

**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: WALNUT CREEK SPECIAL UTILITY DISTRICT  
817/523-4463

WASTEWATER: PRIVATE SEPTIC SYSTEMS

THERE IS A 10' UTILITY EASEMENT ALONG ALL ROADWAYS AND INTERIOR LOT LINES

THERE IS A 30' BUILDING SETBACK LINE ALONG ALL ROADWAYS

Owner/Developer:  
Melvin Frysinger  
433 Almaka Drive  
Poolville, TX 76487  
817-613-7441

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*

201605469  
03/16/2016 02:28 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, Melvin Frysinger, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

*Melvin Frysinger*

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

STATE OF TEXAS ) 201605469 PLAT Total Pages: 1  
COUNTY OF PARKER )

WHEREAS, FRYSSINGER CONSTRUCTION, LLC dba SMALL FRY HOMES (Doc #201525993), acting by and through its duly authorized agent, being the sole owner of 6.26 Acres situated in and being a portion of the A. E. WINFREY SURVEY, ABSTRACT No. 1591, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the north right of way line of East Lone Star Road (Farm to Market Highway No. 3107), said post being called by deed to be North, 2668.76 feet and S 55°39'00" E, 390.06 feet from the southwest corner of said A. E. Winfrey Survey;

THENCE N 06°02'14" W, 332.64 feet to a post in the south line of West Seaberry Avenue, as it exists;  
THENCE S 88°03'46" E, with the south line of said West Seaberry Avenue, 316.14 feet to an iron rod set;  
THENCE S 08°52'54" E, 182.00 feet to an iron rod set;  
THENCE N 89°30'15" E, 213.37 feet to an iron rod set;  
THENCE N 00°37'50" E, 184.92 feet to an iron rod set in the south line of said West Seaberry Avenue;  
THENCE N 88°23'08" E, with the south line of said West Seaberry Avenue, 115.00 feet to an iron rod set in the west line of Pine Road, as it exists;  
THENCE with the west line of said Pine Road the following courses and distances:  
S 20°01'51" E, 42.36 feet to an iron rod set;  
S 08°18'59" W, 176.70 feet to an iron rod set;  
S 13°22'38" W, 240.19 feet to an iron rod set;  
S 19°36'21" W, 208.19 feet to an iron rod set;  
S 71°35'21" W, 31.70 feet to an iron rod set in the north right of way line of said East Lone Star Road;

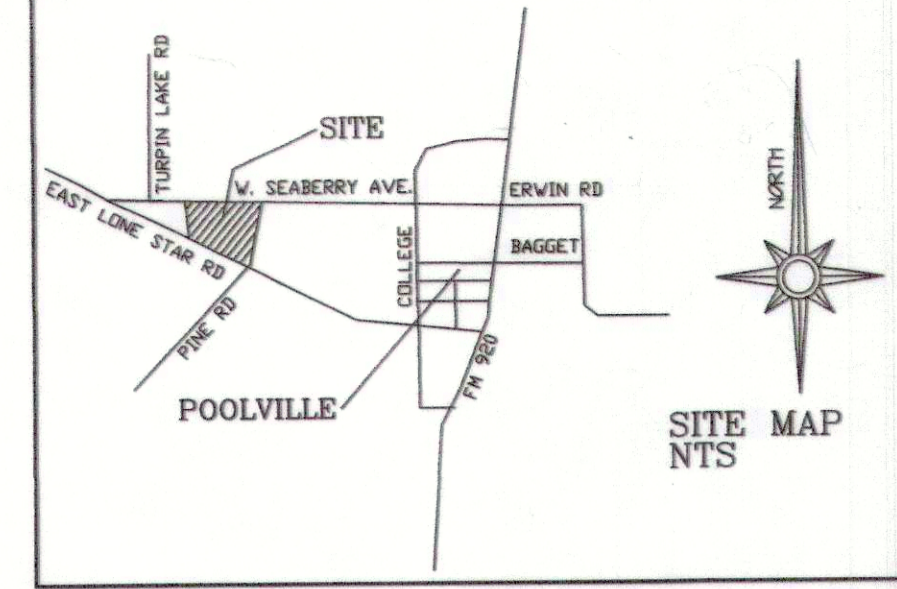
Road:  
THENCE N 55°34'09" W, with the north line of said East Lone Star Road, 573.31 feet to the POINT OF BEGINNING and containing 6.26 acres (272,618 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FRYSSINGER CONSTRUCTION, LLC dba SMALL FRY HOMES, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 6, SEABERRY ACRES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 6.26 Acres situated in and being a portion of the A. E. WINFREY SURVEY, ABSTRACT No. 1591, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at \_\_\_\_\_, Parker County,  
Texas this 23 day of February, 2016.

*Melvin Frysinger*  
Melvin Frysinger, Owner



LIENHOLDER

FIRST NATIONAL BANK OF WEATHERFORD

220 PALO PINTO ST

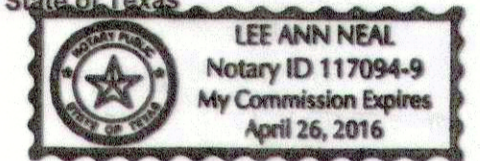
WEATHERFORD, TX 76086

*Car F. Rh. Jr., PRES.*

Signature of Lien holder

This the 23 day of February, 2016.

*Lee Ann Neal*  
Notary Public, State of Texas



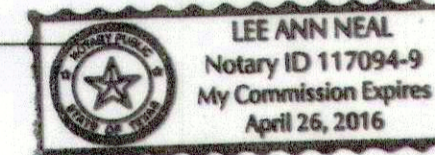
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared MELVIN FRYSSINGER, 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 23 day of February, 2016

*Lee Ann Neal*  
Notary Public in and for the State of Texas

My Commission Expires, On:



ACCT. NO: 17265  
SCH. DIST: PO  
CITY:  
MAP NO: F-4

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 14 day of March, 2016.

*Mark Riley*  
Mark Riley, County Judge

*George A. Conley*  
George Conley  
Commissioner Precinct #1

*Craig Peacock*  
Craig Peacock  
Commissioner Precinct #2

*Larry Walden*  
Larry Walden  
Commissioner Precinct #3

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

THE STATE OF TEXAS )  
COUNTY OF PARKER )

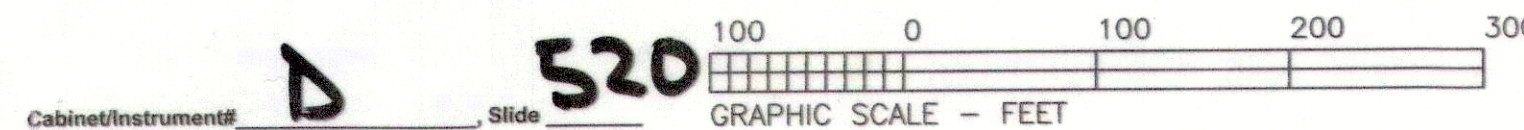
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JANUARY, 2016

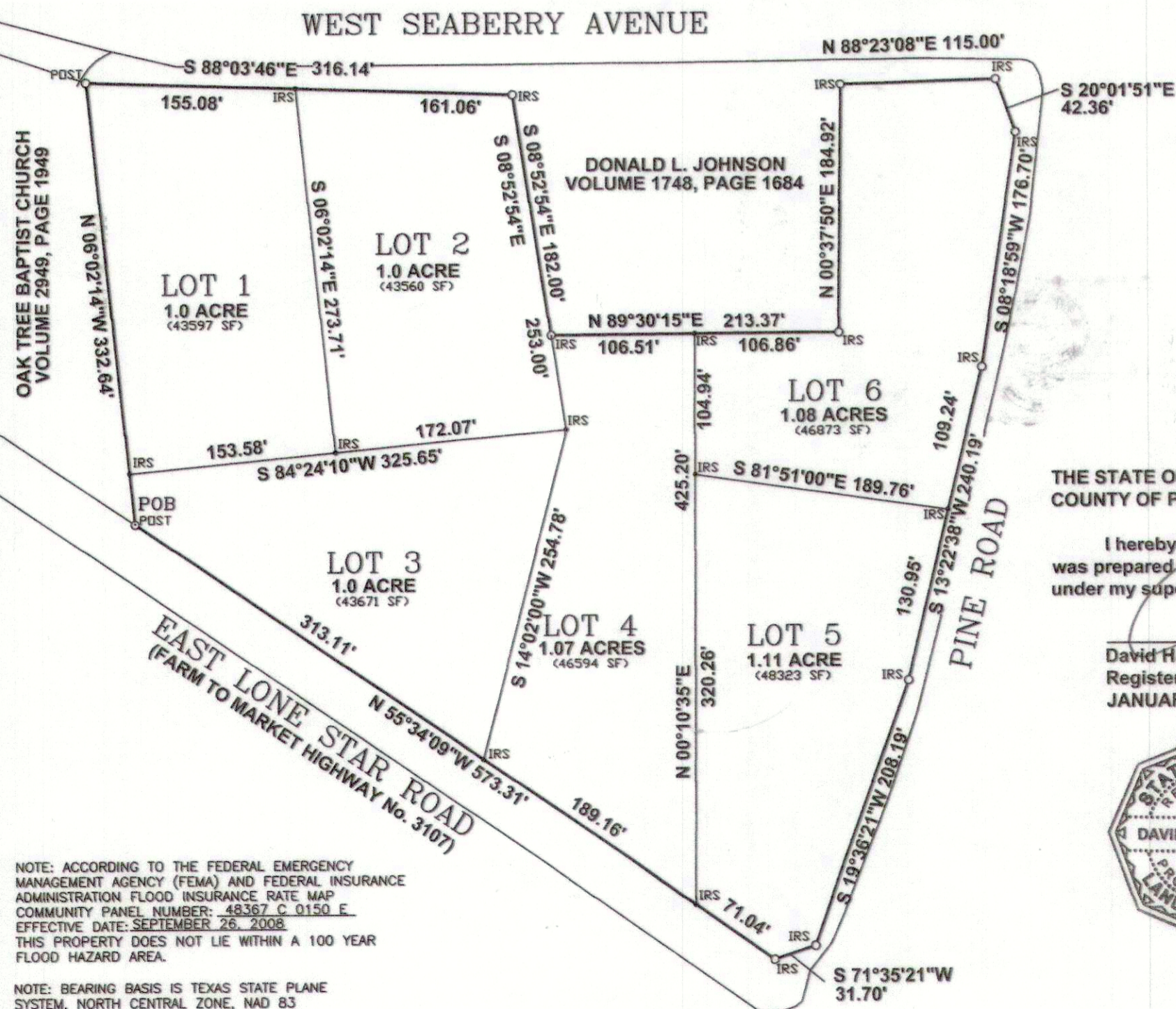


**LOTS 1 THROUGH 6  
SEABERRY ACRES  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being 6.26 Acres situated in and being a portion of the  
A. E. Winfrey Survey, Abstract No. 1591, Parker County, Texas**

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



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

21591.019.002.00