

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 WATER WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

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

April 2019



"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

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.

Madhu
Signature of Owner

STATE OF TEXAS)
COUNTY OF PARKER)

201914098 PLAT Total Pages: 1

WHEREAS, MADHU SANGA AND SHWETHA SANGA (Doc No. 2018194) being the sole owners of Lot 7, Block 1, SONTERRA ESTATES, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 340, Plat 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 right of way line of Hicks Lane at the northeast corner of said Lot 7 and the northwest corner of Lot 8, Block 1 said Sonterra Estates;

THENCE S 05°50'00" W, with the common line of said lots, 455.17 feet to an iron rod found in the south line of said Sonterra Estates;
THENCE N 84°10'00" W, with the south line of said Sonterra Estates, 478.58 feet to an iron rod found at the southwest corner of said Lot 7 and the southeast corner of Lot 6, Block 1, said Sonterra Estates;
THENCE N 05°50'00" E, with the common line of said lots, 455.10 feet to an iron rod found in the south right of way line of said Hicks Lane;

THENCE with the south right of way line of said Hicks Lane the following courses and distances;
S 84°10'00" E, 472.92 feet to an iron rod found at the beginning of a curve to the left with a radius of 210.00 feet and whose chord bears S 84°52'31" E, 5.86 feet;
With said curve to the left through a central angle of 01°32'40" and a distance of 5.86 feet to the POINT OF BEGINNING and containing 5.0 acres (217,802 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MADHU SANGA AND SHWETHA SANGA does hereby adopt this plat designating the hereinabove described real property as LOT 7R AND LOT 7R1, BLOCK 1, SONTERRA ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 7, Block 1, Sonterra Estates, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 340, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 10/11/2019, Parker County, Texas this 11th day of April, 2019.

Madhu Sanga

Shwetha Sanga

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared MADHU SANGA, 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 11th day of April, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: 11/7/19



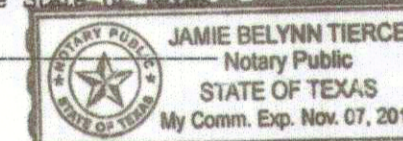
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared SHWETHA SANGA, 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 11th day of April, 2019.

Notary Public in and for the State of Texas

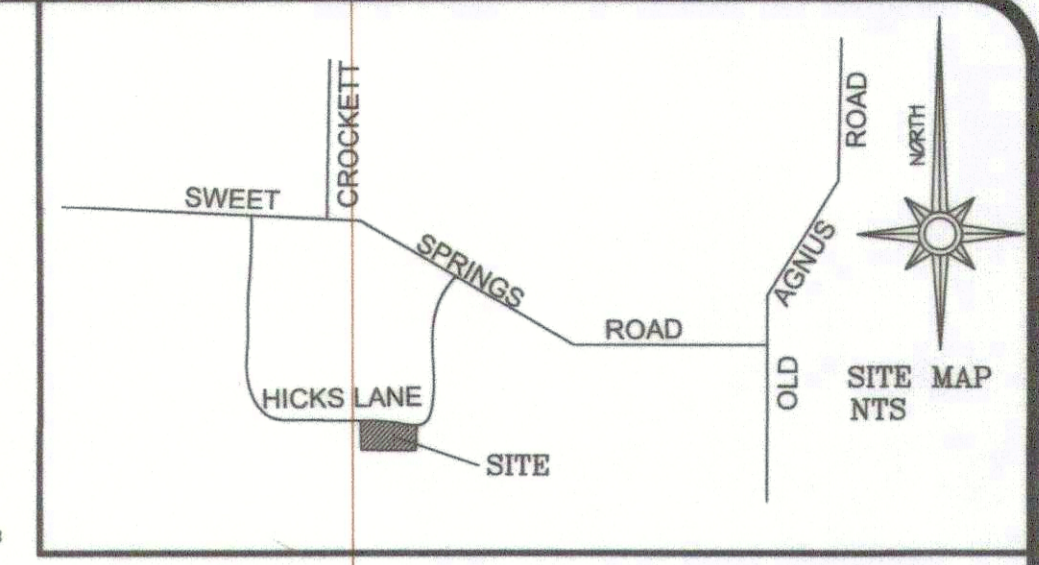
My Commission Expires On: 11/7/19



THE STATE OF TEXAS)
COUNTY OF PARKER)

I, MADHU SANGA, 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.

Madhu



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 E, EFFECTIVE DATE: SEPTEMBER 28, 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

LIENHOLDER

-NA-

MS

Signature of Lien holder

This the ___ day of ___, 2019.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201914098
06/10/2019 10:09 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 11th day of April, 2019.

Pat Deen, County Judge

George A Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

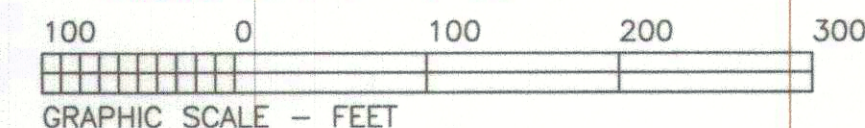
Craig Peacock
Craig Peacock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

ACCT. NO.: 17518
SCH. DIST.: WE
CITY: H-I
MAP NO.: NWE

LOT 7R AND LOT 7R1, BLOCK 1
SONTERRA ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 7, Block 1, Sonterra Estates
an addition in Parker County, Texas, according to the
plat recorded in Plat Cabinet D Slide 340, Plat Records
Parker County, Texas

17518.001.007.00



Owners/Developers:
Madhu and Shwetha Sanga
1-925-594-7546
921 S Monarch Road
San Ramon, CA 94582

SAMMY R. BARBER
VOLUME 2584, PAGE 04

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

Cabinet/Instrument#

E 305

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500