

WANDA WALSER
VOLUME 1152, PAGE 468

KATHERINE D. McLEMORE
VOLUME 2282, PAGE 508

GREGORY LANCE
DOC# 201811432

CLOVER DRIVE

S 88°14'39"E 317.09'

1
5.00 ACRES
(217800 SF)

S 88°14'39"E 317.09'

2
5.00 ACRES
(217800 SF)

N 88°14'39"W 317.09'

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

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: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

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.

Karon M Corner
Signature of Owner

THE STATE OF TEXAS }
COUNTY OF PARKER }

I, *Karon Corner*, 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.

Karon M Corner

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0150 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

"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."

Owner/Developer:
Karon Corner
817-694-5130
1291 Clover Drive
Poolville, TX 76487

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.
Registered Professional Land Surveyor, No. 2074

July 2018



Cabinet/Instrument# E Slide 172

STATE OF TEXAS)
COUNTY OF PARKER)

201827039 PLAT Total Pages: 1

WHEREAS, KARON ELAINE CORNER (Volume 1583, Page 525), being the sole owner of 10.0 acres situated in and being a portion of the JOSE MARIA MORA SURVEY, ABSTRACT No. 854, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod in the east line of Clover Drive, as it exists, at the southwest corner of said 127.0 acre tract; THENCE N 01°45'21" E, with the east line of said Clover Drive, 166.85 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) and POINT OF BEGINNING;

THENCE N 01°45'21" E, continuing with the east line of said Clover Drive, 1373.74 feet to an iron rod set;
THENCE S 88°14'39" E, 317.09 feet to an iron rod set;
THENCE S 01°45'21" W, 1373.74 feet to an iron rod set;
THENCE N 88°14'39" W, 317.09 feet to the POINT OF BEGINNING and containing 10.0 acres (435599 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KARON ELAINE CORNER, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, RBC PROPERTIES, AN ADDITION TO PARKER COUNTY, TEXAS, being 10.0 acres situated in and being a portion of the Jose Maria Mora Survey, Abstract No. 854, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 1014 North Main, Parker County, Texas this 10 day of October, 2018.

Karon Elaine Corner
Karon Elaine Corner

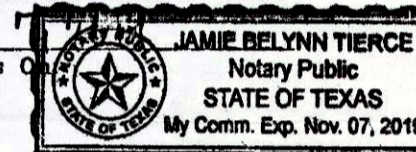
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared KARON ELAINE CORNER, 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 10 day of October, 2018

Notary Public in and for the State of Texas

My Commission Expires November 07, 2019



THE STATE OF TEXAS)
COUNTY OF PARKER)

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

George A Conley
George Conley
Commissioner Precinct #1

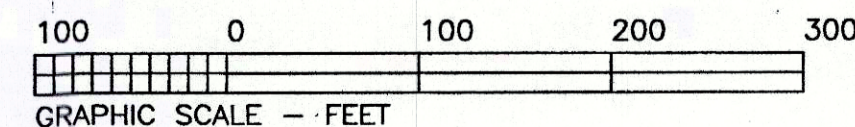
Larry Walden
Larry Walden
Commissioner Precinct #3

Craig Peacock
Craig Peacock
Commissioner Precinct #2

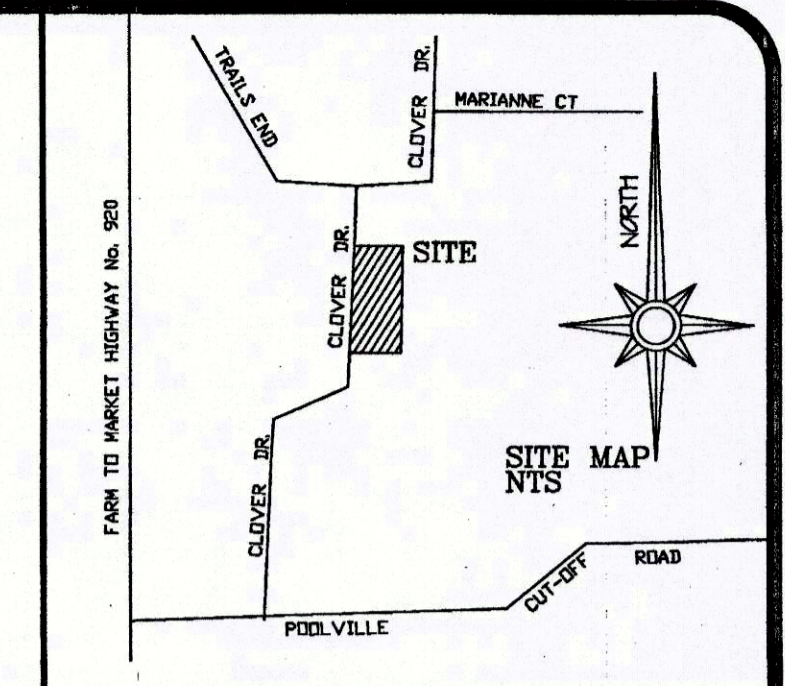
Steve Dugan
Steve Dugan
Commissioner Precinct #4

ACCT. NO.: 16545
SCH. DIST.: P01
CITY: F-4
MAP NO.:

LOT 1 AND LOT 2
RBC PROPERTIES
AN ADDITION TO PARKER COUNTY, TEXAS
Being 10.0 acres situated in and being a portion of the
Jose Maria Mora Survey, Abstract No. 854, Parker County, Texas



20854.030.000-00



LIENHOLDER
N/A

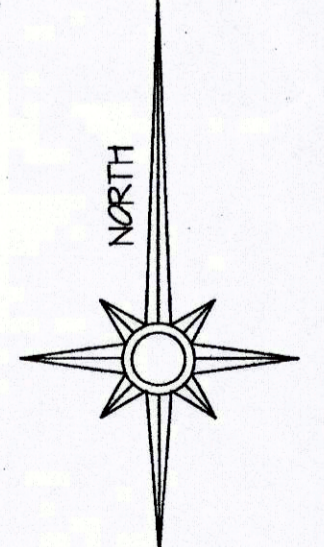
Signature of Lien holder

This the ___ day of ___, 2018.

Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201827039
10/22/2018 10:29 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



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