

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.

LINEAR FEET OF ROADS: NO NEW ROADS

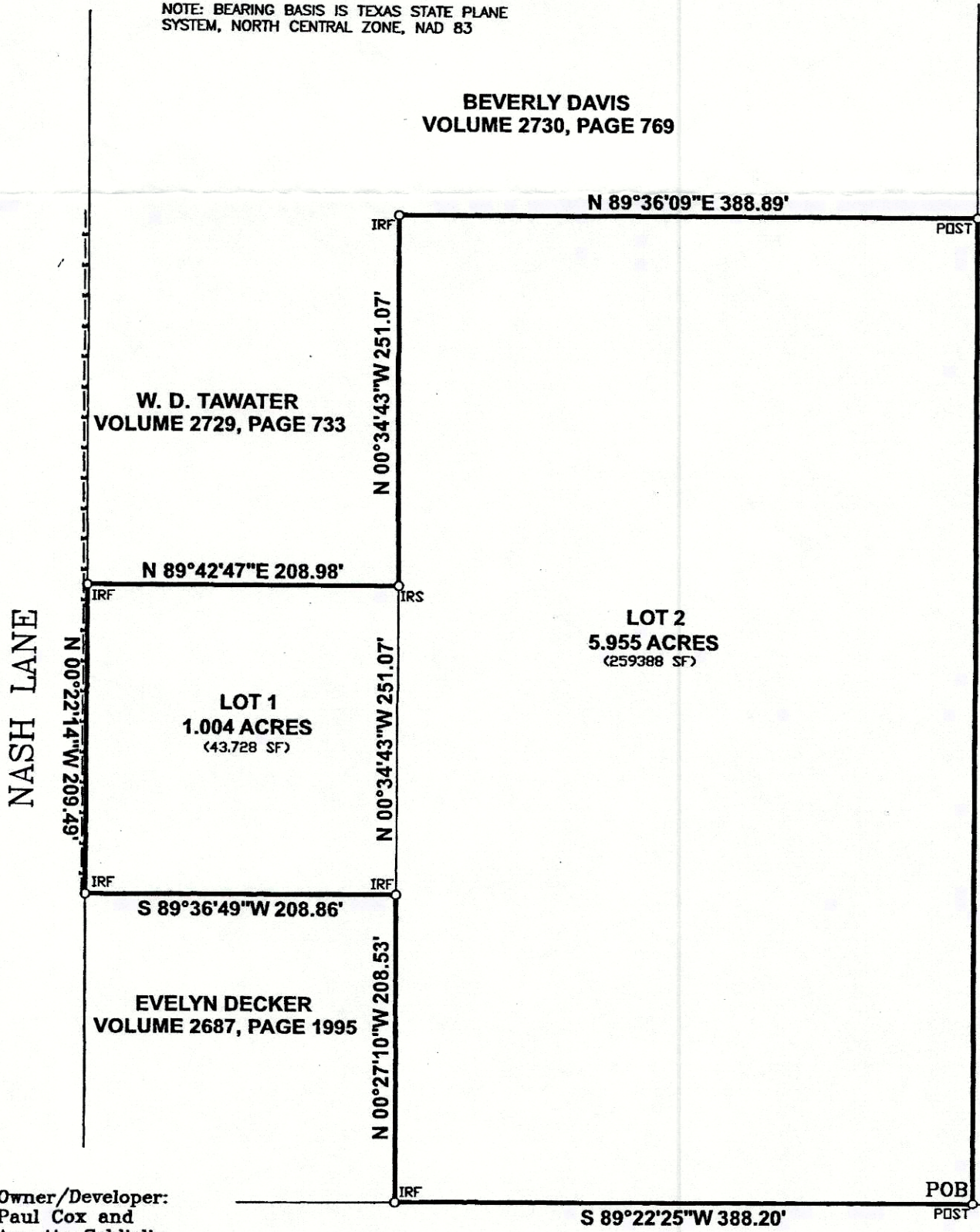
WATER: PARKER COUNTY WATER SUPPLY CORP. (817) 594-2900

WASTWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0500 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



Owner/Developer: Paul Cox and Annette Schlieg 847-883-2847 685 Nash Lane Lipan, TX 76482

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

NASH LANE

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.

*Paul Cox*  
Signature of Owner

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, *Paul Cox*, 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.

*Olga Gaitan*

STATE OF TEXAS ) 201815395 PLAT Total Pages: 1  
COUNTY OF PARKER )

WHEREAS, PAUL COX AND ANNETTE SCHLIEG (Doc No. 201601637), being the sole owner of 6.959 Acres situated in and being a portion of the H. C. WEBER SURVEY, ABSTRACT No. 1595, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the north line of Nash Lane, as it exists, said post being called by deed to be South, 1100.49 feet and East, 1624.47 feet from the northwest corner of said H. C. Weber Survey;

THENCE S 89°22'25" W, with the north line of said Nash Lane, 388.20 feet to an iron rod found (iron rods found are 1/2" unless noted);  
THENCE N 00°27'10" W, 208.53 feet to an iron rod found;  
THENCE S 89°36'49" W, 208.86 feet to an iron rod found in the east line of said Nash Lane;  
THENCE N 00°22'14" W, with the east line of said Nash Lane, 209.49 feet to an iron rod found;  
THENCE N 89°42'47" E, 208.98 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);  
THENCE N 00°34'43" W, 251.07 feet to an iron rod found;  
THENCE S 89°36'09" E, 388.89 feet to a post;  
THENCE S 00°24'15" E, 687.18 feet to the POINT OF BEGINNING and containing 6.959 acres (303,116 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PAUL COX AND ANNETTE SCHLIEG, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, NASH ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, being 6.959 Acres situated in and being a portion of the H. C. Weber Survey, Abstract No. 1595, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at *101 North Main*, Parker County, Texas this *22* day of *June*, 2018.

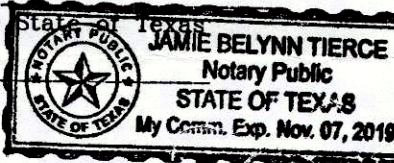
*Paul Cox* *Annette Schlieg*  
Paul Cox Annette Schlieg

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared PAUL COX, 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 *22* day of *June*, 2018

*Jamie Belynn Tierce*  
Notary Public in and for the State of Texas  
My Commission Expires On: *11/7/2019*

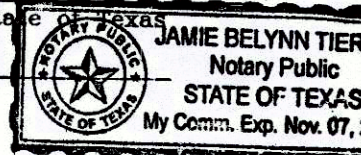


STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared ANNETTE SCHLIEG, 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 *22* day of *June*, 2018

*Jamie Belynn Tierce*  
Notary Public in and for the State of Texas  
My Commission Expires On: *11/7/19*



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



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

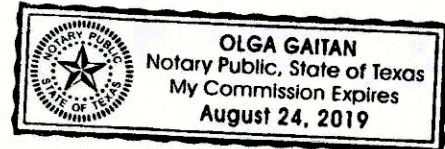
*Jeanne Brunson*  
201815395  
06/25/2018 11:31 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

FINAL PLAT  
LOT 1 AND LOT 2  
NASH ACRES

AN ADDITION TO PARKER COUNTY, TEXAS  
Being 6.959 Acres situated in and being a portion of the H. C. Weber Survey, Abstract No. 1595, Parker County, Texas

ACCT. NO.: *15625*  
SCH. DIST.: *B2*  
CITY: *D23*  
MAP NO.:

100 0 100 200 300  
GRAPHIC SCALE - FEET  
*21595.007.009.00*



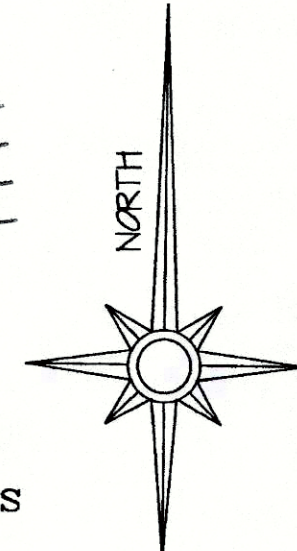
LIENHOLDER

*None Star, FLCA*  
*1612 Summit Ave, Suite 300*  
*Fort Worth, TX 76102*  
*Robert Humphrey*  
Signature of Lienholder  
This the *22* day of *June*, 2018.  
*Olga Gaitan*  
Notary Public, State of Texas

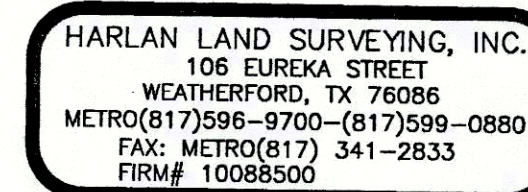
THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this *22* day of *June*, 2018.

*George Conley* *Mark Riley*  
George Conley, Commissioner Precinct #1  
Mark Riley, County Judge  
*Craig Peacock*  
Craig Peacock, Commissioner Precinct #2  
*Steve Dugan*  
Steve Dugan, Commissioner Precinct #4



SCALE: 1" = 100'



Cabinet/Instrument# *E* Slide *118*