

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: AQUA TEXAS, 12501 MORRIS DIDO NEWARK ROAD 1-817-236-3450

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202041658 12/14/2020 04:18 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

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: Ray M. Louthan

THE STATE OF TEXAS COUNTY OF PARKER

I, Ray M. Louthan, 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 Owner: Ray M. Louthan

STATE OF TEXAS COUNTY OF PARKER

202041658 PLAT Total Pages: 1

WHEREAS, RAY M. LOUTHAN AND LAURIE R. LOUTHAN (Doc No. 201806543 and Doc No. 202038236) are the sole owners of Lot 56-T and Lot 55-T and a portion of Lot 54-T, Block 4, LAGO LINDO SUBDIVISION, SECTION 1, an addition in Parker County, Texas, according to the plat recorded in Volume 360A, Page 28, Plat Records, 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) in the west right of way line of La Costa Circle at the northeast corner of said Lot 56-T and the northwest corner of Lot 57-T, said Lago Lindo Subdivision, Section 1;

THENCE S 46°21'11" W, with the common line of said lots, 609.02 feet to an iron rod found in the west line of said Block 4; THENCE with the west line of said Block 4 the following courses and distances: N 36°48'50" W, 273.40 feet to a point; N 64°46'13" E, 38.83 feet to an iron rod found; N 12°50'14" W, 223.79 feet to an iron rod found; N 12°28'18" W, 113.27 feet to an iron rod found at the southwest corner of a tract of land described by deed to C. C. Tillman recorded in Doc No. 202038237, Official Records, Parker County, Texas; THENCE N 82°12'15" E, with the south line of said C. C. Tillman tract, 601.16 feet to an iron rod found in the west right of way line of said La Costa Circle in a non-tangent curve to the left with a radius of 200.30 feet and whose chord bears S 12°00'55" E, 230.47 feet; THENCE with said curve to the left through a central angle of 70°14'32" and a distance of 245.56 feet to the POINT OF BEGINNING and containing 5.69 acres (248046 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RAY M. LOUTHAN AND LAURIE R. LOUTHAN does hereby adopt this plat designating the hereinabove described real property as LOT 55R-T, BLOCK 4, LAGO LINDO SUBDIVISION, SECTION 1, AN ADDITION IN PARKER COUNTY, TEXAS, being Lot 56-T and Lot 55-T and a portion of Lot 54-T, Block 4, Lago Lindo Subdivision, Section 1, an addition in Parker County, Texas, according to the plat recorded in Volume 360A, Page 28, Plat Records, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Parker County, Texas this 4 day of December, 2020.

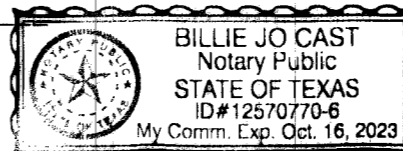
Signature of Notary: Billie Jo Cast, Notary Public

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 RAY M. LOUTHAN, 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 4 day of December, 2020.

Signature of Notary: Billie Jo Cast, Notary Public

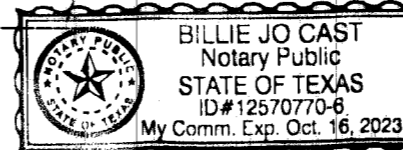


STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared LAURIE R. LOUTHAN, 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 4 day of December, 2020.

Signature of Notary: Billie Jo Cast, Notary Public



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.

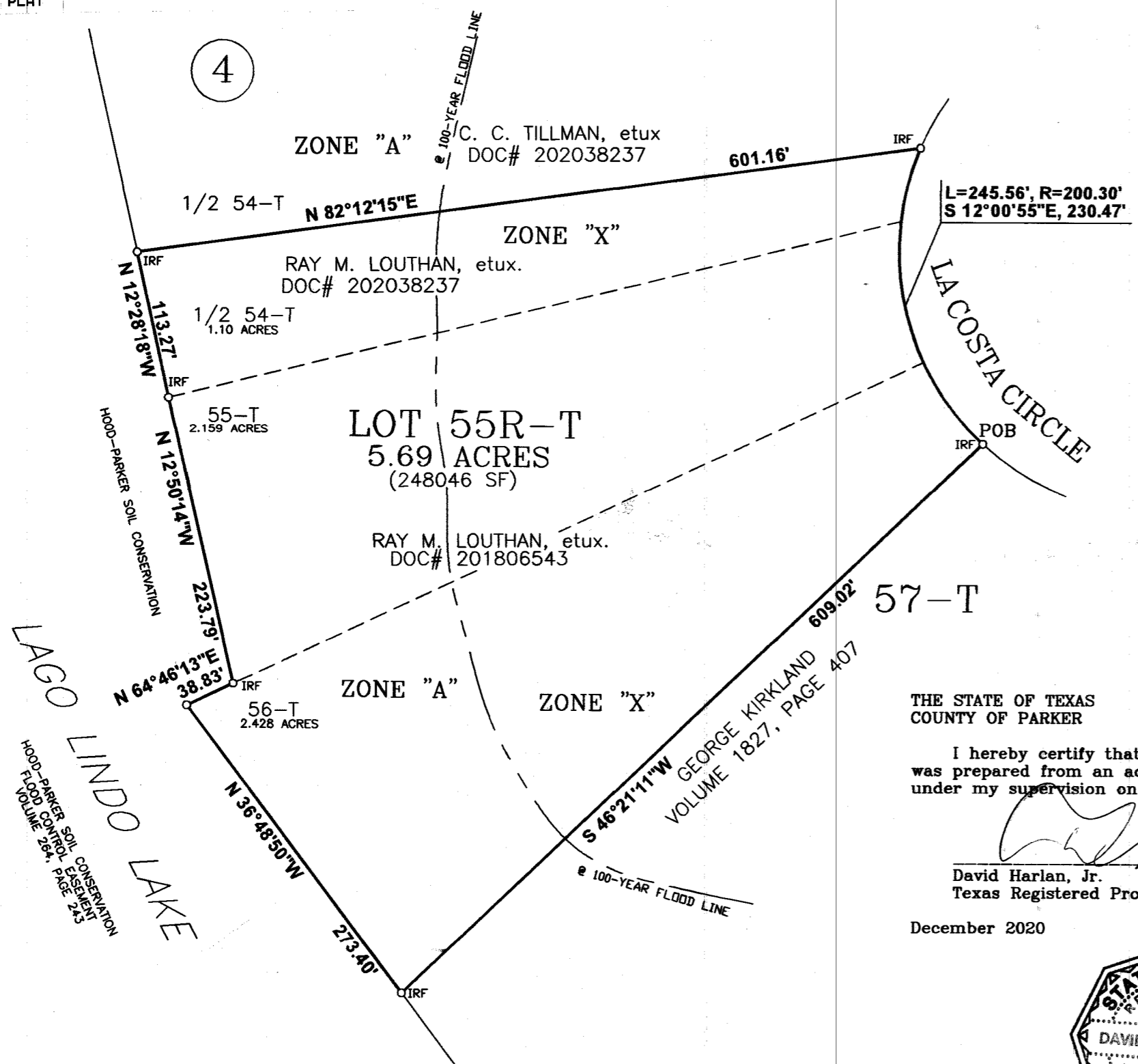
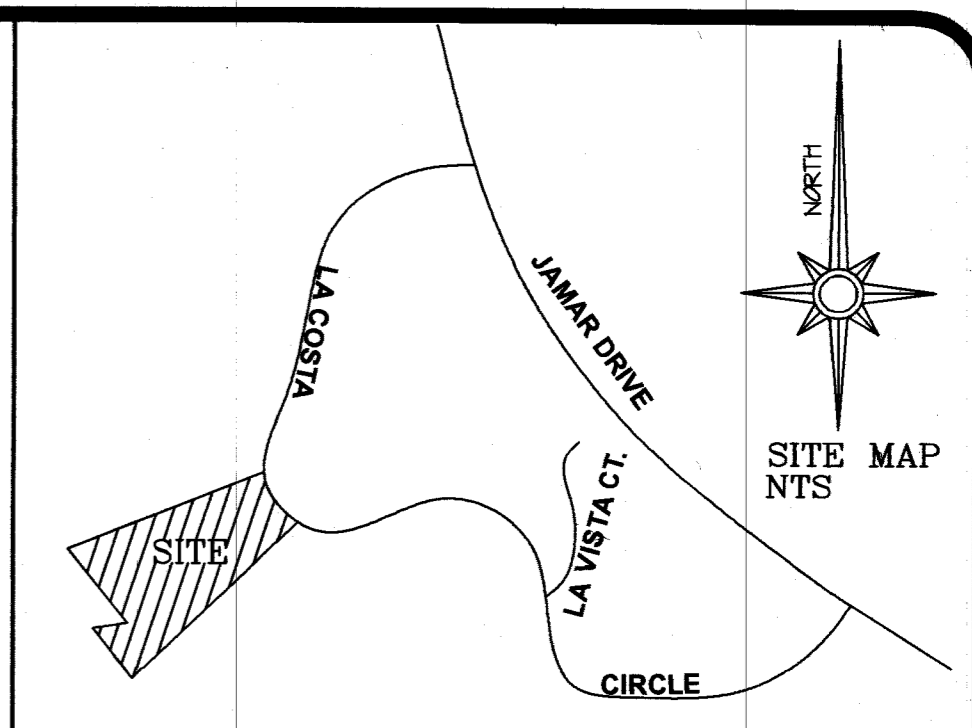
Signature of Surveyor: David Harlan, Jr., Texas Registered Professional Land Surveyor, No. 2074

December 2020



ACCT NO: 14240 SCH DIST: PE

LOT 55R-T, BLOCK 4 LAGO LINDO SUBDIVISION, SECTION 1 AN ADDITION IN PARKER COUNTY, TEXAS Being Lot 56-T and Lot 55-T and a portion of Lot 54-T, Block 4 Lago Lindo Subdivision, Section 1, an addition in Parker County Texas according to the plat recorded in Volume 360A, Page 28 Plat Records Parker County, Texas



Owners/Developers: Ray and Laurie Louthan 817-647-2809 181 La Costa Circle Weatherford, TX 76088

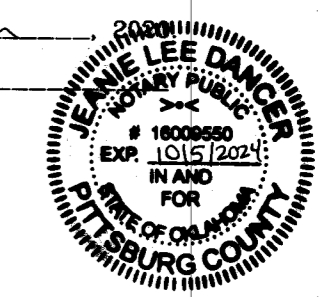
IRF 1/2" IRON ROD UNLESS NOTED IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 E EFFECTIVE DATE: SEPTEMBER 26, 2008 PORTIONS OF THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

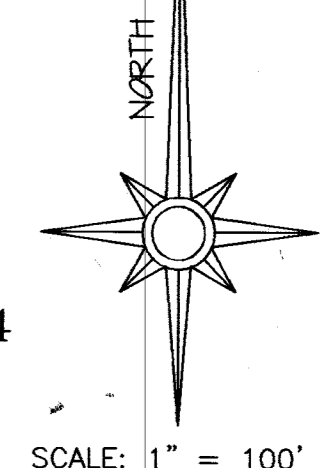
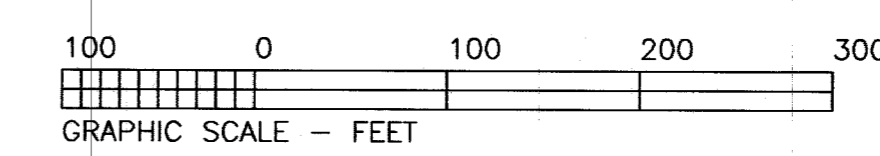
LIENHOLDER N/A RMP 12/4/2020

Signature of Lien holder

This the 10 day of December, 2020. Signature of Notary: Annie Lee Dancer, Notary Public, State of Texas



THE STATE OF TEXAS COUNTY OF PARKER APPROVED by the Commissioners Court of Parker County, Texas, this 14 day of December, 2020. Pat Deen, County Judge. Commissioners: George A. Conley, Commissioner Precinct #1; Larry Walden, Commissioner Precinct #3; Craig Peacock, Commissioner Precinct #2; Steve Dugan, Commissioner Precinct #4.



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

E-631