

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.

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: 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.

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.

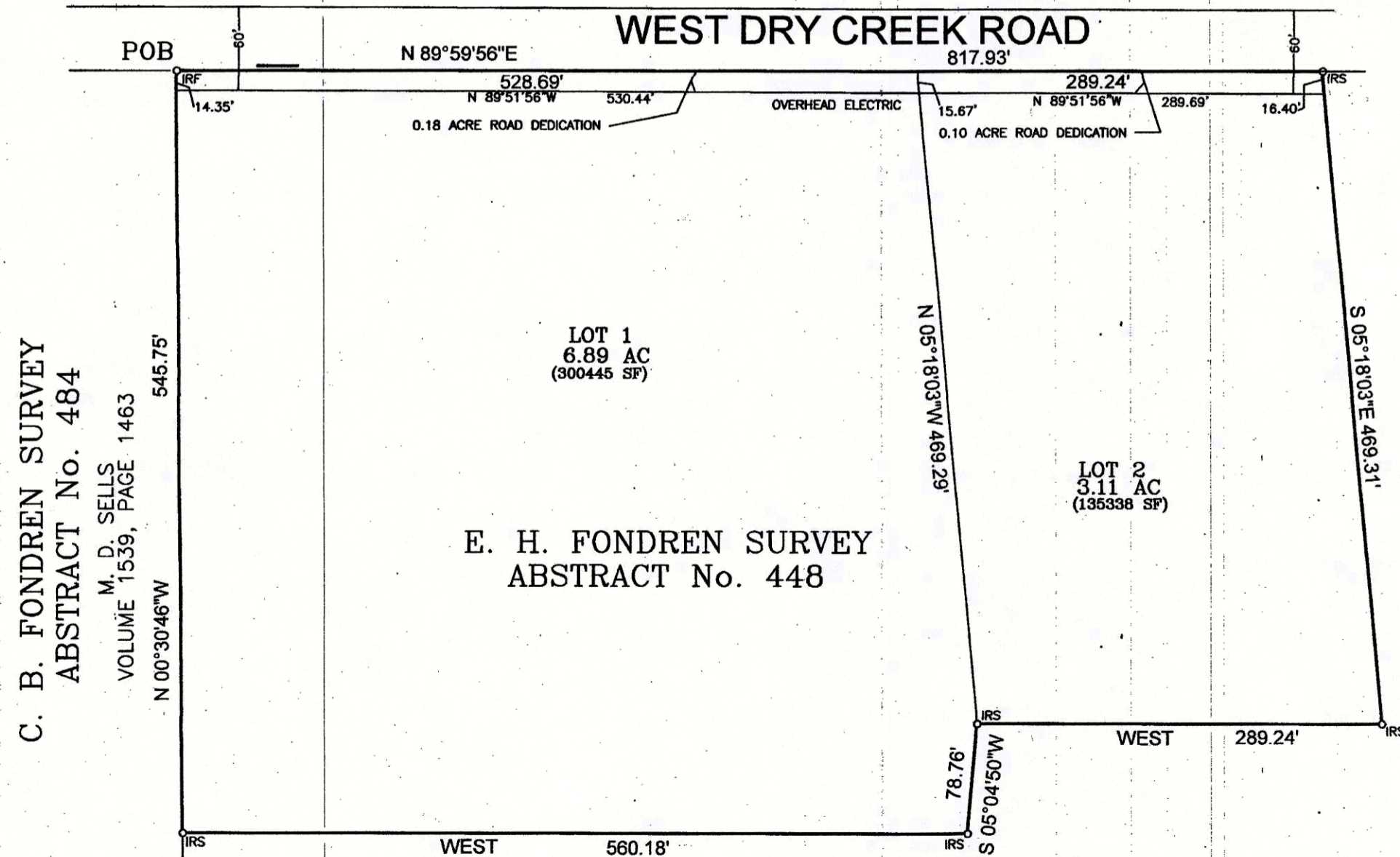
David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

February 2019



Owner/Developer:
Cody Don Pilgrim
817-597-6285
1871 W. Dry Creek Rd
Poolville, TX 76487

T & P RR COMPANY SURVEY
ABSTRACT No. 1407



C. B. FONDREN SURVEY
ABSTRACT No. 484
M. D. SELLS
VOLUME 1539, PAGE 1463
N 00°30'46"W 545.75'

LOT 1
6.89 AC
(300445 SF)

LOT 2
3.11 AC
(135338 SF)

E. H. FONDREN SURVEY
ABSTRACT No. 448

CODY DON PILGRIM
DOC# 201506830

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

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.

Cody Pilgrim
Signature of Owner

THE STATE OF TEXAS }
COUNTY OF PARKER }

I, CODY PILGRIM, 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.

Cody Pilgrim

STATE OF TEXAS)
COUNTY OF PARKER)

201911428 PLAT Total Pages: 1

WHEREAS, CODY DON PILGRIM (Doc No. 201506830), being the sole owner of 10.0 acres situated in and being a portion of the E. H. FONDREN SURVEY, ABSTRACT No. 448, Parker County, Texas and being a portion of all that certain 41.819 acre lot, tract or parcel of land described by deed as Tract One to Cody Don Pilgrim recorded in Doc No. 201506830, Official 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 south line of West Dry Creek Road, as it exists at the northwest corner of said 41.819 acre tract and the northeast corner of a tract of land described by deed to M. D. Sells recorded in Volume 1539, Page 1463, Real Records, Parker County, Texas, said iron being called by deed to be the northwest corner of said E. H. Fondren Survey;

THENCE N 89°59'56" E, with the south line of said West Dry Creek Road, 817.93 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
THENCE S 05°18'03" E, 469.31 feet to an iron rod set;
THENCE West, 289.24 feet to an iron rod set;
THENCE S 05°04'50" W, 78.76 feet to an iron rod set;
THENCE West, 560.18 feet to an iron rod set in the west line of said 41.819 acre tract;
THENCE N 00°30'46" W, 545.75 feet to the POINT OF BEGINNING and containing 10.0 acres (435,609 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CODY DON PILGRIM, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, PILGRIM HOUSE PLAT, AN ADDITION IN PARKER COUNTY, TEXAS, being 10.0 acres situated in and being a portion of the E. H. Fondren Survey, Abstract No. 448, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 NORTH MAIN, Parker County, Texas this 13 day of MAY, 2019.
Cody Don Pilgrim
Cody Don Pilgrim

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CODY DON PILGRIM, 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 13 day of MAY, 2019.

Jamie Belynn Tierce
Notary Public in and for the State of Texas
My Commission Expires On: NOV 07, 2019

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 13 day of MAY, 2019.

George A. Conley Pat Deen, County Judge
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4
George A. Conley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3

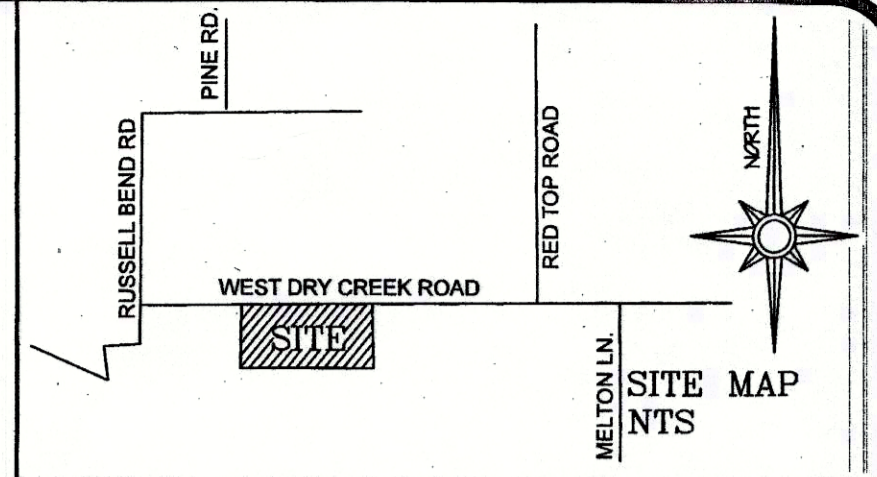
FINAL PLAT
LOT 1 AND LOT 2
PILGRIM HOUSE PLAT
AN ADDITION IN PARKER COUNTY, TEXAS
Being 10.0 acres situated in and being a portion of the E. H. Fondren Survey, Abstract No. 448, Parker County, Texas

488
wrong abstract #

Cabinet/Instrument#

E 288

E-297 Replaces this plat



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 43387 C 0125 F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LIENHOLDER

NA CP

Signature of Lien holder

This the ___ day of _____, 2019.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201911428
05/13/2019 11:44 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT