

WHEREAS, DARREN LANCE AND GREGORY W. LANCE (Doc #201520092), being the sole owner of 27.909 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 325, ABSTRACT No. 1532, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the east line of Cool Junction Road, as it exist, said post being called by deed to be N-04°20'20" W, 1094.00 feet and N 00°26'00" E, 670.91 feet from the northwest corner of the John L. See Survey, Abstract No. 1194, Parker County, Texas;

THENCE N 00°21'58" E, continuing with the east line of said Cool Junction Road, 215.15 feet to an iron rod set in the south line of Doss Road, as it exist;  
 THENCE with the south line of said Doss Road the following courses and distances:  
 S 89°42'55" E, 1672.05 feet to a post;  
 N 82°40'44" E, 142.16 feet to a post;  
 N 71°24'43" E, 399.98 feet to a post;  
 S 89°50'06" E, 389.20 feet to an iron rod set;  
 THENCE S 00°10'02" E, 661.29 feet to an iron rod found;  
 THENCE N 86°47'29" W, 2426.50 feet to an iron rod found;  
 THENCE N 05°54'32" E, 163.03 feet to a post;  
 THENCE N 86°10'13" W, 179.14 feet to the POINT OF BEGINNING and containing 27.909 acres (1,215,721 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DARREN LANCE AND GREGORY W. LANCE, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 9, CW4 KENNETH LANCE SUBDIVISION, AN ADDITION IN PARKER COUNTY, TEXAS, Being 27.909 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 325, ABSTRACT No. 1532, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 2:08 pm, Parker County, Texas this 18 day of November, 2015.  
 Darren Lance by [Signature]  
 Gregory W. Lance

LIENHOLDER  
N/A  
 Signature of Lien holder  
 This the \_\_\_ day of \_\_\_, 2015.  
 Notary Public, State of Texas

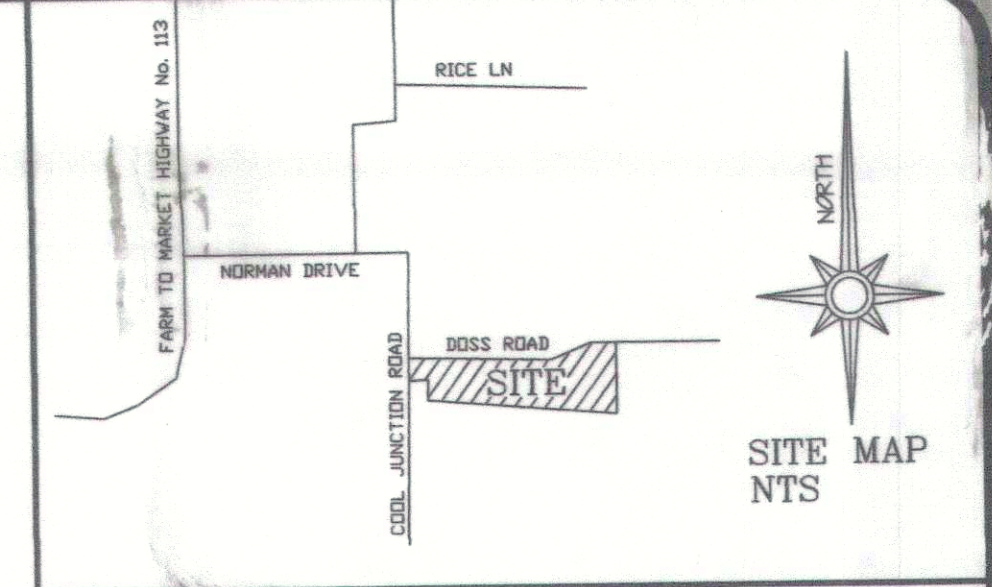
THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon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

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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
 "There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

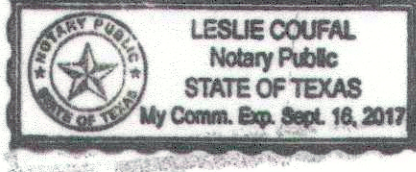
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS: NO NEW ROADS  
 WATER BY NORTH RURAL WATER SUPPLY  
 3810 NORTH HIGHWAY No. 281  
 MINERAL WELLS, TEXAS, 76068 (940)327-0700 / OR PRIVATE WATER WELLS  
 WASTEWATER BY PRIVATE SEPTIC SYSTEMS

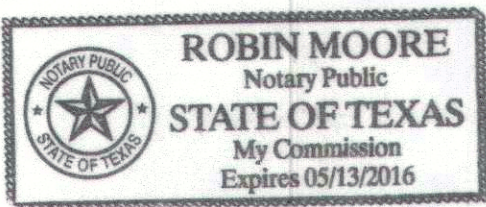


THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 APPROVED by the Commissioners Court of Parker County, Texas, this 23rd day of November, 2015.  
 Judge Pro Tem Absent  
 George Conley, Commissioner Precinct #1  
 Larry Walden, Commissioner Precinct #3  
 Mark Riley, County Judge  
 Craig Peacock, Commissioner Precinct #2  
 Steve Dugan, Commissioner Precinct #4

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared DARREN LANCE by [Signature] 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 18 day of November, 2015.  
[Signature]  
 Notary Public in and for the State of Texas  
 My Commission Expires On: 9-16-2017



STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared GREGORY W. LANCE 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 18 day of November, 2015.  
[Signature]  
 Notary Public in and for the State of Texas  
 My Commission Expires On: 5-13-16



THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 I, Gregory W. Lance, 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.  
[Signature]

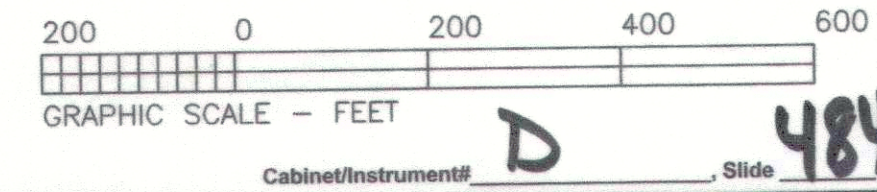
FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
[Signature]  
 201524709  
 11/23/2015 10:11 AM  
 Fee: 75.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

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]  
 David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 OCTOBER, 2015

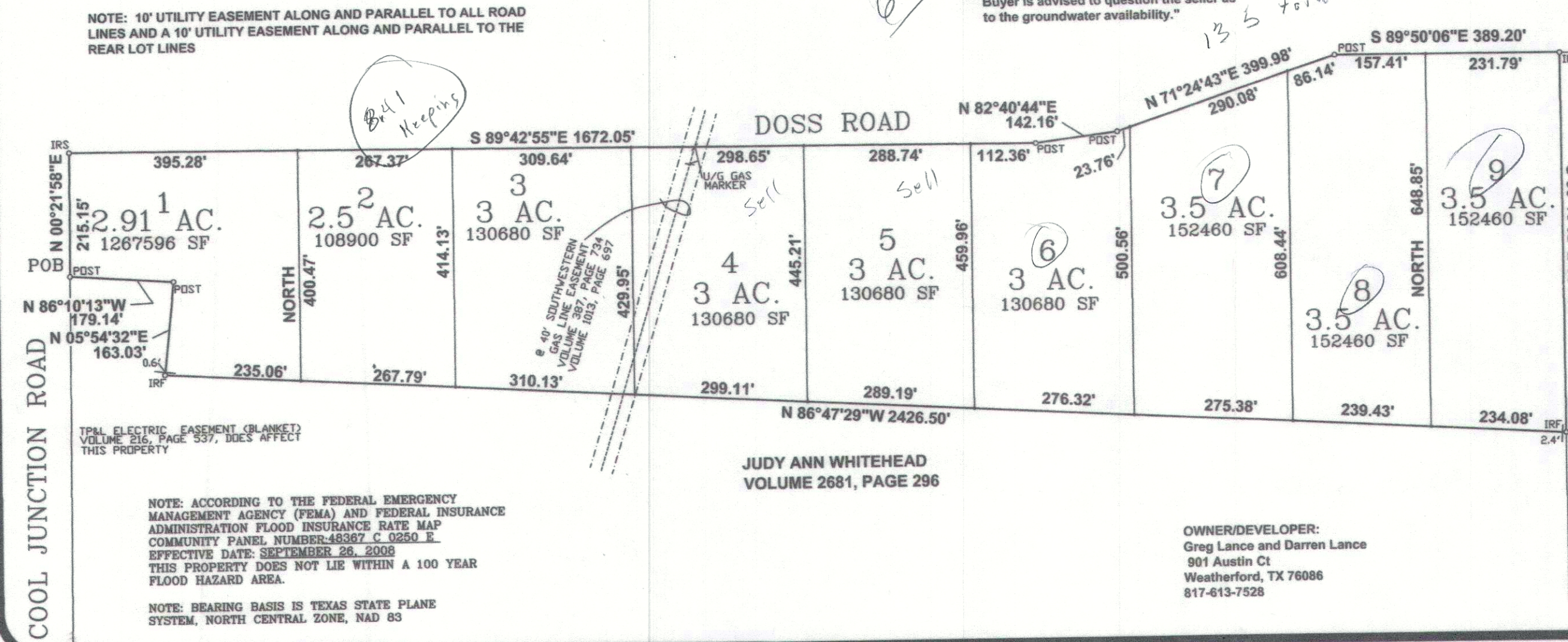


ACCT. NO.: 11731  
 SCH. DIST.: MI  
 CITY:  
 MAP NO.: C-14

FINAL PLAT  
 LOTS 1 THROUGH 9  
 CW4 KENNETH LANCE SUBDIVISION  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 Being 27.909 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 325, Abstract No. 1532 Parker County, Texas



HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833  
 FIRM# 10088500



21532.002.001.00  
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