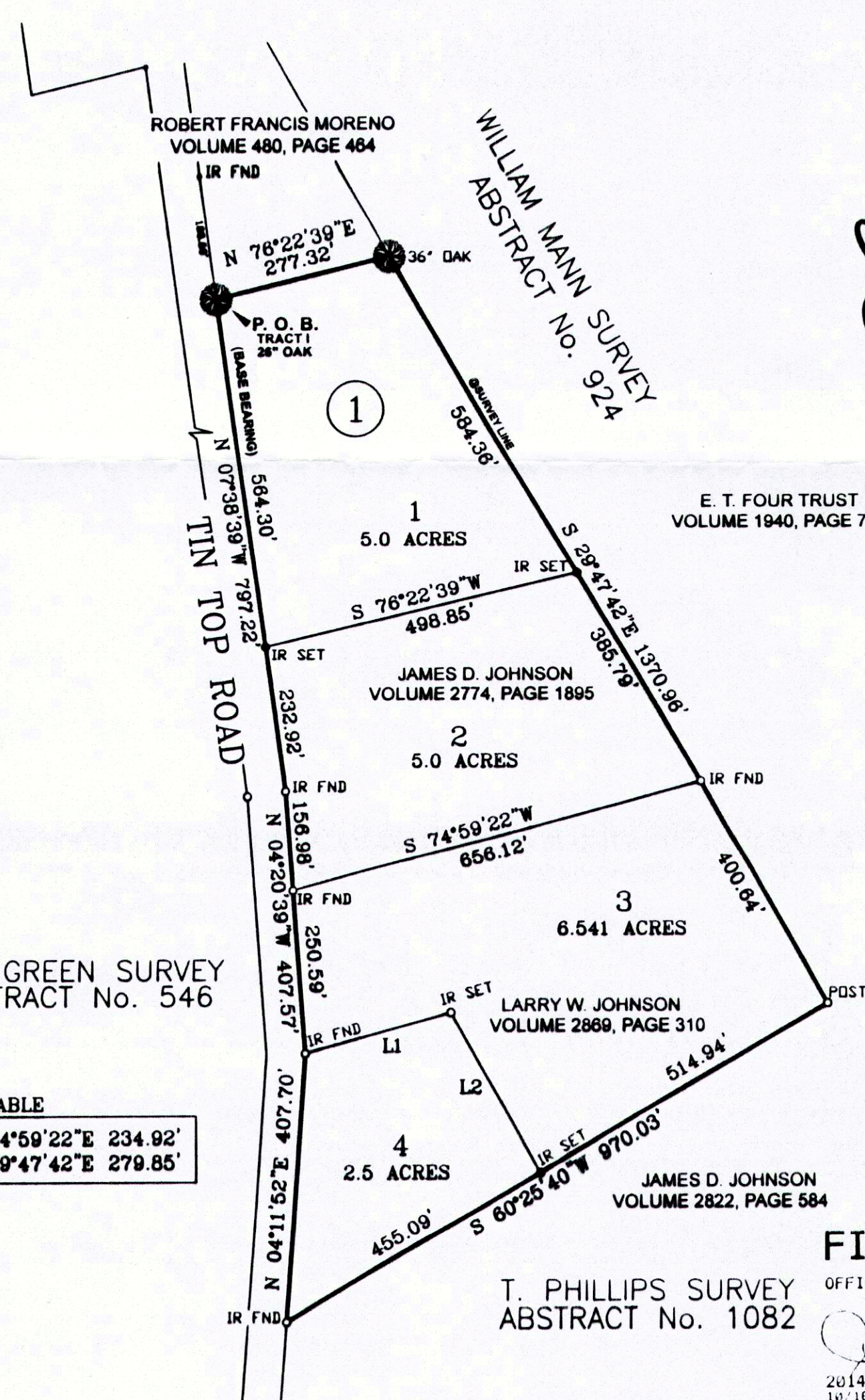


LIENHOLDER
NA
 Signature of Lien holder
 This the ___ day of ___, 2014.
 Notary Public, State of Texas

THE STATE OF TEXAS)
 COUNTY OF PARKER)
James D. Johnson being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that is or is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

James D. Johnson

"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)

APPROVED by the Commission Court of Parker County, Texas, this 14 day of October, 2014.

George A. Conley *Craig Peacock*
 George A. Conley Commissioner Precinct #1 Craig Peacock Commissioner Precinct #2
Larry Valben *Dusty Rastro*
 Larry Valben Commissioner Precinct #3 Dusty Rastro Commissioner Precinct #4

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 SEPTEMBER, 2014



**LOTS 1 THROUGH 4, BLOCK 1
 JOHNSON ACRES
 AN ADDITION TO PARKER COUNTY, TEXAS
 Being 19.041 Acres situated in and being a portion of the William Green Survey, Abstract No. 546, Parker County, Texas**

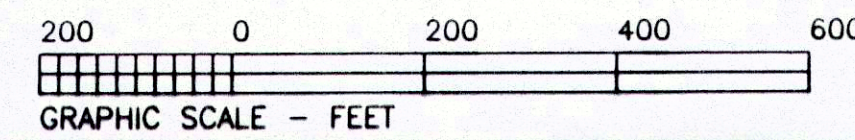
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201420801
 10/16/2014 08:32 AM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

OWNER/DEVELOPER:
 Don Johnson and
 Larry W. Johnson
 4519 Tin Top Road
 Weatherford, TX 76087
 817-596-8666

LINE TABLE

L1	N 74°59'22" E	234.92'
L2	S 29°47'42" E	279.85'



SCALE: 1" = 200'
 HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833

Cabinet/Instrument# D Slide 364

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