

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.

LINEAR FEET OF ROADS: NO NEW ROADS

"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."

NOTICE: Wastewater by private septic systems

Water by private wells

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, Earl Wayne Erwin 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 in Parker County, Texas.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 G 0250 E EFFECTIVE DATE: SEPTEMBER 23, 2004 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

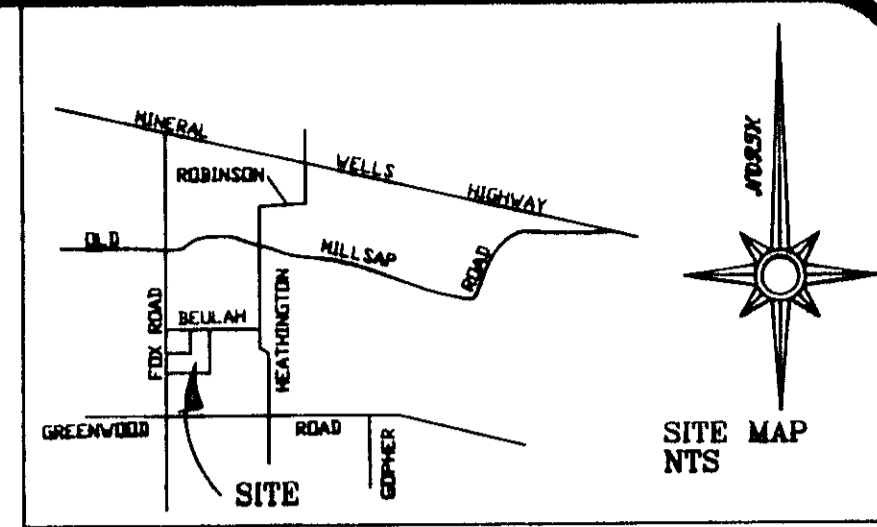
201300564 PLAT Total Pages: 1

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 9th day of January, 2013.

George A. Conley
George Conley
Commissioner Precinct #1
Absent
Larry Walden
Commissioner Precinct #3

Mark Riley
Mark Riley, County Judge
Craig Peacock
Craig Peacock
Commissioner Precinct #2
Dusty Renfro
Dusty Renfro
Commissioner Precinct #4

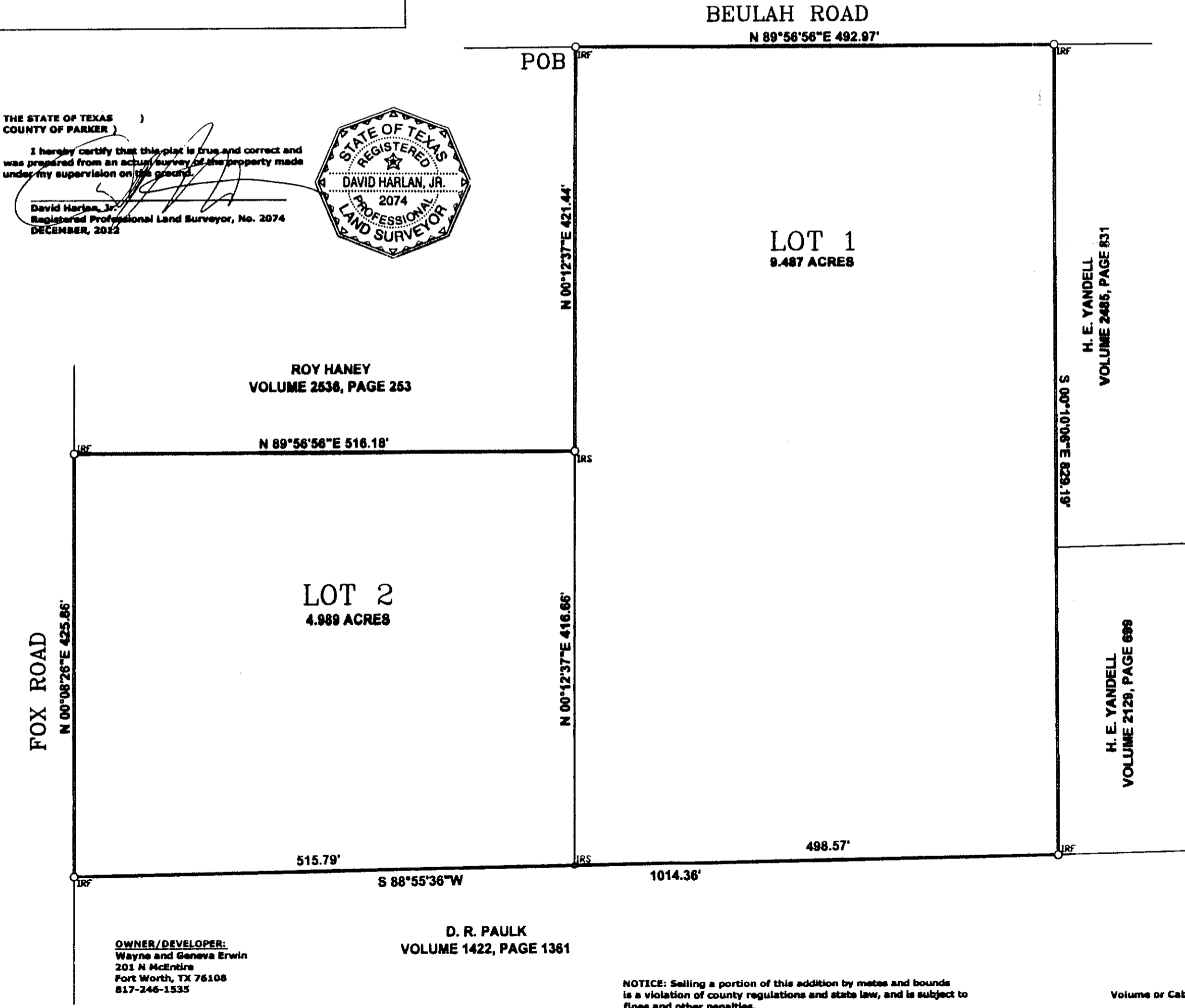


STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, EARL W. ERWIN AND GENEVA J. ERWIN, Volume 1444, Page 816 and Volume 1828, Page 32, being the sole owners of 14.476 Acres situated in and being a portion of the J. S. FOX SURVEY, ABSTRACT No. 491, Parker County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at an iron rod found in the south line of Beulah Road, said iron being called by deed to be North, 816.51 feet and West, 1358.76 feet from the southwest corner of the Williams Hamilton Survey, Abstract No. 578, Parker County, Texas;
THENCE N 89°56'56" E, with the south line of said Beulah Road, 492.97 feet to an iron rod found;
THENCE S 00°10'06" E, 829.19 feet to an iron rod found;
THENCE S 88°55'36" W, 1014.36 feet to an iron rod found in the east line of Fox Road;
THENCE N 00°08'26" E, with the east line of said Fox Road, 425.86 feet to an iron rod found;
THENCE N 89°56'56" E, 516.18 feet to an iron rod set;
THENCE N 00°12'37" E, 421.44 feet to the POINT OF BEGINNING 14.476 Acres (830588 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, EARL W. ERWIN AND GENEVA J. ERWIN, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1, JUDY ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, being 14.476 Acres situated in and being a portion of the J. S. Fox Survey, Abstract No. 491, 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 9 day of January, 2013.
Earl Wayne Erwin Signature of Owner
Geneva J. Erwin

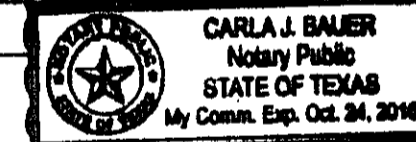
THE STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
DECEMBER, 2012



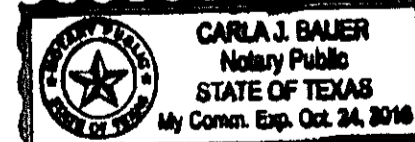
THE STATE OF TEXAS)
COUNTY OF PARKER)
The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, easements, drains, easements and public places thereon shown for the purpose and consideration therein expressed.
Earl Wayne Erwin
Signature of Owner

NO LIEN HOLDER
OFFICIAL PUBLIC RECORDS
FILED AND RECORDED
201300564
FILED
JAN 9 2013
9:32 AM
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Earl Wayne Erwin 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 9 day of January, 2013
Carla J. Bauer
Notary Public in and for the State of Texas

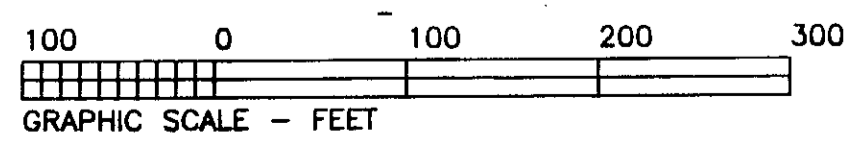


STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Geneva J. Erwin known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of January, 2013
Carla J. Bauer
Notary Public in and for the State of Texas



ACCT. NO.: 14032
SCH. DIST.: MI
CITY: NONE
MAP NO.: E-14

FINAL PLAT
LOT 1 AND LOT 2, BLOCK 1
JUDY ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS
Being 14.476 Acres situated in and being a portion of the J. S. Fox Survey, Abstract No. 491, Parker County, Texas



HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 598-0880
FAX: METRO (817) 341-2833

OWNER/DEVELOPER:
Wayne and Geneva Erwin
201 N McEntire
Fort Worth, TX 76108
817-246-1535

D. R. PAULK
VOLUME 1422, PAGE 1361

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.

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