201821686 PLAT Total Pages: 1

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 waiver 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: NO NEW ROAD

WATER: PRIVATE INDIVIDUAL WATER WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

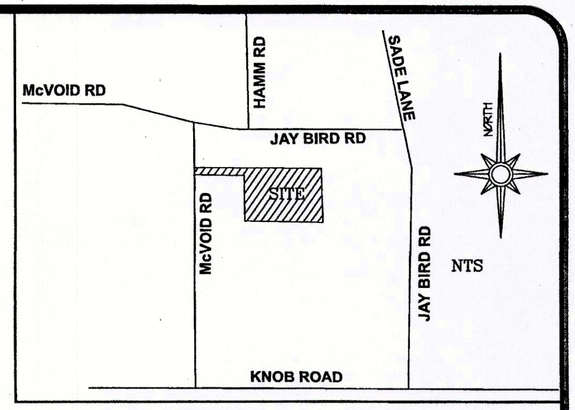
THE STATE OF TEXAS }
COUNTY OF PARKER }

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.

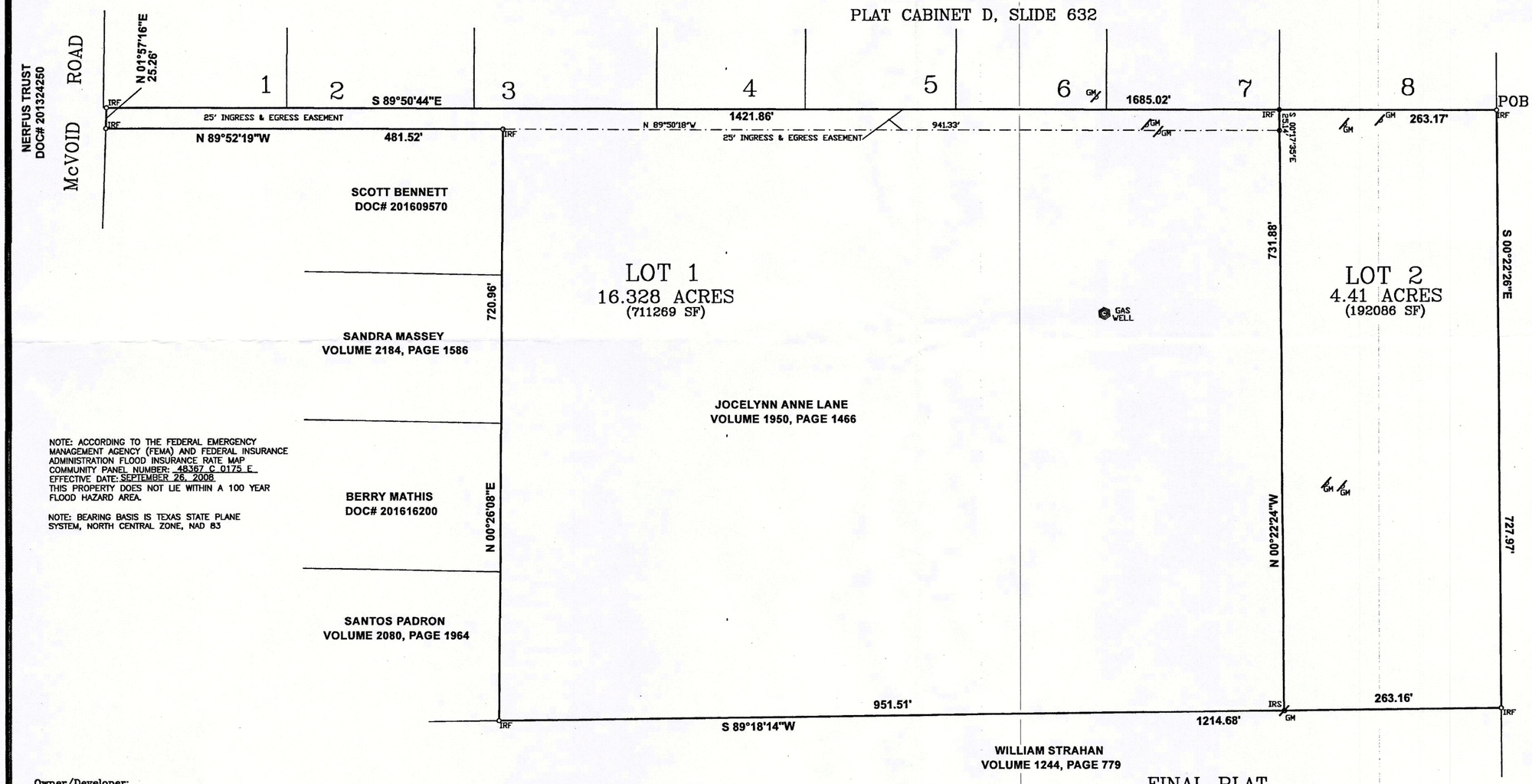
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

July 2018

STATE OF TEXAS REGISTERED DAVID HARLAN, JR. 2074 PROFESSIONAL LAND SURVEYOR



McCLAIN TROTTER ESTATES
PLAT CABINET D, SLIDE 632



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 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

ACCT. NO.: 11853
SCH. DIST.: SP
CITY:
MAP NO.: L-4

Owner/Developer:
Jocelynn Lane
1-281-799-9753
778 CR 4522
Decatur,Tx. 76234

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

FINAL PLAT
LOT 1 AND LOT 2
DUKE RANCH
AN ADDITION TO PARKER COUNTY, TEXAS
Being 20.738 acres situated in and being a portion of the A. L. Jones Survey, Abstract No. 772, Parker County, Texas

NORTH

SCALE: 1" = 100'

100 0 100 200 300
GRAPHIC SCALE - FEET

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

SHEET ONE OF TWO

Cabinet/Instrument# E, Slide 145

20772.005.002.00

18265