

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: WALNUT CREEK SPECIAL UTILITY DISTRICT OF SPRINGTOWN 1155 WEST HIGHWAY No. 199, SPRINGTOWN, TX 817-523-4463

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

NOTE: LOT A IS OWNED BY COMMUNITY WATER & SEWER CORPORATION BY DEED RECORDED IN VOLUME 673, PAGE 370 AND CORRECTED IN VOLUME 1313, PAGE 39, DEED RECORDS PARKER COUNTY, TEXAS INCLUDING ACCESS EASEMENT AND SANITARY EASEMENT

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

THE STATE OF TEXAS COUNTY OF PARKER

I, Avi Turkia, 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.

STATE OF TEXAS COUNTY OF PARKER

202142451 PLAT Total Pages: 1

WHEREAS SERIES 1800 OAK COUNTRY LLC (Doc No. 202113268), acting by and through its duly authorized agent, is the sole owner of 6.08 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 39, ABSTRACT No. 1426, Parker County, Texas and save and except a 0.129 acre of land described by deed to Community Water & Sewer Corporation recorded in Volume 673, Page 370, Deed Records and Corrected in Volume 1313, Page 39, Real 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) at the southwest corner of said 6.08 acre tract in the north line of a tract of land described by deed to Richard A. Fair recorded in Volume 1112, Page 840, Real Records, Parker County, Texas and the southeast corner of a tract of land described by deed to Tammy Hinkle recorded in Doc No. 201830088, Official Records, Parker County, Texas;

THENCE with the line of said Tammy Hinkle tract the following courses and distances; N 00°09'51" E, 347.77 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074); S 52°55'47" E, 69.52 feet to an iron rod found at the southwest corner of a tract of land described by deed to W. B. Singleton recorded in Doc No. 201420570, Official Records, Parker County, Texas; THENCE with the line of said W. B. Singleton tract the following courses and distances; N 89°15'53" E, 181.66 feet to an iron rod found; N 00°10'35" W, 136.04 feet to a 3/8" iron rod found at the southwest corner of a tract of land described by deed to Glenn Williams recorded in Doc No. 201916204, Official Records, Parker County, Texas; THENCE S 89°30'17" E, with the south line of said Glenn Williams tract, 426.53 feet to an iron rod found in the west right of way line of Oak County Estate Road; THENCE S 00°20'07" E, with the west right of way line of said Oak County Estate Road, 446.08 feet to an iron rod found at the northeast corner of a tract of land described by deed to Kirk Lee Vaughan recorded in Volume 2391, Page 1848, Official Records, Parker County, Texas; THENCE N 89°31'32" W, passing the northwest corner of said Kirk Lee Vaughan tract, 666.84 feet to the POINT OF BEGINNING and containing 6.08 acres (265008 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SERIES 1800 OAK COUNTRY LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 5 AND LOT A, THE OAK WOODS, AN ADDITION IN PARKER COUNTY, TEXAS, being 6.08 acres situated in and being a portion of the T & P RR Company Survey, Section No. 39, Abstract No. 1426, Parker County, Texas and save and except a 0.129 acre of land described by deed to Community Water & Sewer Corporation recorded in Volume 673, Page 370, Deed Records and Corrected in Volume 1313, Page 39, Real Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at [Signature], Parker County, Texas this [Signature] day of [Signature], 2021.

Avi Turkia, Owner

STATE OF TEXAS COUNTY OF PARKER

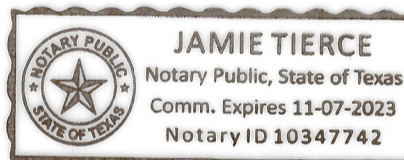
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared AVI TURKIA, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

21426.028.000.00

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the [Signature] day of [Signature], 2021.

Notary Public in and for the State of Texas

My Commission Expires on:



THE STATE OF TEXAS COUNTY OF PARKER

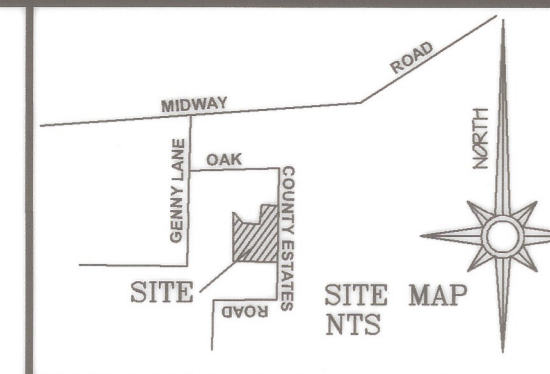
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

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

June 2021



LOTS 1 THROUGH 5 AND LOT A THE OAK WOODS AN ADDITION IN PARKER COUNTY, TEXAS Being 6.08 acres situated in and being a portion of the T & P RR Company Survey, Section No. 39, Abstract No. 1426, Parker County Texas and save and except a 0.129 acre of land described by deed to Community Water & Sewer Corporation recorded in Volume 673, Page 370, Deed Records and Corrected in Volume 1313 Page 39 Real Records, Parker County, Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0185 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

LIENHOLDER

Signature of Lien holder

This the ___ day of ___, 2021.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202142451 10/29/2021 08:14 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this [Signature] day of [Signature], 2021.

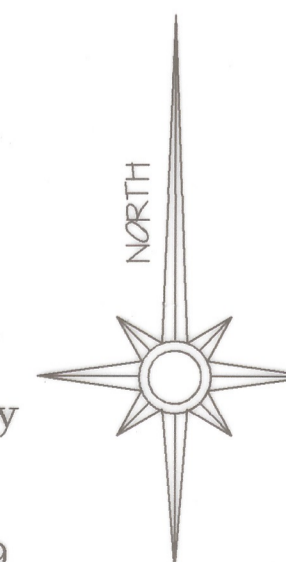
George Conley Commissioner Precinct #1

Larry Walden Commissioner Precinct #3

Pat Deen, County Judge

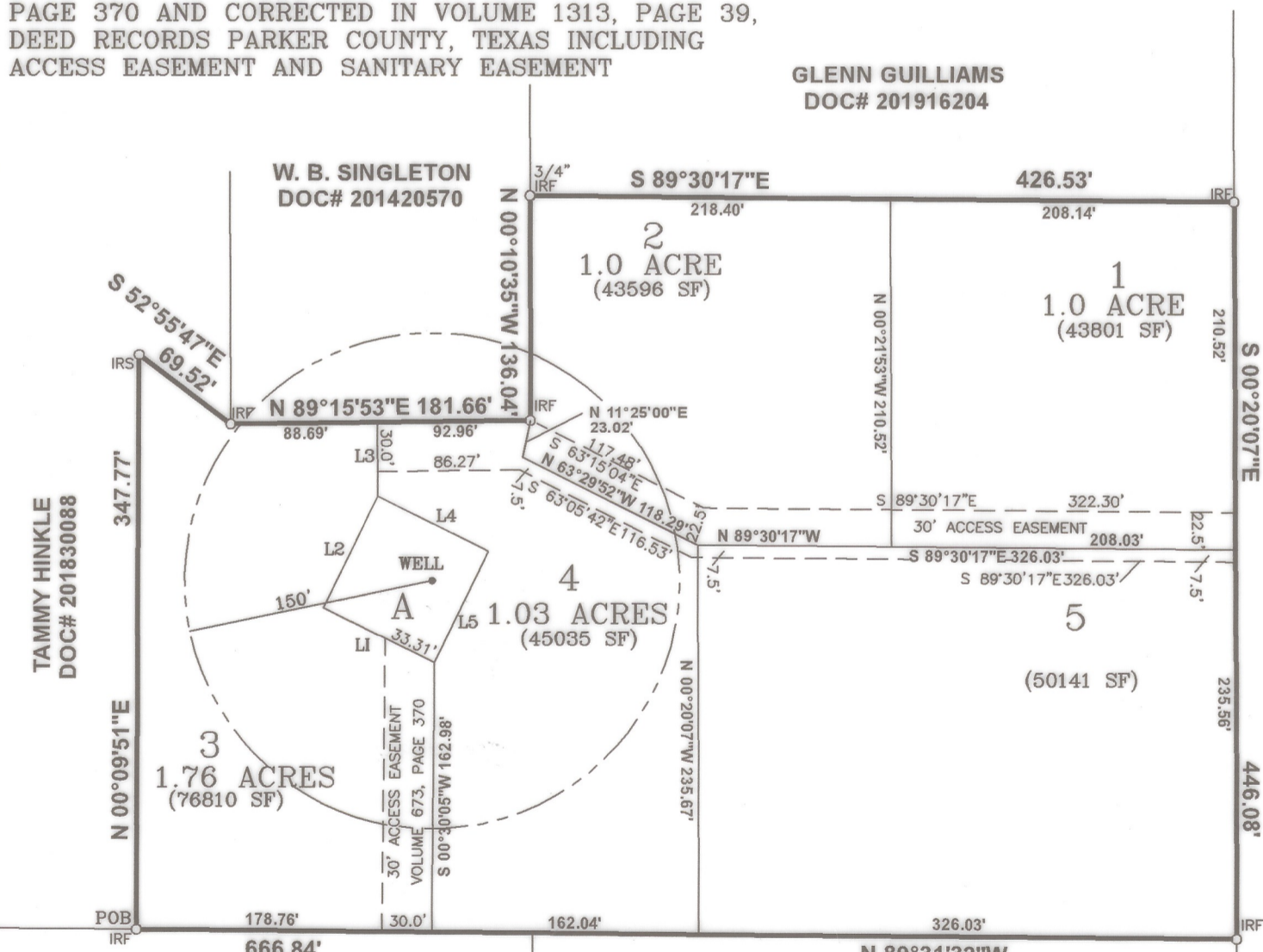
Craig Peacock Commissioner Precinct #2 Steve Dugan Commissioner Precinct #4

12201 AZ L-8



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



WELL SITE CALLS table with 5 rows of lot and bearing/distance information.

Owner/Developer: Avi Turkia 1-214-704-9286 1800 Oak Country LLC P O Box 282595 Plano, TX 75026

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

