

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.

Mack Dobbs
Signature of Owner

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WATER WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MACK L. DOBBS AND DARLA J. DOBBS (V. 1199, P. 825), being the sole owners of 6.65 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 185, ABSTRACT No. 1474, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a square metal tube in the north line of Harwell Lake Road, as it exists at the southwest corner of a tract of land described by deed to Nelson Dobbs recorded in Volume 1554, Page 1211, Real Records, Parker County, said tube called by deed to be N 84°12'00" W, 274.95 feet and N 82°37'00" W, 34.22 feet from the southwest corner of Lot 1, Lago Lindo, Section 2, an addition to Parker County, Texas, according to the plat recorded in Volume 360-A, Page 26, Deed Records, Parker County, Texas;

THENCE with the north line of said Harwell Lake Road the following courses and distances:
N 83°28'05" W, 172.00 feet to an iron rod found (iron rods found are 1/2" unless noted);
S 89°54'54" W, 138.39 feet to an iron rod found at the southeast corner of a tract of land described by deed to Ronald Tyler recorded in Doc No. 201309440, Official Records, Parker County, Texas;
THENCE N 01°47'17" W, at 674.84 feet passing an iron rod found on line and in all 818.15 feet to a point in a creek;

THENCE with the meanders of said creek the following courses and distances:
N 50°32'32" E, 215.25 feet to a point;
N 66°53'32" E, 34.00 feet to a point;
S 56°48'25" E, 112.87 feet to a point;
S 65°21'16" E, 32.76 feet to a point at the northwest corner of said Nelson Dobbs tract;

THENCE S 00°49'25" E, with the west line of said Nelson Dobbs tract at 128.56 feet passing the square metal tube found and in all 911.89 feet to the POINT OF BEGINNING and containing 6.65 acres (289,517 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MACK L. DOBBS AND DARLA J. DOBBS, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLAIR/DOBBS, AN ADDITION TO PARKER COUNTY, TEXAS, being 6.65 acres situated in and being a portion of the T & P RR Company Survey, Section No. 185, Abstract No. 1474, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESSED by me at 101 W. Main, Parker County, Texas this 20 day of December, 2020.

Mack Dobbs *Darla J. Dobbs*
Mack L. Dobbs Darla J. Dobbs

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared MACK L. DOBBS, 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 20 day of December, 2020.

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

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DARLA J. DOBBS, 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 20 day of December, 2020.

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

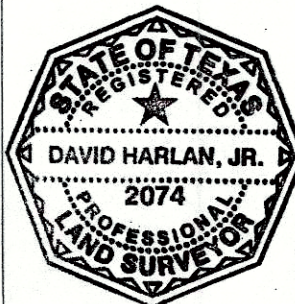
Lila Deakle

201934567
12/23/2019 01:53 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS
COUNTY OF PARKER

I, David Harlan, Jr. A Registered Professional Land Surveyor in the State of Texas, do certify that I prepared the plat from an actual and accurate survey of the land that the corner monuments shown thereon were property placed, under my supervision, in accordance with the subdivision of the City of Annetta South, Texas.

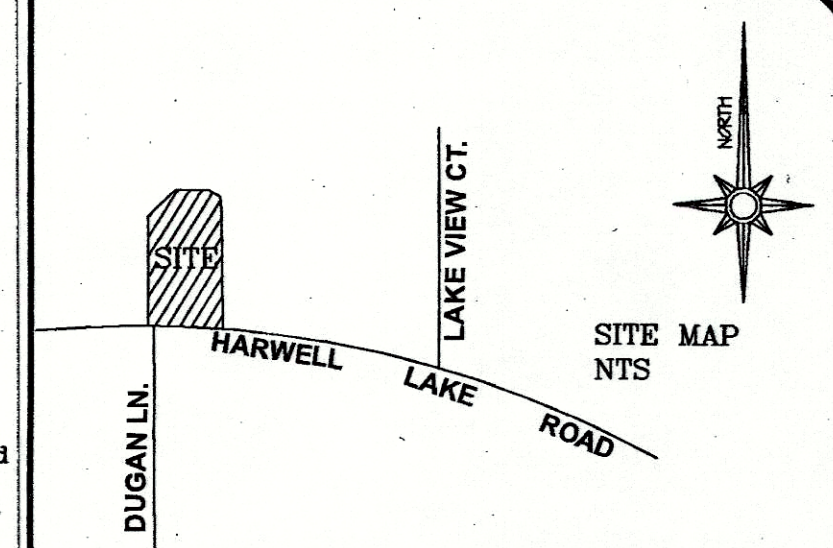
David Harlan, Jr.
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
December 2019



Owners/Developers:
Mack and Darla Dobbs
Contact: Michael Blair
817-597-1953
2525 Carter Rd
Springtown, TX 76082

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

201934567 PLAT Total Pages: 1



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 F EFFECTIVE DATE: SEPTEMBER 26, 2008 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A": NO BASE FLOOD ELEVATION DETERMINED ZONE "X": OUTSIDE 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 25 day of December, 2020

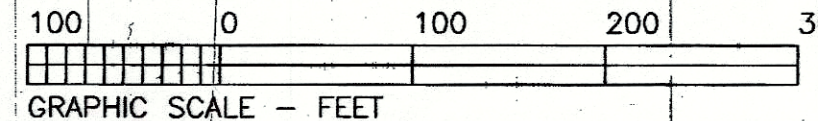
George Conley *Craig Peacock*
George Conley *Steve Dugan*
Commissioner Precinct #1 *Larry Walden*
Pat Deen, County Judge
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

ACCT. NO.: 10559
SCH. DIST.: PE
CITY: F-10
MAP NO.: 10559

LOT 1 AND LOT 2
BLAIR/DOBBS

AN ADDITION TO PARKER COUNTY, TEXAS
Being 6.65 acres situated in and being a portion of the
T & P RR Company Survey, Section No. 185
Abstract No. 1474, Parker County, Texas

21474.002.002.00 21474.002.002.50



Cabinet/Instrument# E Slide 445

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FIRM #10088500 harlanland@yahoo.com

SCALE: 1" = 100'