

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.

*Casey Blackburn*  
Signature of Owner

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

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202036925 PLAT Total Pages: 1

WHEREAS, CASEY C. BLACKBURN AND CHRISTI BLACKBURN (Doc No. 201527247 and Doc No. 202005027) are the sole owners of Lot 20, Block C, LA MADERA-PHASE THREE, according to the plat recorded in Plat Cabinet D, Slide 219 and Lot 8, Block E, LA MADERA-PHASE SIX according to the plat recorded in Plat Cabinet E, Slide 455, additions in Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the common corner of said Lot 20, Block C and said Lot 8, Block E in the north line of a tract of land described by deed to V. Louise Klasing recorded in Volume 1648, Page 1102, Real Records, Parker County, Texas;

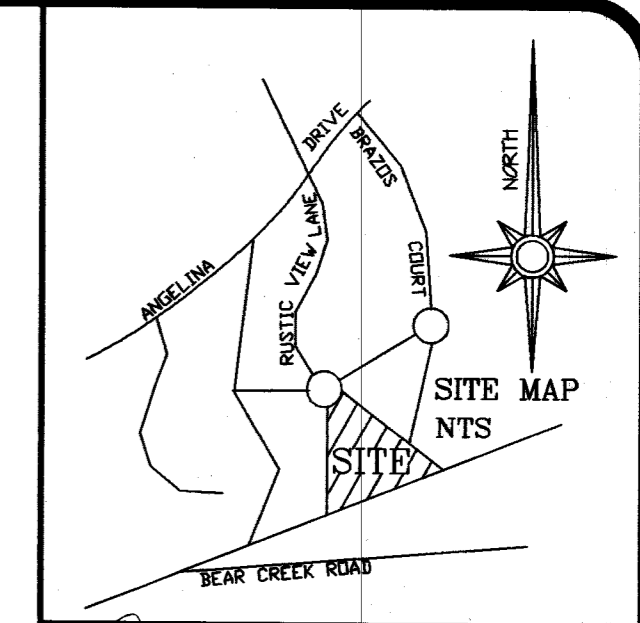
THENCE S 52°20'11" W, with the north line of said V. Louise Klasing tract, 379.70 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southeast corner of Lot 7, said Block E;  
THENCE N 11°19'05" W, with the east line of said Lot 7, Block E, 527.13 feet to an iron rod set in the east line of the extension of Rustic View Lane;  
THENCE N 04°28'52" E, with the east line of said Rustic View Lane, 149.69 feet to an iron rod found in a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears N 04°50'14" E, 103.92 feet;  
THENCE with said curve to the left through a central angle of 120°06'52" and a distance of 125.73 feet to an iron rod found;  
THENCE N 04°55'09" E, continuing with the east line of said Rustic View Lane, 15.92 feet to the northwest corner of said Lot 20, Block C and the southwest corner of Lot 19, said Block C;  
THENCE S 70°58'19" E, with the common line of said lots, 426.71 feet to an iron rod found in the west line of Lot 16, said Block C;  
THENCE S 02°55'36" W, 414.93 feet to the POINT OF BEGINNING and containing 5.28 acres (229,959 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

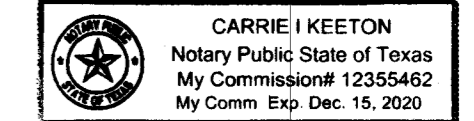
THAT, CASEY C. BLACKBURN AND CHRISTI BLACKBURN, does hereby adopt this plat designating the hereinabove described real property as LOT 8R, BLOCK E, LA MADERA-PHASE SIX, AN ADDITION IN PARKER COUNTY, TEXAS, being Lot 20, Block C, La Madera-Phase Three, according to the plat recorded in Plat Cabinet D, Slide 219 and Lot 8, Block E, La Madera-Phase Six, according to the plat recorded in Plat Cabinet E, Slide 455, additions in Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 323 Rustic View Ln Alledo Parker County, Texas this 30th day of September, 2020.

*Casey C. Blackburn* *Christi Blackburn*  
Casey C. Blackburn Christi Blackburn



LIENHOLDER  
*Greg Hills SVP*  
*Greg Hills SVP*  
First United Bank  
Signature of Lien holder  
This the 30th day of September, 2020.  
*Carrie J. Keeton*  
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

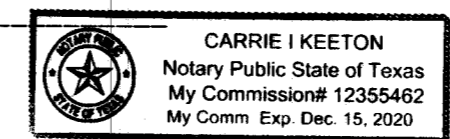
202036925  
11/12/2020 09:51 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared CASEY C. BLACKBURN, 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 30th day of September, 2020.

*Carrie J. Keeton*  
Notary Public in and for the State of Texas  
Dec. 15, 2020  
My Commission Expires On:

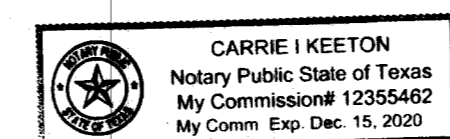


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTI BLACKBURN, known to me by 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 expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30th day of September, 2020.

*Carrie J. Keeton*  
Notary Public in and for the State of Texas  
Dec. 15, 2020  
My Commission Expires On:



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I, *Casey C. Blackburn* 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.

*Casey C. Blackburn*

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APPROVED by the Commissioners Court of Parker County, Texas, this 1st day of October, 2020.

*Pat Deen*  
Pat Deen, County Judge  
*George Conley* *Craig Peacock*  
George Conley Commissioner Precinct #1  
*Steve Dugan*  
Steve Dugan Commissioner Precinct #4  
*Larry Walden*  
Larry Walden Commissioner Precinct #3

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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.  
Texas Registered Professional Land Surveyor, No. 2074

JUNE 2020

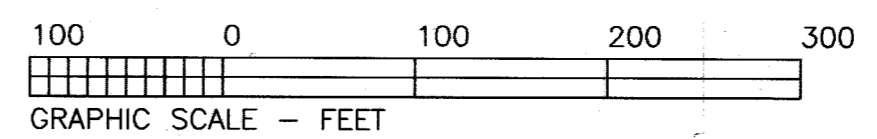


ACCT NO: 14238  
SCH DIST: AL

14238.00C.020.00  
14238.00E.008.10

Cabinet/Instrument# E Slide 611

LOT 8R, BLOCK E  
LA MADERA-PHASE SIX  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being Lot 20, Block C, La Madera-Phase Three according to the plat recorded in Plat Cabinet D Slide 219 and Lot 8, Block E, La Madera-Phase Six according to the plat recorded in Plat Cabinet E Slide 455 additions in Parker County, Texas



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