

THET, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS.

WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC JOING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTIVE PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURRING THE PERMISSION OF ANYONE.

DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES INCLUDING BLANKET EASEMENRS, ACROSS THE PROPERTY.

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHO VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF PARKER COUNTY. T OF TEN (10) FEET ABOVE THE CROWN OF THE ROAD, INCLUDING, BUT NOT LIMITE! WN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL

ADS ON WHICH THEY FRONT AND/OR ABUT EAST 2-FOOT ABOVE THE PROPOSED GRADE MAGE TO BUILDINGS THAT MAY BE CAUSED BY MUM RECOMMENDED FINISHED FLOOR ELEVAT ON BE LESS THAN 2-FOOT ABOVE THE 100-YEAR

BY THE PROPERTY OWNER AND IN ACCORDANCE WITH THE PASS THE 10-YEAR STORM. IN NO CASE SHALL A DRIVEWAY THAT THE DRIVEWAY IS AT LEAST SIX (6") INCHES BEL K OF WATER, WHICH EXCEEDS THE CAPACITY OF THE

BEGINNING at a 1/2" iron rod found at the southeast corner of said Lot 9, the northeast corner of Lot 8 of said Butcher Holler and also being in the west line of Lot 47 Marr-Lynn Estates, an addition to Parker County, Texas as recorded in Volume A, Slide 412 P.R.P.C.T.;

Charles H Viering, Sr and Susan Viering are the owners of a 3.01 acre tract of land in the Benjamin White Survey, Abstract No. 1647, Parker County, Texas and being a portion of that certain 3.01 acre tract of land as described as Lot 9, Block 1 Butcher Holler, an addition to Parker County, Texas as recorded in Cabinet A, Slide 779 of the Plat Records of Parker County, Texas and being more particularly described as follows:

COUNTY OF PARKER

OWNERS ACKNOWLEDGEMENT AND DEDICATION

THENCE S 06°34'56" E leaving said right-of-way a distance of 147.78 feet to a 1/2" iron rod found; THENCE S 05°57'12" E a distance of 138.23 feet to a 1/2" iron rod found and said point being at the northwest comer of Lot 48 Marr-Lynn Estates, an addition to Parker County, Texas as recorded in Cabinet A, Slide 412 P.R.P.C.T.; THENCE N 52°54'00" E along said southerly right-of-way a distance of 229.82 feet to a 1/2" iron rod found; THENCE N 53°11'34" E along said southerly right-of-way a distance of 45.04 feet to a 1/2" iron rod found; THENCE N 32°44'56" W along said right-of-way a distance of 125.42 feet to a 1/2" iron rod for the southerly right-of-way of Calhoun Bend; THENCE N 03°56'23" E along said right-of-way a distance of 296.21 feet to a 1/2" iron rod found at the Point of Curvature of a curve to the left having a Radius of 196.00 feet, a Central Angle of 36°43'51", a Chord Bearing of N 14°17'04" W and a Chord Distance of 123.51 feet; THENCE West along the south line of said Lot 9 a distance of 282.62 feet to a 1/2" iron rod found at the southwest corner of said Lot 9 and the northwest corner of said Lot 8 and being in the east right-of-way line of Your Road Ct (60' R.O.W.); THENCE S 15°17'48" E along the east line of said Lot 9 a distance of 416.77 feet to the Point of Beginning and containing in all 131,192 square feet or 3.01 acres of land. THENCE along said right-of-iron rod found; way in a north direction a distance of 125.65 feet to a 1/2"

STATE OF TEXAS COUNTY OF PARK BEFORE ME, the undersigned authority, on this day personally appeared Charles H Viv the person whose name is subscribed to the above and foregoing instrument, and acknowless executed the same for the purposes and consideration expressed and in the capacity there executed the same for the purposes and consideration expressed and in the capacity there.

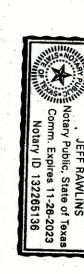
Commission expires: 1.26-223

And designated herein as Lots SR1 & SR2, Block 1 BUTCHER HOLLER a subdivision subscribed herein, hereby dedicate to the use of the public forever all streets, as rights-of-way and public places thereon shown for the purpose and consideration and the purpose are consideration and the purpose and consideration and the purpose are consideration and the purpose and public places thereon shown for the purpose and consideration and the purpose are consideration and the purpose are consideration and the purpose are consideration and the purpose and consideration and the purpose are consid

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Susan Viering, known to me to be 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 LE day of August., 2020



Chord Bearing N 14°17'04"W YOUR ROAD CT (60'R.O.W.) CALHOUN BEAU LOT 9R1 (87,631 SQ FT 2.01 ACRES) S 06°34'56"E 138.23' S 05°57'12"E

THE AND RECORDED

E

YOUR ROAD CT (60' R.O.W.)

500

LOT 47
MARR-LYNN ESTATES
CAB A, SLIDE 412
P.R.P.C.T.

STATE OF TEXAS COUTY OF PARKER

LOT 9R2 (43561 SQ FT 1.00 ACRES)

NORTH 64.00'

THE OWN

LOT 48
MARR-LYNN ESTATES
CAB A SLIDE 412
P.R.P.C.T.

D ON THE SOUTH LINE OF LOT 9 BUTCHER HOLLER BINET A, SLIDE 779 P.R.P.C.T. NOT LOCATED WITHIN ANY ETJ. IN ZONE "X" "ACCORDING TO FLOOD INSURANCE RATE IN 175 OF 575 PARKER COUNTY TEXAS. EFFECTIVE DATE

WITHING THE UPPER TRINITY GROUNDWATER (UTGCD) AND IS SUBJECT TO THE UTGCD'S ITTING REQUIREMENTS.

25' B.L.

LOT 8

0/10/100



PREPARED BY:
BURKS LAND SURVEYING

M **PLS**

APPROVED BY THE COMMISSIONERS OF FARKER CONTEXAS THIS DAY OF THE COMMISSIONERS OF PARKER CONTEXAS THIS DAY OF THE CONTEXAS TH NER PRECINITAL COMMISSIONER PR

FINAL MANYO: -ACCT. NO.: SCH. DIST.: M-10

P.O.B.

LOT 9, BLOCK 1 BUTCHER HOLLER LOTS 9R1& 9R2, BLOCK 1
BUTCHER HOLLER
BEENGA RE-PLAT

BENJAMIN WHITE SURVEY, ABSTRACT NO. 1647

SITUATED IN

PARKER COUNTY, TEXAS

PROPSED USAGE: RESIDENTIAL

3.01 ACRES

AUGUST 2020

10875.001.009.00