

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: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL 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.

201930451 PLAT Total Pages: 1

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

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.

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, SHARI SHEA (Doc No. 201916252), being the sole owner of 8.022 acres situated in and being all of Lot 20A and a portion of Lot 19, a portion of an unrecorded subdivision known as RHODES RANCH ESTATES (Book 382A, Page 64) in the T & P RR COMPANY SURVEY, SECTION No. 135, ABSTRACT No. 1520 and the MRS. M. WOLFENBERGER SURVEY, ABSTRACT No. 1920, 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 west line of Rhodes Ranch Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 426, Plat Records, Parker County, Texas at the northeast corner of said 8.022 acre tract, said iron being called by deed to be S 23°50'28" E, 2559.92 feet from the northwest corner of said Mrs. M. Wolfenberger Survey;

THENCE S 60°28'28" W, 912.63 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the northeast line of Sweet Springs Road, as it exists; THENCE N 45°05'33" W, with the north line of said Sweet Springs Road, 299.38 feet to an iron rod found at the southeast corner of a tract of land described by deed to David Craig recorded in Volume 1344, Page 692, Real Records, Parker County, Texas; THENCE N 48°05'01" E, with the south line of said David Craig tract, 880.55 feet to an iron rod found at the northeast corner of said David Craig tract in the west line of said Rhodes Ranch Estates; THENCE S 45°05'16" E, with the west line of said Rhodes Ranch Estates, 495.51 feet to the POINT OF BEGINNING and containing 8.022 acres (349,430 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHARI SHEA, does hereby adopt this plat designating the hereinabove described real property as LOT 1, LOT 2 AND LOT 3, SWEET SPRINGS ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, being 8.022 acres situated in and being all of Lot 20A and a portion of Lot 19, a portion of an unrecorded subdivision known as RHODES RANCH ESTATES in the T & P RR Company Survey, Section No. 135, Abstract No. 1520 and the Mrs. M. Wolfenberger Survey, Abstract No. 1920, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 York Main, Parker County, Texas this 12th day of November, 2019.

Shari Shea

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared SHARI SHEA, 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 12th day of November, 2019.

Notary Public in and for the State of Texas My Commission Expires 11-07-2023 NotaryID 10347742

RHODES RANCH ESTATES PLAT CABINET A, SLIDE 426 LOT 135

RONNIE E. TOWLES VOLUME 1474, PAGE 758



THE STATE OF TEXAS COUNTY OF PARKER

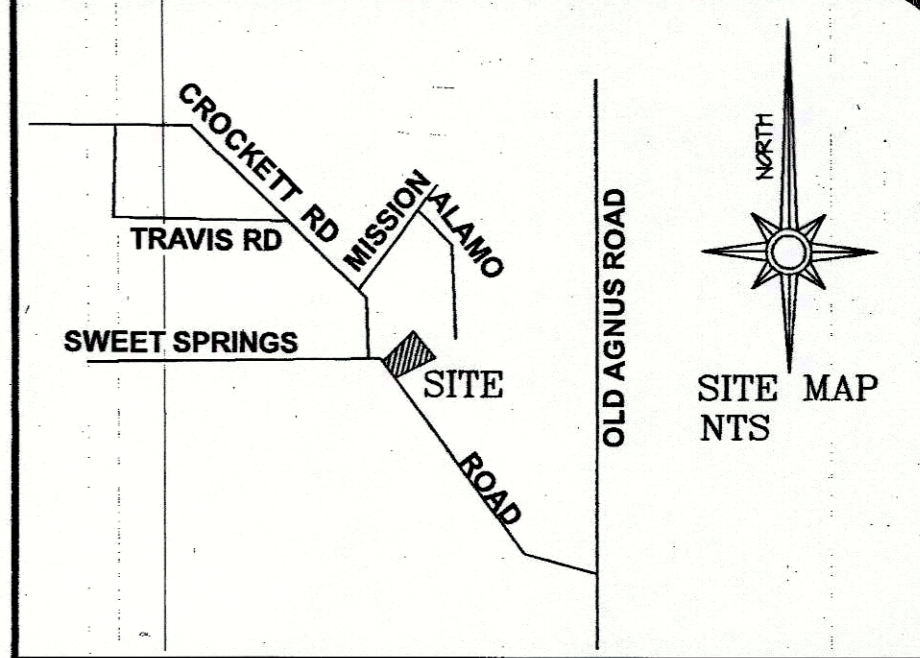
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

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

October 2019

Lab 1-40 wire by metes + bounds and unrecorded

Cabinet/Instrument# E Slide 417



LIENHOLDER n/a Signature of Lien holder This the \_\_\_ day of \_\_\_ 2019. Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201930451 11/12/2019 02:03 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

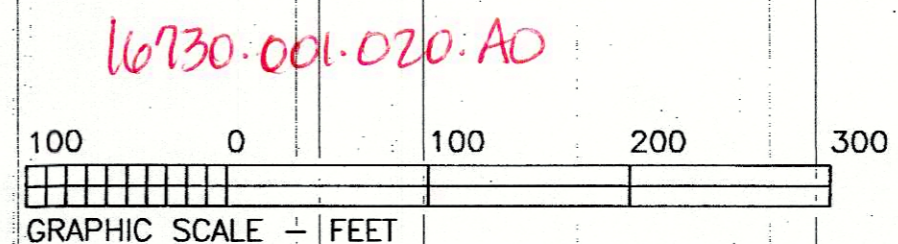
THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 12th day of November, 2019

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

ACCT. NO.: 18087 SCH. DIST.: WE CITY: HFD MAP NO.:

LOT 1, LOT 2 AND LOT 3 SWEET SPRINGS ACRES AN ADDITION TO PARKER COUNTY, TEXAS Being 8.022 acres situated in and being all of Lot 20A and a portion Lot 19, a portion of an unrecorded subdivision known as Rhodes Ranch Estates in the Mrs. M. Wolfenberger Survey, Abstract No. 1920 and the T & P RR Company Survey, Section No. 135, Abstract No. 1520 Parker County, Texas



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

SCALE: 1" = 100'