

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:

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

THE STATE OF TEXAS  
COUNTY OF PARKER

I, Daniel Nachlinger 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.

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.  
Texas Registered Professional Land Surveyor, No. 2074

October 2020



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 28 day of December, 2020.

Pat Deen  
Pat Deen, County Judge

George Conley  
George Conley  
Commissioner Precinct #1

Larry Walden  
Larry Walden  
Commissioner Precinct #3

Craig Peacock  
Craig Peacock  
Commissioner Precinct #2

Steve Dugan  
Steve Dugan  
Commissioner Precinct #4

STATE OF TEXAS  
COUNTY OF PARKER

202043184 PLAT Total Pages: 1

WHEREAS, HEMBREE INVESTMENTS LLC (Doc No. 202035760), acting by and through its duly authorized agent, is the sole owner of Lot 1, M & T ESTATES, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 605, 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 south line of Sweet Springs Road at the northeast corner of said Lot 1 at the northwest corner of a tract of land described by deed to Joe R. Cronin recorded in Doc No. 201503999, Official Records, Parker County, Texas;

THENCE S 00°00'56" E, with the common line of said tracts, 966.47 feet to an iron rod found in the north line of a tract of land described by deed to Lois Jackson recorded in Volume 469, Page 530, Deed Records, Parker County, Texas;  
THENCE N 84°10'00" W, with the north line of said Lois Jackson tract, 450.25 feet to an iron rod found at the southeast corner of Lot 8, Sonterra Estates, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 640, Plat Records, Parker County, Texas;  
THENCE N 41°19'40" W, with the northeast line of said Lot 8, 222.85 feet to an iron rod found at the southeast corner of Lot 2, said M & T Estates;  
THENCE with the east line of said Lot 2 the following courses and distances:  
N 41°43'38" E, 329.80 feet to an iron rod found;  
N 15°08'09" E, 12.00 feet to an iron rod found;  
N 06°48'10" W, 257.12 feet to an iron rod found;  
N 02°18'42" E, 254.59 feet to an iron rod found;  
N 17°38'58" E, 38.22 feet to an iron rod found;  
N 44°56'24" E, 52.53 feet to an iron rod found in the south line of said Sweet Springs Road;  
THENCE with the south line of said Sweet Springs Road the following courses and distances:  
S 45°11'12" E, 209.81 feet to an iron rod found;  
S 85°14'24" E, 280.73 feet to the POINT OF BEGINNING and containing 9.770 acres (426597 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HEMBREE INVESTMENTS LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOTS 1R, 1R1, 1R2 AND 1R3, M & T ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being a Replat of Lot 1, M & T Estates, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 605, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 Wynn Main Parker County, Texas this 28 day of December, 2020.

Daniel Nachlinger, Managing Member

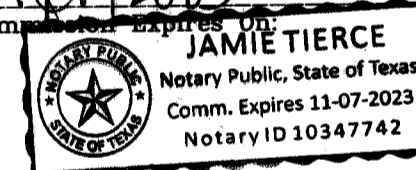
STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared DANIEL NACHLINGER, Managing Member of Hembree Investments, LLC, 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 28 day of December, 2020.

David Harlan, Jr.  
Notary Public in and for the State of Texas

My Commission Expires On: 11/07/2023



LIENHOLDER

Signature of Lien holder

This the NA day of NA, 2020.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

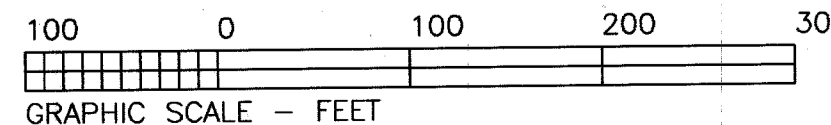
202043184  
12/28/2020 11:10 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

14716.001.001.00

LOTS 1R, 1R1, 1R2 AND 1R3  
M & T ESTATES  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a Replat of Lot 1, M & T Estates, an addition in Parker County Texas, according to the plat recorded in Plat Cabinet E, Slide 605 Parker County, Texas

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 #10088500 harlanland@yahoo.com



Cabinet/Instrument# E 640

Owner/Developer:  
Hembree Investments LLC  
Dan Nachlinger - Managing Member - 817-905-2070  
P O Box 610  
Weatherford, TX 76086

SONTERRA ESTATES  
PLAT CABINET D, SLIDE 640

LINE TABLE

L1	N 15°08'09"E	12.00'
L2	N 17°38'58"E	38.22'
L3	N 44°56'24"E	52.53'

M & T ESTATES  
PLAT CABINET E, SLIDE 605

LINEAR FEET OF ROADS: LOLLIPOP LANE, 565.7'

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

1R3  
2.193 ACRES  
(95542 SF)

1R  
2.145 ACRES  
(93435 SF)

1R2  
2.242 ACRES  
(97644 SF)

1R1  
2.231 ACRES  
(97168 SF)

JOE R. CRONIN  
DOC# 201503999

966.47'  
417.42'

LOIS JACKSON  
VOLUME 469, PAGE 530

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