

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 BY PRIVATE WELLS
WASTEWATER BY PRIVATE SEPTIC SYSTEMS

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.

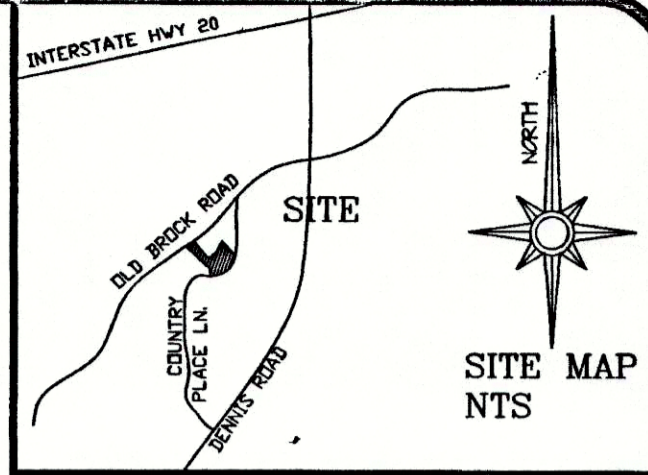
Bellie Daniell
Signature of Owner

THE STATE OF TEXAS) 201617786 PLAT Total Pages: 1
COUNTY OF PARKER)

Bellie Daniell 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 in Parker County, Texas.

Bellie Daniell

"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)

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
MAY, 2016



LIEN HOLDER

[Signature]
Signature of Lien holder

This the day of , 2016.

Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, BILLIE ROY DANIELL AND JO JEAN DANIELL, being the sole owners of 11.165 Acres situated in and being all of Lot 1R, Lot 23R and Lot 24R, THE COUNTRY PLACE, SECTION A, an addition in Parker County, Texas, according to the plat recorded in Volume 362A, Page 12, also known in Plat Cabinet A, Slide 366, 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 north right of way line of Country Place Lane, a 60 foot right of way, said iron being the southeast corner of said Lot 23R and the southwest corner of Lot 22R, said The Country Place, Section A;

THENCE S 76°54'35" W, with the north right of way line of said Country Place Lane, 403.22 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southeast corner of Lot 25R, said The Country Place, Section A;

THENCE with the east line of said Lot 25R the following courses and distances:
N 34°01'55" W, 389.84 feet to a post;
N 50°56'58" W, 707.87 feet to a post at the most northerly northeast corner of said Lot 25R;

THENCE N 72°20'54" W, 144.78 feet to an iron rod set in the southeast line of Old Brock Road, a 60 foot right of way at the most westerly northwest corner of said Lot 1R;

THENCE N 39°13'02" E, with the southeast right of way line of said Old Brock Road, 283.14 feet to an iron rod set at the most northerly corner of said Lot 1R and the most easterly corner of Lot 2R, said The Country Place, Section A;

THENCE with the line of said Lot 2R the following courses and distances:
S 50°46'25" E, 834.12 feet to an iron rod found;
N 68°00'43" E, 165.78 feet to an iron rod found;
N 67°40'21" E, 119.05 feet to an iron rod found at the south easterly corner of said Lot 2R and the most southerly corner of Lot 3R, said The Country Place, Section A;

THENCE N 46°54'19" E, with the south line of said Lot 3R, 252.47 feet to an iron rod found at the most easterly corner of said Lot 3R and the most northerly corner of said Lot 23R;

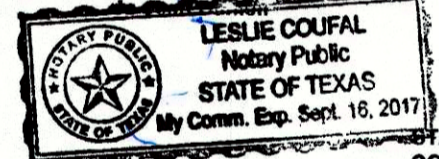
THENCE S 02°05'02" E, with the east line of said Lot 23R, 693.73 feet to the POINT OF BEGINNING and containing 11.165 acres (486,376 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BILLIE ROY DANIELL AND JO JEAN DANIELL, does hereby adopt this plat designating the hereinabove described real property as LOT 1RR AND LOT 24RR, THE COUNTRY PLACE, SECTION A, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat of Lot 1R, Lot 23R and Lot 24R, The Country Place, Section A, an addition in Parker County, Texas, according to the plat recorded in Volume 362A, Page 12, also known in Plat Cabinet A, Slide 366, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 23 day of June, 2016.

Bellie Roy Daniell (Deceased)
Billie Roy Daniell



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Billie Roy Daniell 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 June, 2016

Leslie Coufal
Notary Public in and for the State of Texas

Sept 18, 2017
My Commission Expires On:

STATE OF TEXAS)
COUNTY OF PARKER)

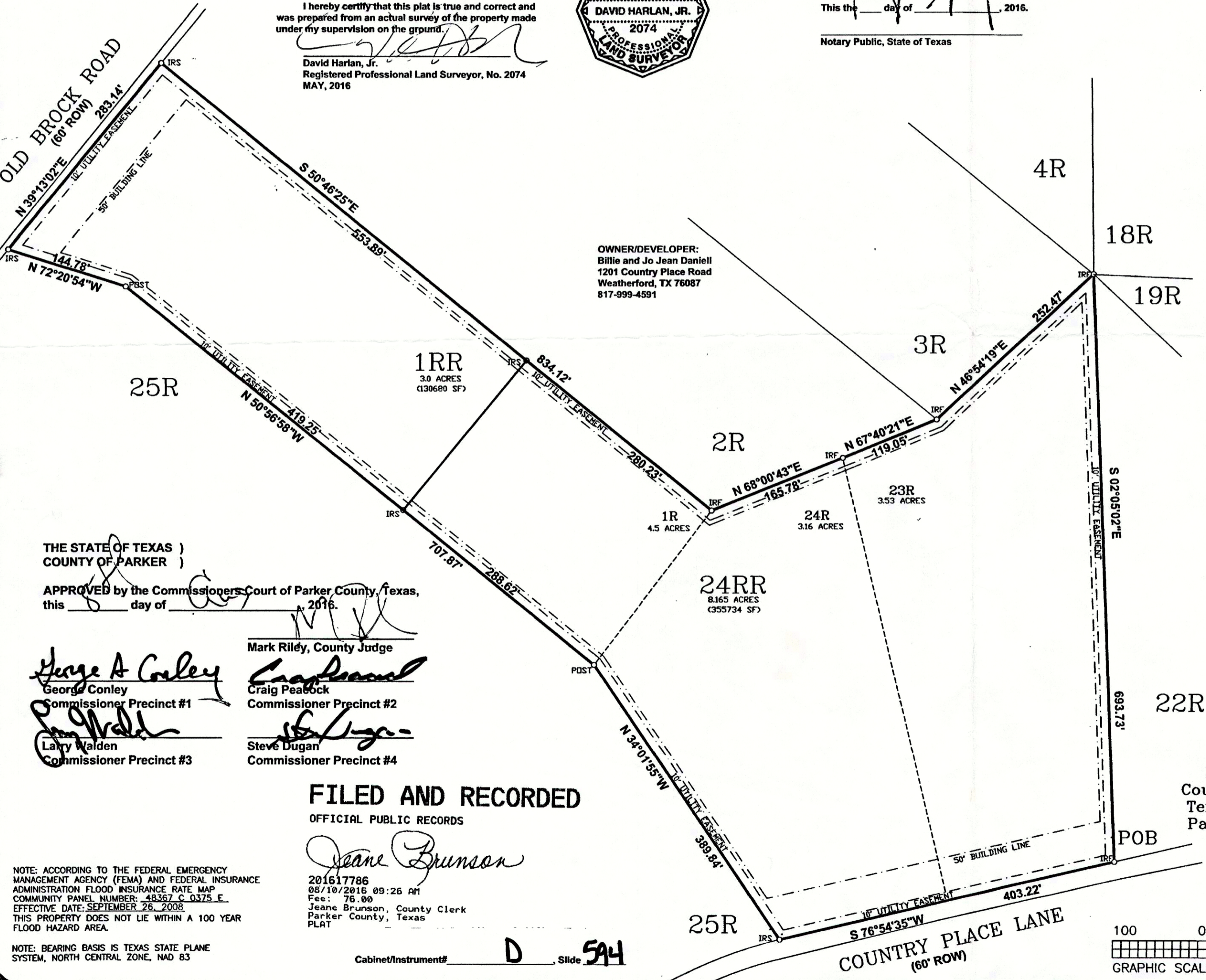
BEFORE ME, the undersigned authority, on this day personally appeared Jo Jean Daniell known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of , 2016

Notary Public in and for the State of Texas

My Commission Expires On:

ABST NO: 18330
SCH. DIST.: BR
CITY: F17
MAP NO:



OWNER/DEVELOPER:
Billie and Jo Jean Daniell
1201 Country Place Road
Weatherford, TX 76087
817-999-4591

THE STATE OF TEXAS)
COUNTY OF PARKER)

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

George A Conley
George Conley
Commissioner Precinct #1

Craig Peabock
Craig Peabock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

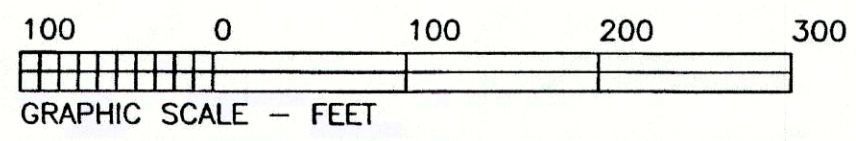
201617786
08/10/2016 09:26 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Cabinet/Instrument# D Slide 544

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0375 E EFFECTIVE DATE: SEPTEMBER 26, 2009 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

FINAL PLAT
LOT 1RR AND LOT 24RR
THE COUNTRY PLACE, SECTION A
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 1R, Lot 23R and Lot 24R, The Country Place, Section A, an addition in Parker County, Texas, according to the plat recorded in Volume 362A, Page 12, also known in Plat Cabinet A, Slide 366, Plat Records, Parker County, Texas



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

18330.000.01R.00
18330.000.23R.00
18330.000.24R.00 ✓