

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.

WATER: NORTH RURAL WATER
3810 MINERAL WELLS HIGHWAY
WEATHERFORD, TX, 76088 940/327-4300

WASTEWATER: PRIVATE SEPTIC SYSTEMS

NO NEW ROADS

THE STATE OF TEXAS)
COUNTY OF PARKER)

Stephen Locke 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.

Stephen Locke

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.

Stephen Locke
Signature of Owner

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0225 E EFFECTIVE DATE: SEPTEMBER 26, 2008 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; BASE FLOOD ELEVATION UNDETERMINED ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA

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

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, STEPHEN RAY LOCKE (Doc #201421806), being the sole owner of 2.5 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 361, ABSTRACT No. 1545, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found (all iron rods found are 1/2" unless noted) in the east line of Wilson Bend Road, as it exists, said iron being called by deed to be S 00°18'00" E, 659.3 feet; S 05°38'00" W, 345.63 feet and South, 333.13 feet from the northwest corner of said T & P RR Company Survey; THENCE N 00°28'21" E, with the east line of said Wilson Bend Road, 121.12 feet to an iron rod set and POINT OF BEGINNING;

THENCE N 00°28'21" E, continuing with the east line of said Wilson Bend Road, 264.87 feet to an iron rod set (all iron rods set are 1/2" with cap Harlan 2074 unless noted); THENCE S 88°59'07" E, 418.23 feet to an iron rod set in the east line of said Stephen Ray Locke Tract; THENCE S 01°29'33" W, with the east line of said Stephen Ray Locke Tract, 258.92 feet to an iron rod set; THENCE N 89°48'34" W, 413.61 feet to the POINT OF BEGINNING and containing 2.5 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STEPHEN RAY LOCKE, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, S DEARMAN FAMILY PLACE, AN ADDITION IN PARKER COUNTY, TEXAS, Being 2.5 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 361, Abstract No. 1545, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 9:32, Parker County, Texas this 21 day of April, 2016.

Stephen Locke
Stephen Ray Locke

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared STEPHEN RAY LOCKE 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 21 day of April, 2016.

Leslie Coufal
Notary Public in and for the State of Texas
Sept. 16, 2017
My Commission Expires On:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201608536
04/25/2016 10:38 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



CARL HENRY THIEL
VOLUME 1110, PAGE 834

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
APRIL, 2016

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners' Court of Parker County, Texas, this 15 day of April, 2016.

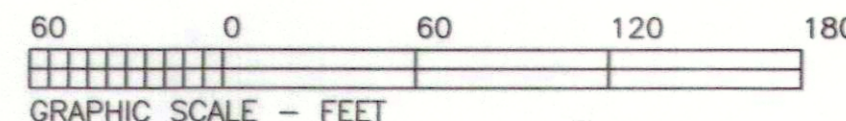
George Conlay
Commissioner Precinct #1
Larry Walden
Commissioner Precinct #3

Mark Riley, County Judge
Craig Peacock
Commissioner Precinct #2
Steve Dugan
Commissioner Precinct #4

ACCT. NO.: 17201
SCH. DIST.: MI
CITY: _____
MAP NO.: B-15

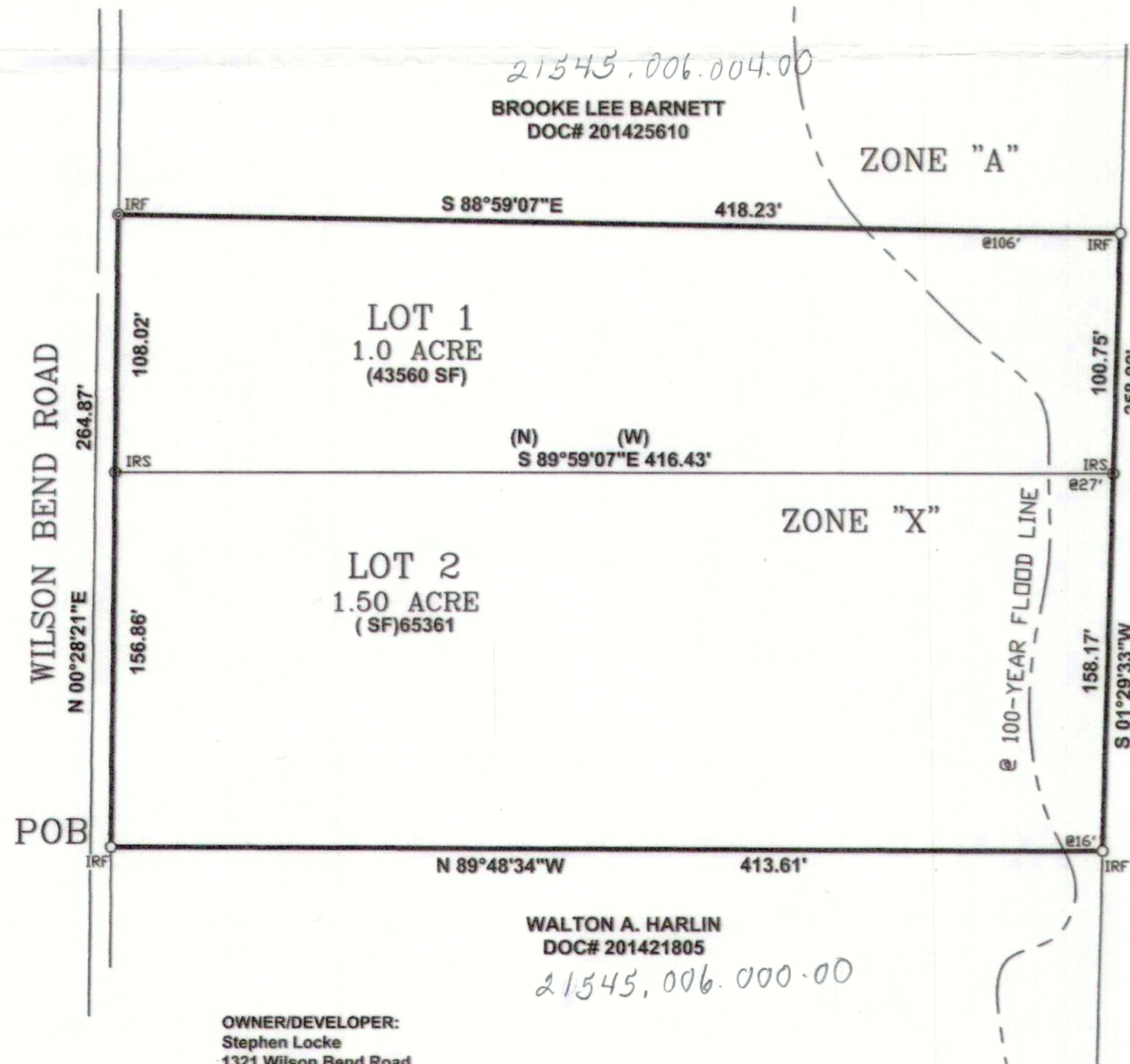
LOT 1 AND LOT 2
S DEARMAN FAMILY PLACE
AN ADDITION IN PARKER COUNTY, TEXAS
Being 2.5 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 361, Abstract No. 1545
Parker County, Texas

SCALE: 1" = 60'



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

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



OWNER/DEVELOPER:
Stephen Locke
1321 Wilson Bend Road
Millsap, TX 76066
817-594-7550

WALTON A. HARLAN
DOC# 201421805

21545.006.004.00

BROOKE LEE BARNETT
DOC# 201425610

(N) (W)
S 89°59'07" E 416.43'

LOT 2
1.50 ACRE
(SF)65361

21545.006.000.00

Cabinet/Instrument# D Slide 537

21545.006.000.50