

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.

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: 670.86 FEET NEW ROAD
 WATER PROVIDED BY WALNUT CREEK WATER SUPPLY
 WASTE WATER BY PRIVATE SEPTIC SYSTEMS

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 of Owner

"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."

STATE OF TEXAS }
 COUNTY OF PARKER }

201825708 PLAT Total Pages: 1

WHEREAS, MAGNUS LOFGREN (Doc#201418932 & Doc#201418933), being the sole owner of 9.189 acres situated in and being a portion of the HIRAM HORTON SURVEY, ABSTRACT No. 708, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the north right of way line of Knob Hill Road at the southeast corner of Lot 2, Cruise Town Phase One, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 473, Plat Records, Parker County, Texas;

THENCE N 00°10'04" E, with the east line of said Phase One, 855.48 feet to an iron rod found; THENCE S 88°38'40" E, at 95.59 feet passing an iron rod found at the southwest corner of a tract of land described by deed to Kathy B. Cleveland recorded in Volume 2072, Page 334, Official Records, Parker County, Texas and in all 469.60 feet to an iron rod found at the southeast corner of said Kathy B. Cleveland tract in the west right of way line of New Hope Road; THENCE S 00°01'18" W, with the west right of way line of said New Hope Road, 845.75 feet to an iron rod found in the north right of way line of said Knob Hill Road; THENCE N 89°49'56" W, with the north right of way line of said Knob Hill Road, 471.87 feet to the POINT OF BEGINNING and containing 9.189 acres (400,283 square feet) of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MAGNUS LOFGREN, does hereby adopt this plat designating the hereinabove described real property as LOTS 15 THROUGH 22, CRUISE TOWN, PHASE TWO, AN ADDITION IN PARKER COUNTY, TEXAS, Being 9.189 Acres situated in and being a portion of the HIRAM HORTON SURVEY, ABSTRACT No. 708, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Wheathersville, Parker County, Texas this 13 day of September, 2018.

Magnus Lofgren

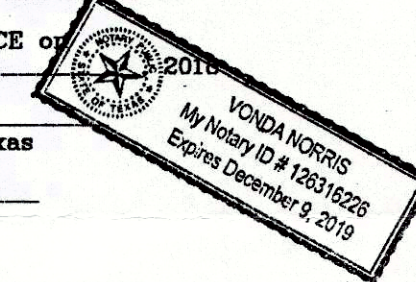
STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared MAGNUS LOFGREN, 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 13 day of SEP, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: 12-9-19



LIENHOLDER

NA
 Signature of Lien holder
 This the ___ day of _____, 2018.
 Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201825708
 10/09/2018 10:24 AM
 Fee: 75.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 13 day of September, 2018.

George Conley
 Commissioner Precinct #1
Larry Walden
 Commissioner Precinct #3

Craig Peacock
 Commissioner Precinct #2
Steve Dugan
 Commissioner Precinct #4

ACCT. NO.: 11719
 SCH. DIST.: SP
 CITY: M-5
 MAP NO.:

LOTS 15 THROUGH 22
 CRUISE TOWN, PHASE TWO
 AN ADDITION IN PARKER COUNTY, TEXAS
 Being 9.189 Acres situated in and being a portion of
 the Hiram Horton Survey, Abstract No. 708, Parker County, Texas

2018.001.000.50

SCALE: 1" = 100'

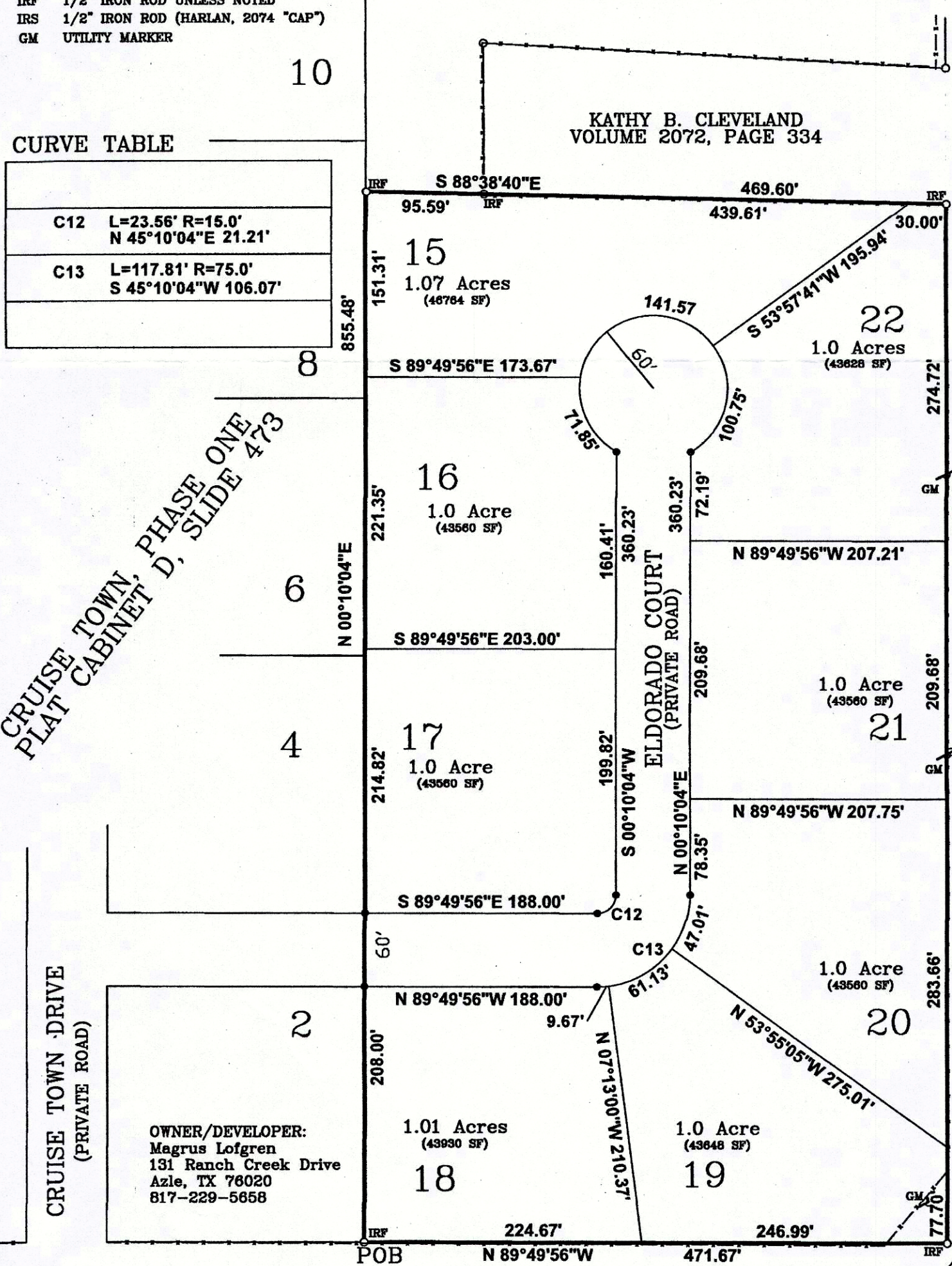
HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM# 10088500

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

FUTURE DEVELOPMENT

CURVE TABLE

C12	L=23.56' R=15.0' N 45°10'04"E 21.21'
C13	L=117.81' R=75.0' S 45°10'04"W 106.07'



NEW HOPE ROAD

THE STATE OF TEXAS }
 COUNTY OF PARKER }

I, David Harlan, Jr., 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.

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
 AUGUST 2018



Cabinet/Instrument#

E Slide 165

