

THE STATE OF TEXAS)
COUNTY OF PARKER)

Alvin Williams Marvin Waller being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is OR is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

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

"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."

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.

LIENHOLDER

NA

Signature of Lien holder

This the ___ day of _____, 2019.

Notary Public, State of Texas

LIENHOLDER

NA Marvin Waller

Signature of Lien holder

This the ___ day of _____, 2019.

Notary Public, State of Texas

201915506 PLAT Total Pages: 1



THE STATE OF TEXAS)
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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.

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

April 2019



APPROVED BY A VARIANCE ON JUNE 24, 2019 BY COMMISSIONER'S COURT FROM THE SUBDIVISION RULES AND REGULATIONS FOR REVISION OF LOTS 51R AND 52R OF BRIAR OAKS RANCHETTES.

APPROVED BY A VARIANCE ON JUNE 24, 2019 BY COMMISSIONER'S COURT FROM THE PARKER COUNTY PERMITTING PROCEDURES FOR ON-SITE SEWAGE FACILITIES FOR THE REVISION OF LOTS 51R AND 52R OF BRIAR OAKS RANCHETTES

Owner/Developer:
Alvin Dewayne Williams
Contact: Mary Jo Williams
817-999-6210
349 Briar Oak Drive
Azle, TX 76020
817-999-6210 and
Marvin Waller
105 Western Ct.
Azle, TX 76020

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, ALVIN DEWAYNE WILLIAMS (Lot 51, Block 1 - Doc No. 201700616) and MARVIN WALLER (Lot 52A, Block 1 Doc 201831086), being the sole owners of Lots 51 and 52A, Block 1, BRIAR OAKS RANCHETTES, an addition in Parker County, Texas, according to the plat recorded in Volume 361A, Page 15 and filed in Plat Cabinet A, Slide 267, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Lot 52A at the intersection of the north right way line of Western Court and the east right of way line of Briar Oaks Drive;

THENCE N 00°30'37" E, with the east right of way line of said Briar Oaks Drive, 345.00 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said Lot 51 and the southwest corner of Lot 50, Block 1, said Briar Oaks Ranchettes;
THENCE N 89°36'22" E, 189.10 feet to an iron rod found at the northeast corner of said Lot 51 at the southeast corner of said Lot 50 in the west line of Lot 47, Block 1, said Briar Oaks Ranchettes;
THENCE S 00°07'36" W, with the west line of said Lot 47, 135.22 feet to an iron rod set at the southwest corner of said Lot 47 in the north line of Lot 52B, Block 1, said Briar Oaks Ranchettes;
THENCE S 89°40'38" W, with the north line of said Lot 52B, 5.41 feet to an iron rod found at the northwest corner of said Lot 52B;
THENCE S 00°25'13" E, with the west line of said 52B, 210.03 feet to an iron rod found in the north right of way line of said Western Court;
THENCE S 89°41'31" W, with the north right of way line of said Western Court, 188.00 feet to the POINT OF BEGINNING and containing 1.486 acres (64731 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALVIN DEWAYNE WILLIAMS AND MARVIN WALLER does hereby adopt this plat designating the hereinabove described real property as LOT 51R AND LOT 52R, BLOCK 1, BRIAR OAKS RANCHETTES, AN ADDITION IN PARKER COUNTY, TEXAS, being Lots 51 and 52A, Block 1, Briar Oaks Ranchettes, an addition in Parker County, Texas, according to the plat recorded in Volume 361A, Page 15 and filed in Plat Cabinet A, Slide 267, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *105 Western Ct*, Parker County, Texas this *21* day of *April*, 2019.

Alvin Dewayne Williams Marvin Waller
Alvin Dewayne Williams Marvin Waller

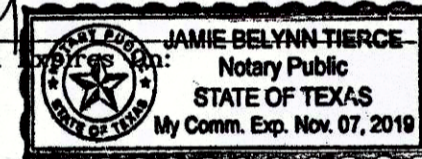
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared ALVIN DEWAYNE WILLIAMS, 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 *21* day of *April*, 2019.

Notary Public in and for the State of Texas

My Commission



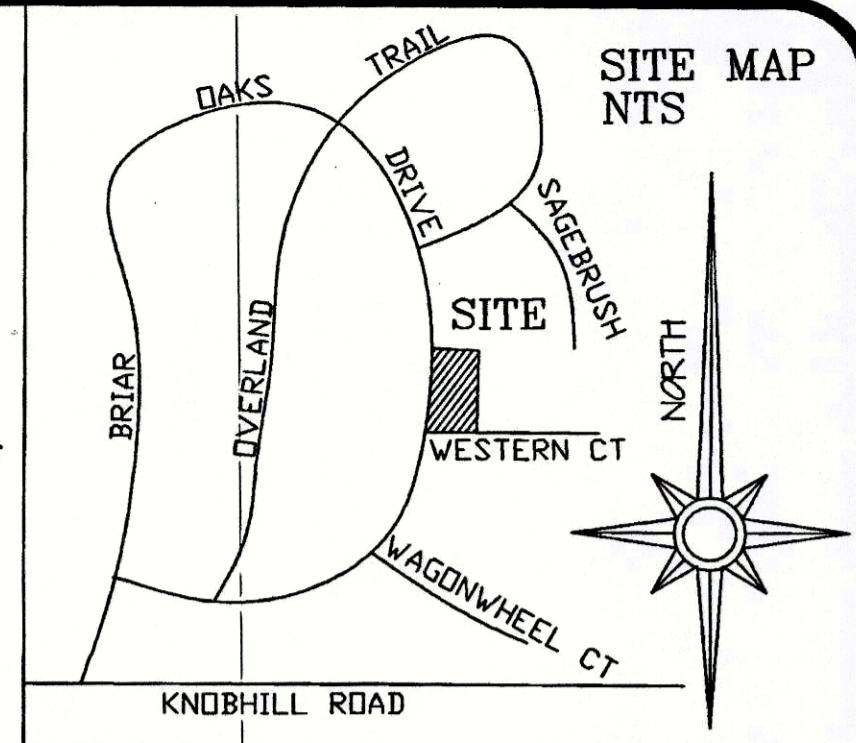
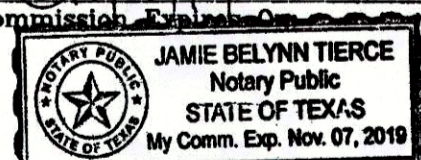
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared MARVIN WALLER, 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 *21* day of *April*, 2019.

Notary Public in and for the State of Texas

My Commission



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0200 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

THE STATE OF TEXAS)
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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.

Alvin Williams Marvin Waller
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this *21* day of *April*, 2019.

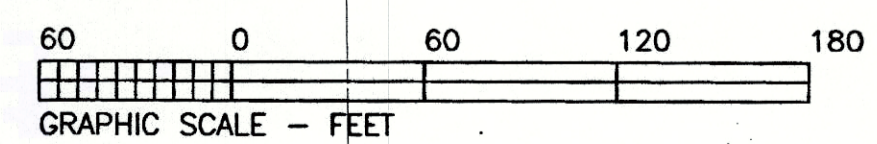
George A Cooley Pat Deen, County Judge
George Conley Commissioner Precinct #1
Steve Dugan Commissioner Precinct #2
Steve Dugan Commissioner Precinct #3
Steve Dugan Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle CT. NO.: 10730
SCH. DIST.: AZ
CITY: N-5
MAP NO.: N-5
201915506
06/24/2019 10:39 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

LOT 51R AND LOT 52R, BLOCK 1
BRIAR OAKS RANCHETTES
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lots 51 and 52A, Block 1, Briar Oaks Ranchettes an addition in Parker County, Texas, according to the plat recorded in Volume 361A, Page 15 and filed in Plat Cabinet A, Slide 267 Plat Records, Parker County, Texas



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
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FIRM# 10088500

Cabinet/Instrument# *E 315* Slide