

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.

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.

Beverly Allen
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS BEVERLY ANN ALLEN (Volume 2883, Page 686), is the sole owner of a portion of Lots 8 through 10, Block 10, THE COUNTRY PLACE SECTION B, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 277, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the southwest corner of a tract of land described by deed to Jerry Hudnall recorded in Volume 1247, Page 885, Real Records, Parker County, Texas in the north line of Wood Hollow Drive, as it exists, said iron being called by deed to be North, 56.91 feet and East, 4286.9 feet from the southwest corner of the William Long Survey, Abstract No. 801, Parker County, Texas;

THENCE with the north line of said Wood Hollow Drive the following courses and distances;

N 82°34'04" W, 264.54 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the beginning of a curve to the left with a radius of 477.46 feet and whose chord bears S 88°47'09" W, 143.40 feet;

With said curve to the left through a central angle of 17°16'23" and a distance of 477.46 feet to a post at the southeast corner of a tract of land described by deed to Kent Kaddatz recorded in Doc No. 201806753, Official Records, Parker County, Texas; THENCE N 02°41'01" E, with the east line of said Kent Kaddatz tract, at 489.5 feet passing an iron rod found (iron rods found are 1/2" unless noted) and in all 506.60 feet to a point in a creek and the north line of said Beverly Ann Allen tract;

THENCE with the north line of said Beverly Ann Allen tract and said creek the following courses and distances;

S 89°45'13" E, 114.90 feet to a point;
S 29°20'52" E, 171.70 feet to a point;
N 67°05'45" E, 48.78 feet to a point;
S 84°06'04" E, 54.90 feet to a point;
S 68°37'55" E, 99.00 feet to a point;
S 60°06'02" E, 33.13 feet to a point;
S 82°04'01" E, 7.76 feet to a point at the northwest corner of said Jerry Hudnall tract;

THENCE S 07°25'56" W, with the west line of said Jerry Hudnall tract at 56.12 feet passing a nail and in all 349.69 feet to the POINT OF BEGINNING and containing 4.06 acres (177760 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEVERLY ANN ALLEN, does hereby adopt this plat designating the hereinabove described real property as LOT 9R AND LOT 9R1, BLOCK 10, THE COUNTRY PLACE, SECTION B, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of a portion of Lots 8 through 10, Block 10, The Country Place, Section B, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 277, 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 101 North Main St, Parker County, Texas this 21 day of August, 2021.

Beverly Allen
Beverly Ann Allen

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 BEVERLY ANN ALLEN, 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 21 day of August, 2021.

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

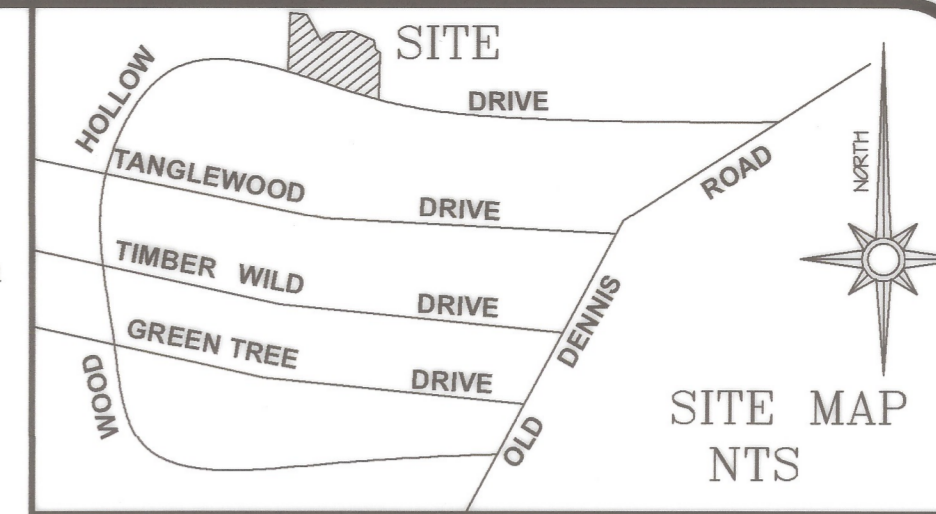
THE STATE OF TEXAS
COUNTY OF PARKER

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.
Texas Registered Professional Land Surveyor, No. 2074
June 2021



Cabinet/Instrument# **F 34** Slide **34**



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0375 F EFFECTIVE DATE: APRIL 05, 2019 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
Beverly Allen N/A

Signature of Lien holder
This the ____ day of _____, 2021.
Notary Public, State of Texas

202133245 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202133245
08/24/2021 10:45 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

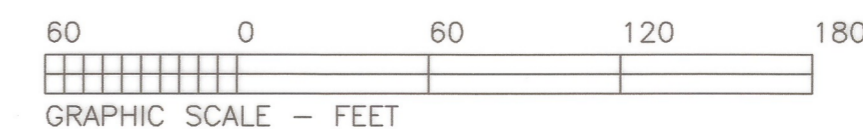
THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners, County of Parker County, Texas, this 23 day of August, 2021.

George Conley Pat Deen, County Judge
George Conley, Commissioner Precinct #1
Larry Walden Larry Walden, Commissioner Precinct #3
Craig Hancock Craig Hancock, Commissioner Precinct #2
Steve Dugan Steve Dugan, Commissioner Precinct #4

18330
BR
F-17

LOT 9R AND LOT 9R1, BLOCK 10
THE COUNTRY PLACE, SECTION B
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of a portion of Lots 8 through 10, Block 10
The Country Place, Section B, an addition in Parker
County, Texas according to the plat recorded in Plat
Cabinet A, Slide 277
Plat Records, Parker County, Texas



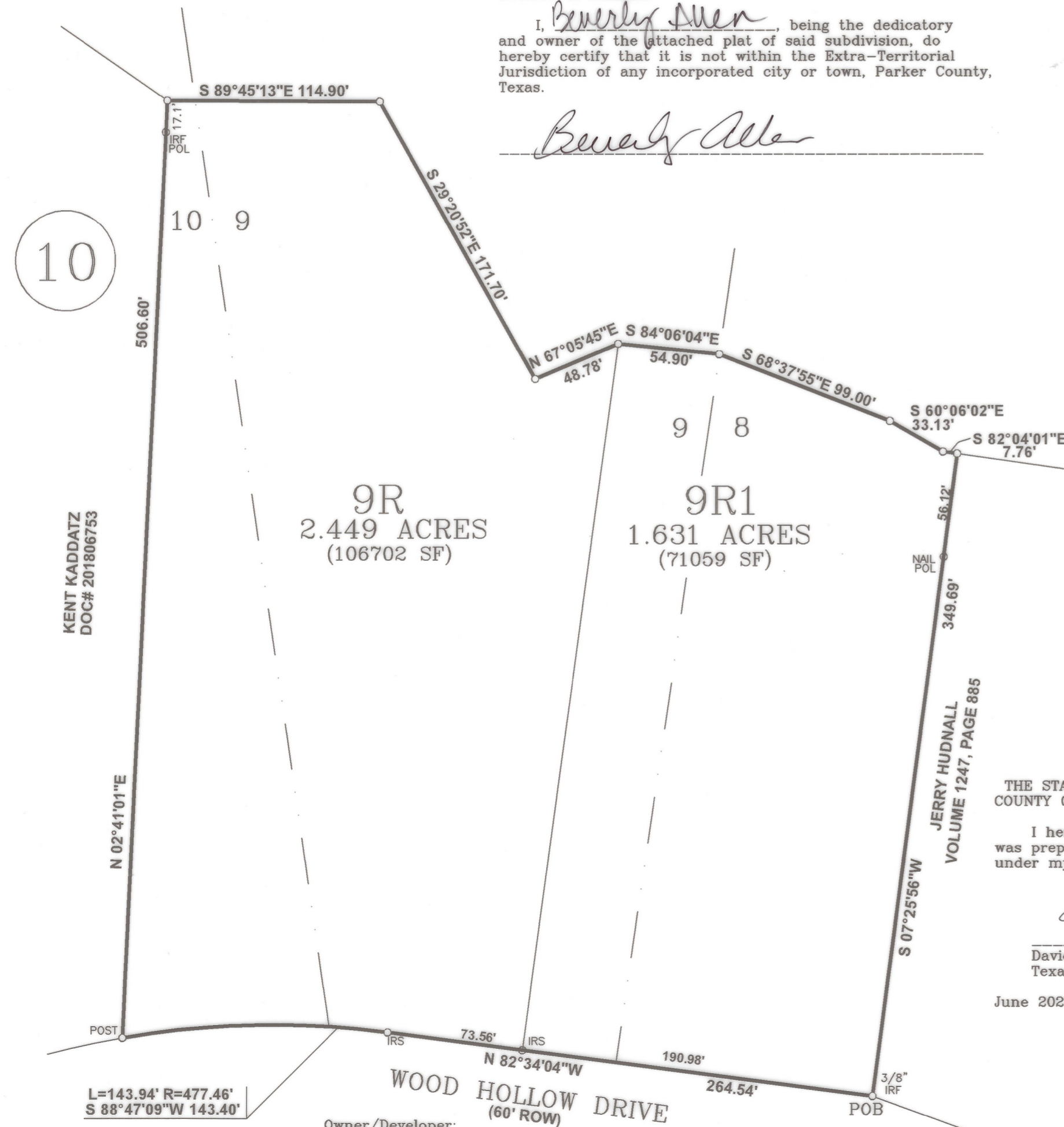
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

LINEAR FEET OF ROADS: NO NEW ROADS

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Beverly Allen*, 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.

Beverly Allen



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

Owner/Developer:
Barbara Ann Allen
Contact: Thomas Allen
817-694-8229
556 Wood Hollow Drive
Weatherford, TX 76087