

SURVEYOR'S NOTES:

- 1. Per field observation there was no evidence of sanitary or storm utilities in or around the parent tract and no online resources to provide information for plans were found.
- 2. Proposed Lot 2, Block 1 has a water meter as shown on the survey and there appears to be a well on the adjoining tract to the south of proposed Lot 1, Block 1.
- 3. Survey Lines and County Lines are shown as approximate location based on geographic information interactive map of the Texas General Land Office.

NOTE REGARDING UTILITIES:

No utility locations were observed on the ground evidence and sources listed below:
DIG-TESS Ticket Number - 560704490

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:

There shall be provided at the intersections of all public streets, visibility triangles as required by county statutes.

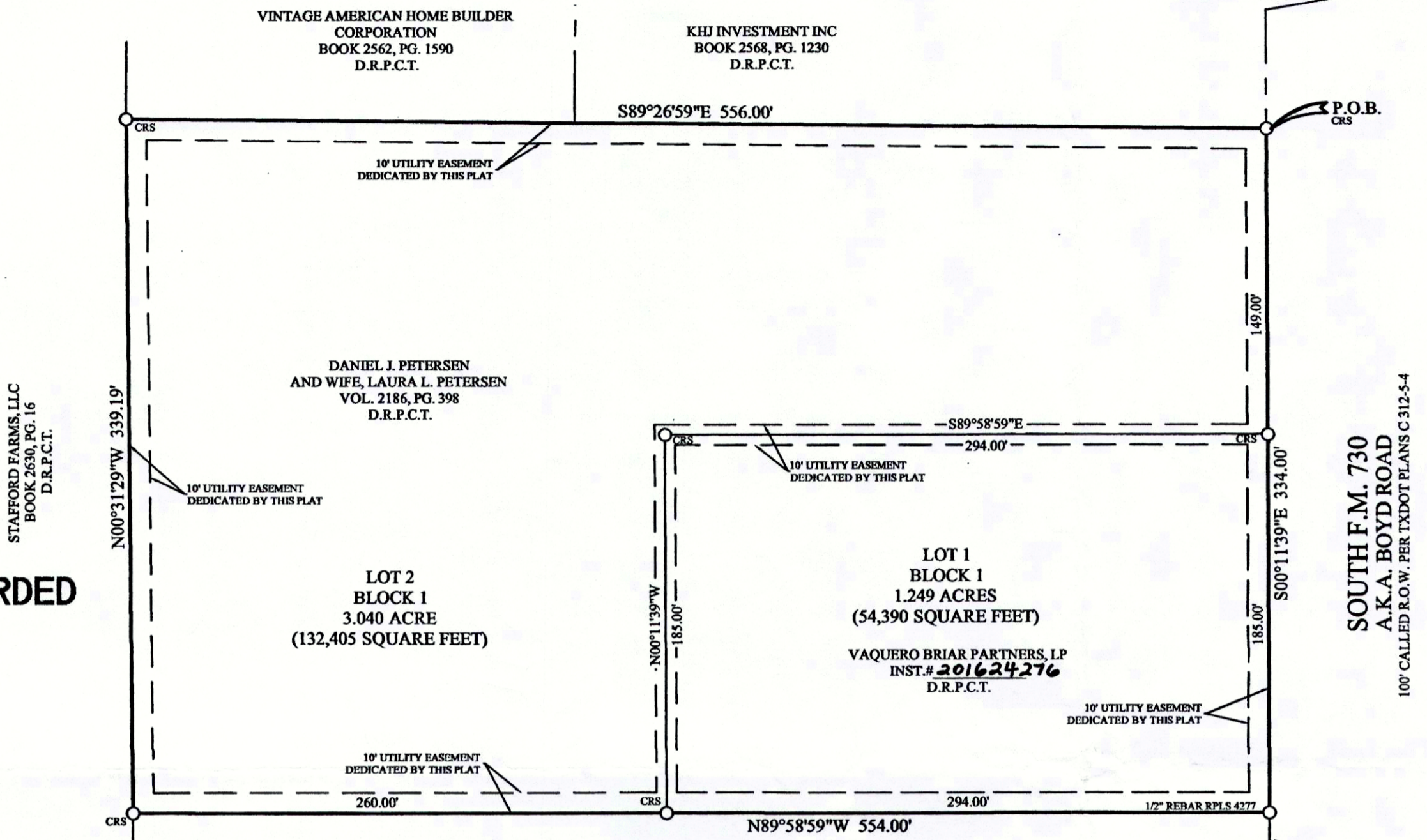
NOTES:

- 1. 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.
- 2. This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032; buyer is advised to question seller as to the groundwater availability.

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 or other penalties.

201626225 PLAT Total Pages: 1



THE STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Daniel J. Petersen and wife, Laura L. Petersen and Vaquero Briar Partners, LP are the owners of that certain tract situated in the T&P R.R. CO. Survey, Abstract No. 1371, Town of Briar, Parker County, Texas, said tract being all of the called 4.29-acre tract described in the deed to said Daniel J. Petersen and wife, Laura L. Petersen recorded in Volume 2186, Page 398 of the Deed Records of Parker County, Texas; the subject tract being more particularly described as follows:

Beginning at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of the tract described in the deed to Daniel J. Petersen and wife, Laura L. Petersen recorded in Volume 2186, Page 398 of the Deed Records of Parker County, Texas, from which a found 1/2 inch capped rebar stamped "Carter W. Ford" bears NORTH 00 degrees 11 minutes 39 seconds WEST a distance of 220.70 feet;

THENCE SOUTH 00 degrees 11 minutes 39 seconds EAST, with the east line of the Petersen tract, a distance of 334.00 feet to a 1/2 inch capped rebar stamped "RPLS 4277" found at the southeast corner of the Petersen tract;

THENCE NORTH 89 degrees 58 minutes 59 seconds WEST, with the south line of the Petersen tract, a distance of 554.00

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.

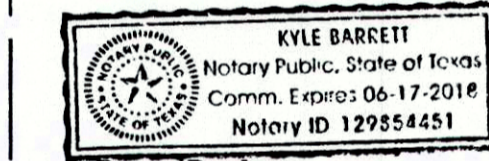
WITNESS my hand at Fort Worth, Tarrant County, Texas this 24 day of October 2016.

W.A. from Manager of Title General Partner Date 10-24-16
Vaquero Briar Partners, LP

Before me, the undersigned authority on this day personally appeared W.A. from of Vaquero Briar Partners, LP known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 24 day of October 2016.

Kyle Barth
Notary Public in and for the State of Texas
6-17-18
My Commission Expires On:



Owner / Developer
Vaquero Briar Partners, LP
Emily Crockett
3211 West 4th Street
Fort Worth, Texas 76107
ccrockett@vaqueroventures.com

feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of the Petersen tract;

THENCE NORTH 00 degrees 31 minutes 29 seconds WEST, with the west line of the Petersen tract, a distance of 339.19 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of the Petersen tract;

THENCE SOUTH 89 degrees 26 minutes 59 seconds EAST, with the north line of the Petersen tract, a distance of 556.00 feet returning to the Point of Beginning and enclosing 4.288 acres.

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.

WITNESS my hand at Fort Worth, Tarrant County, Texas this 3 day of October 2016.

Daniel J. Petersen Date: 10/3/16
Daniel J. Petersen
Laura L. Petersen Date: 10/3/16
Laura L. Petersen

Before me, the undersigned authority on this day personally appeared Daniel J. Petersen known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

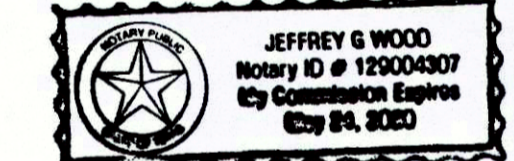
GIVEN UNDER MY HAND SEAL OF OFFICE on this the 3 day of October 2016.

Jewel Chadd
Notary Public in and for the State of Texas
5/24/20
My Commission Expires On:

Before me, the undersigned authority on this day personally appeared Laura L. Petersen known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 3 day of October 2016.

Jewel Chadd
Notary Public in and for the State of Texas
5/24/20
My Commission Expires On: 5/1



Surveyor
JPH Land Surveying, Inc.
Jewel Chadd, R.P.L.S.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
jewel@jphls.com

Owner
Daniel & Laura Petersen
14475 FM 730 North
Azle, Texas 76020

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

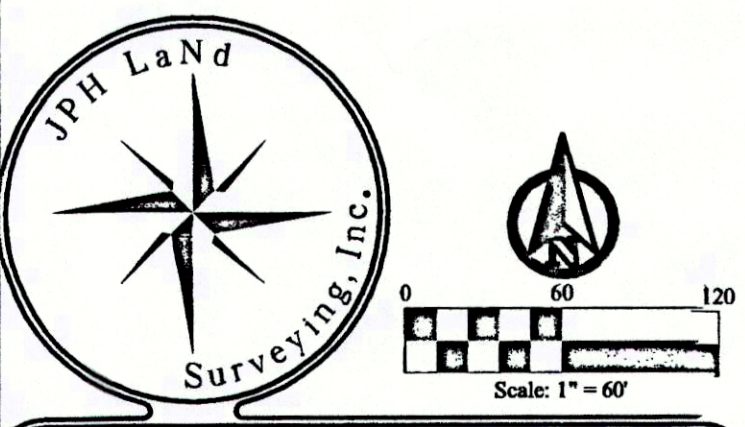
Jeanne Brunson
201626225
11/15/2016 02:21 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Drafter: RWS
Drafter/Revision: RWS / 2016-09-14
Drafter/Revision: MM / 2016-09-26
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0200E, dated 2008/09/26, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
 Monuments are found if not marked MNS or CRS.
Coordinate values, if shown, are US.SyPL/TxCS,'83, NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83, NCZ)

LEGEND OF ABBREVIATIONS
US.Sy.Ft. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.P.C.T. Plat Records of Parker County, Texas
O.P.R.P.C.T. Official Public Records of Parker County, Texas
D.R.P.C.T. Deed Records of Parker County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line



JPH Job No.
2016.022.005 14475 FM 730, BRIAR, PARKER, TX - PLAT.dwg
© 2016 JPH Land Surveying, Inc. - All Rights Reserved
807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene |

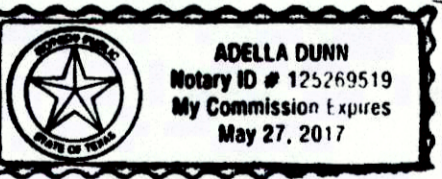
LIENHOLDER
THE AMERICAN NATIONAL BANK OF TX
2720 W. 7th STREET
FORT WORTH, TX 76107
Signature of Lienholder Casey Gardner
This the 25 day of OCTOBER 2016.

CINDY BISHOP REYNOLDS, D/B/A
CINDY BISHOP MINISTRIES-BEAUTY FOR ASHES
BOOK 2854, PG. 1328
D.R.P.C.T.

THE STATE OF TEXAS §
COUNTY OF PARKER §
Before me, the undersigned authority on this day personally appeared Casey Gardner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 25 day of October 2016.

Adella Dunn
Notary Public in and for the State of Texas



THE STATE OF TEXAS §
COUNTY OF PARKER §
I, W.A. from being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that there is not within _____ mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except _____ miles from said _____ Parker County, Texas

THE STATE OF TEXAS §
COUNTY OF PARKER §
Before me, the undersigned authority on this day personally appeared W.A. from known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 24 day of October 2016.

Kyle Barth
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED 11 day of Nov 2016.

George S. Gentry Commissioner Precinct #1
[Signature] Commissioner Precinct #2
[Signature] Commissioner Precinct #3
[Signature] Commissioner Precinct #4

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

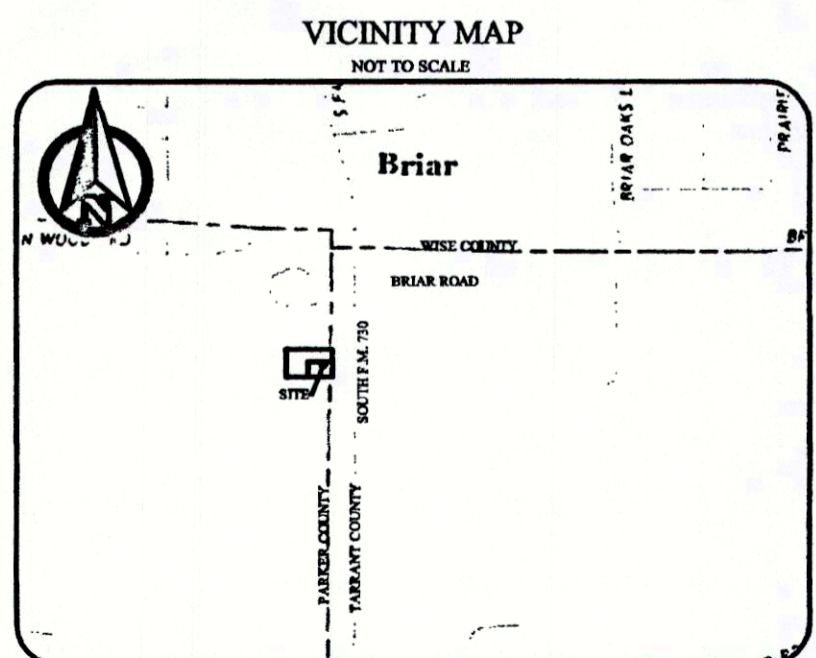
Jewel Chadd
Registered Professional Land Surveyor
No. 5754

STATE OF TEXAS §
COUNTY OF Tarrant §
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of October, 2016.

Glenda Jaymes
Notary Public
STATE OF TEXAS

T&P R.R. CO. SURVEY
ABSTRACT NO. 1371

ME&P R.R. CO. SURVEY
ABSTRACT NO. 1912



FINAL PLAT
PETERSEN ADDITION
4.288 ACRES
SITUATED IN THE
T&P R.R. CO. SURVEY
ABSTRACT NO. 1371

21371.025.001.00
21371.025.000.00

PARKER COUNTY, TEXAS
VOLUME OR CABINET D PAGE OR SLIDE 635