

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.

"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."

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

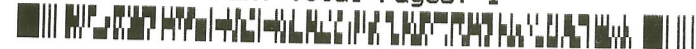
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS
COUNTY OF PARKER

I, Ricky D. Thomas, 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.

Ricky D. Thomas
Signature of Owner

202219837 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.

Ricky D. Thomas
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS RICKY D. THOMAS (Doc 202142897) is the sole owner of 5.0 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 127, ABSTRACT No. 1519, 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) at the northwest corner of said Ricky D. Thomas tract in the northeast corner of a tract of land described by deed to J. Terrell recorded in Doc No. 201302665, Official Records, Parker County, Texas in the south line of a tract of land described by deed to J. Flores recorded in Volume 2719, Page 1612, Official Records, Parker County, Texas, said iron being called by deed to East, 2200.0 feet; S 00°28'00" E, 1157.40 feet and N 89°42'00" E, 564.19 feet from the northwest corner of said T & P RR Company Survey;

THENCE N 89°38'40" E, with the south line of said J. Flores tract, 563.92 feet to a post at the northwest corner of a tract of land described by deed to M. Reveles recorded in Doc No. 202104285, Official Records, Parker County, Texas; THENCE S 00°26'15" E, with the west line of said M. Reveles tract, 385.79 feet to an iron rod found in the north line of a tract of land described by deed to J. Bothwell recorded in Doc No. 201513978, Official Records, Parker County, Texas; THENCE S 89°35'53" W, with the north line of said J. Bothwell tract, 564.71 feet to an iron rod found at the southeast corner of said J. Terrell tract; THENCE N 00°19'15" W, with the east line of said J. Terrell tract, 386.25 feet to the POINT OF BEGINNING and containing 5.0 acres of land (217834 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICKY D. THOMAS, does hereby adopt this plat designating the hereinabove described real property as TRACT 1 and TRACT 2, THOMAS TRACTS, AN ADDITION IN PARKER COUNTY, TEXAS, being 5.0 acres situated in and being a portion of the T & P RR Company Survey, Section No. 127, Abstract No. 1519, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 Main Parker County, Texas this 13 day of May, 2022.

Ricky D. Thomas
Signature of Owner

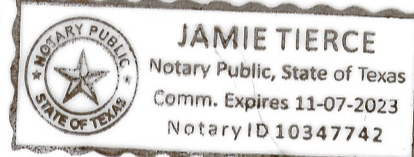
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ricky Thomas, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of May, 2022.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On:



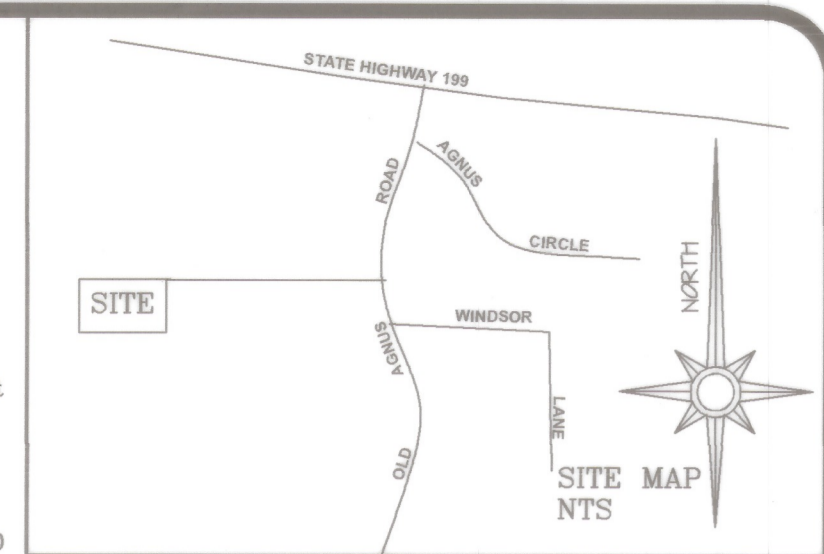
LIENHOLDER

N/A Ricky D. Thomas

Signature of Lien holder

This the ___ day of ___, 2022.

Notary Public, State of Texas



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 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

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.
Signature of Surveyor

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

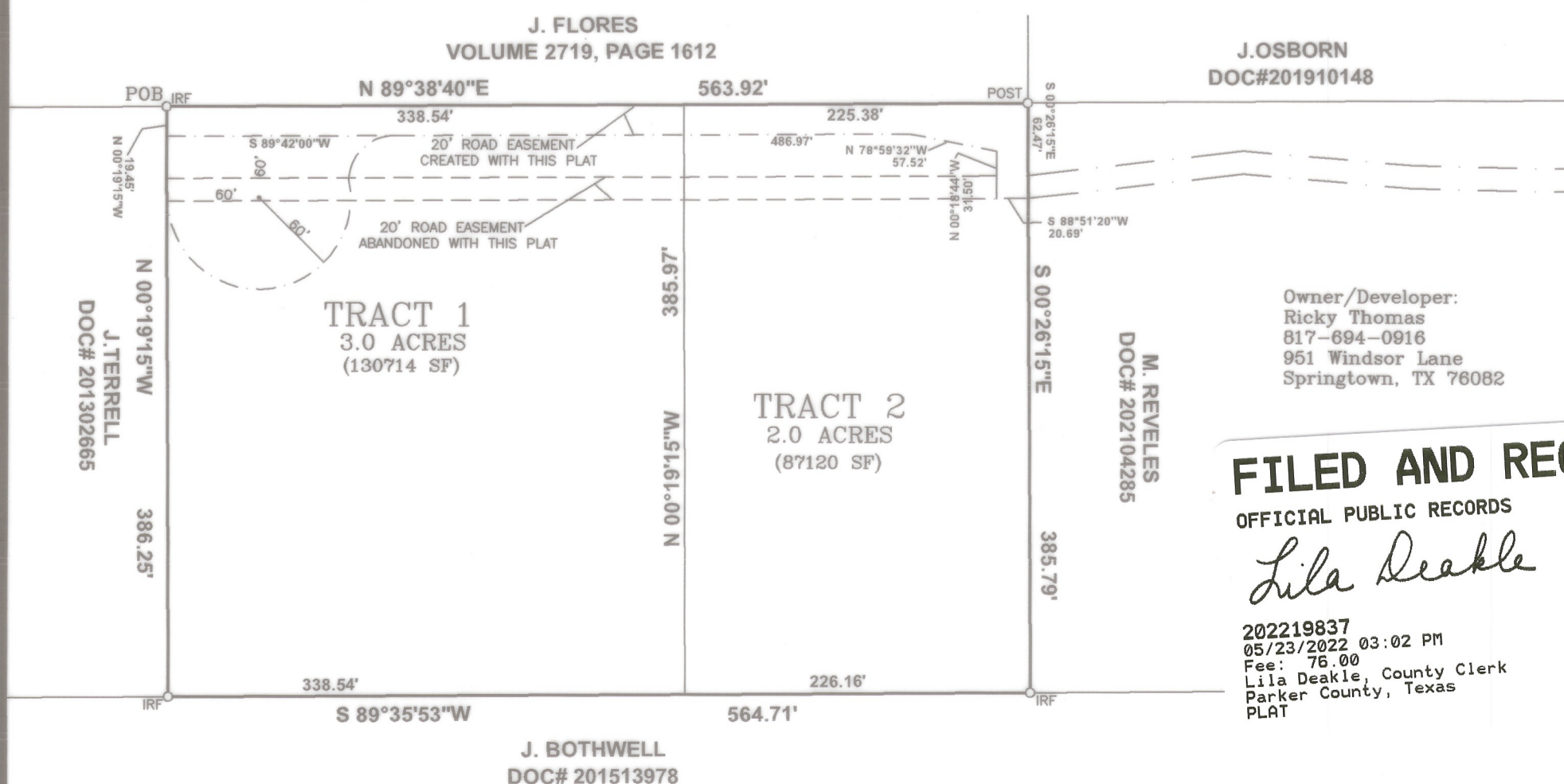
March 2022



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 23 day of May, 2022.

Pat Deen, County Judge
George A. Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Warden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4



Owner/Developer:
Ricky Thomas
817-694-0916
951 Windsor Lane
Springtown, TX 76082

21519.021.000.00

18360
SP
H-5

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
Signature of County Clerk

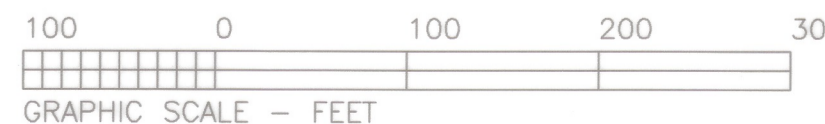
202219837
05/23/2022 03:02 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

TRACT 1 and TRACT 2
THOMAS TRACTS
AN ADDITION IN PARKER COUNTY, TEXAS
Being 5.0 acres situated in and being a portion of the
T & P RR Company Survey, Section No. 127, Abstract No. 1519
Parker County, Texas

SCALE: 1" = 100'

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

Cabinet/Instrument# F Slide 242



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