

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: PRIVATE INDIVIDUAL WATER WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

THE STATE OF TEXAS COUNTY OF PARKER

202041656 PLAT Total Pages: 1

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: Sherrilan Sue Gilley

THE STATE OF TEXAS COUNTY OF PARKER

I, Sherrilan Sue Gilley, 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.

Signature of Owner: Sherrilan Sue Gilley

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.

Signature of Surveyor: David Harlan, Jr.

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

September 2020



STATE OF TEXAS COUNTY OF PARKER

WHEREAS, SHERRILAN SUE GILLEY, KIMBERLY DIANE WILLIAMS AND JODY LYNN WILLIAMS (V. 2018, P. 1149) are the sole owners of 3.15 acres situated in and being a portion of the A. E. WINFREY SURVEY, ABSTRACT No. 1591, 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 east line of Erwin Road, as it exists, at the southwest corner of said 3.15 acre tract and the northwest corner of a tract of land described by deed to Karen Rosenthal recorded in Volume 1649, Page 563, Real Records, Parker County, Texas;

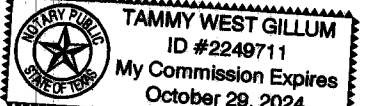
THENCE N 00°03'12" W, with the east line of said Erwin Road, 374.73 feet to a post in concrete at the southwest corner of a tract of land described by deed to Frank L. Williams recorded in Volume 2295, Page 1046, Official Records, Parker County, Texas; THENCE S 88°07'11" E, with the south line of said Frank L. Williams tract, 376.20 feet to an iron rod found in the west line of a tract of land described by deed to Felton Stone recorded in Volume 2345, Page 1279, Official Records, Parker County, Texas; THENCE S 01°29'49" W, with the west line of said Felton Stone tract, 364.70 feet to an iron rod found at the northeast corner of said Karen Rosenthal tract; THENCE N 89°39'25" W, with the north line of said Karen Rosenthal tract, 366.13 feet to the POINT OF BEGINNING and containing 3.15 acres (137,198 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHERRILAN SUE GILLEY, KIMBERLY DIANE WILLIAMS AND JODY LYNN WILLIAMS, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, WILLIAMS ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, being 3.15 acres situated in and being a portion of the A. E. Winfrey Survey Abstract No. 1591, Parker County, Texas and does by dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 10/29/2020, Parker County, Texas this 29th day of October, 2020.

Signatures of Sherrilan Sue Gilley, Kimberly Diane Williams, and Jody Lynn Williams.



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 SHERRILAN SUE GILLEY, 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 29th day of October, 2020.

Signature of Notary: Tammy West Gillum. My Commission Expires On: 10/29/2024.

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 KIMBERLY DIANE WILLIAMS, 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 29th day of October, 2020.

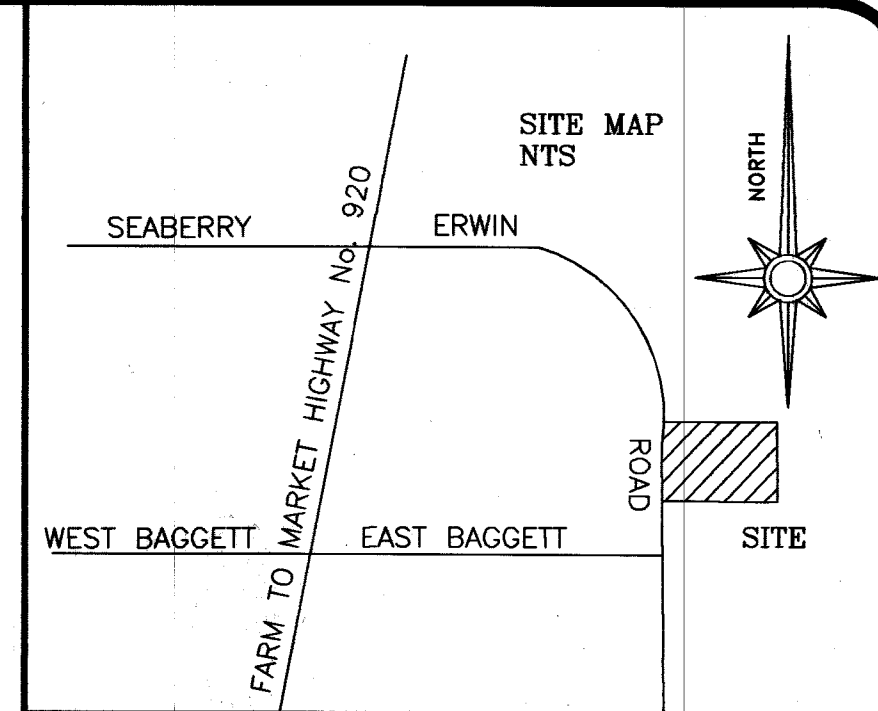
Signature of Notary: Tammy West Gillum. My Commission Expires On: 10/29/2024.

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 JODY LYNN WILLIAMS, 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 29th day of October, 2020.

Signature of Notary: Tammy West Gillum. My Commission Expires On: 10/29/2024.



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 26, 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

N/A

Signature of Lien holder

This the ___ day of ___, 2020.

Notary Public, State of Texas

THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 14th day of December, 2020.

Signatures of Pat Deen, County Judge; George Cooley, Commissioner Precinct #1; Steve Dugan, Commissioner Precinct #4.

ACCT NO: 19471 SCH DIST: PO

21591.122.000.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle

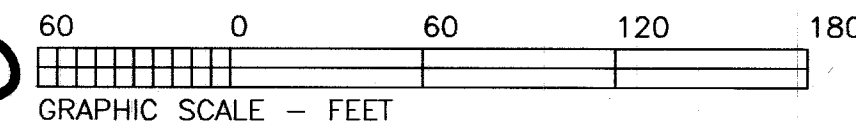
202041656 12/14/2020 04:13 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

Owners/Developers: Sherrilan Sue Gilley - contact 817-360-3466 Kimberly Diane Williams Jody Lynn Williams 7233 Royal Oak Drive Benbrook, TX 76126

LOT 1 AND LOT 2 WILLIAMS ADDITION AN ADDITION IN PARKER COUNTY, TEXAS Being 3.15 acres situated in and being a portion of the A. E. Winfrey Survey Abstract No. 1591, Parker County, Texas

SCALE: 1" = 60'

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



Cabinet/Instrument# E Slide 630

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