

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WATER WELLS

WASTEWATER: INDIVIDUAL 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.

Melba Blair
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Melba Blair*, 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, Parker County, Texas.

Melba Blair

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.

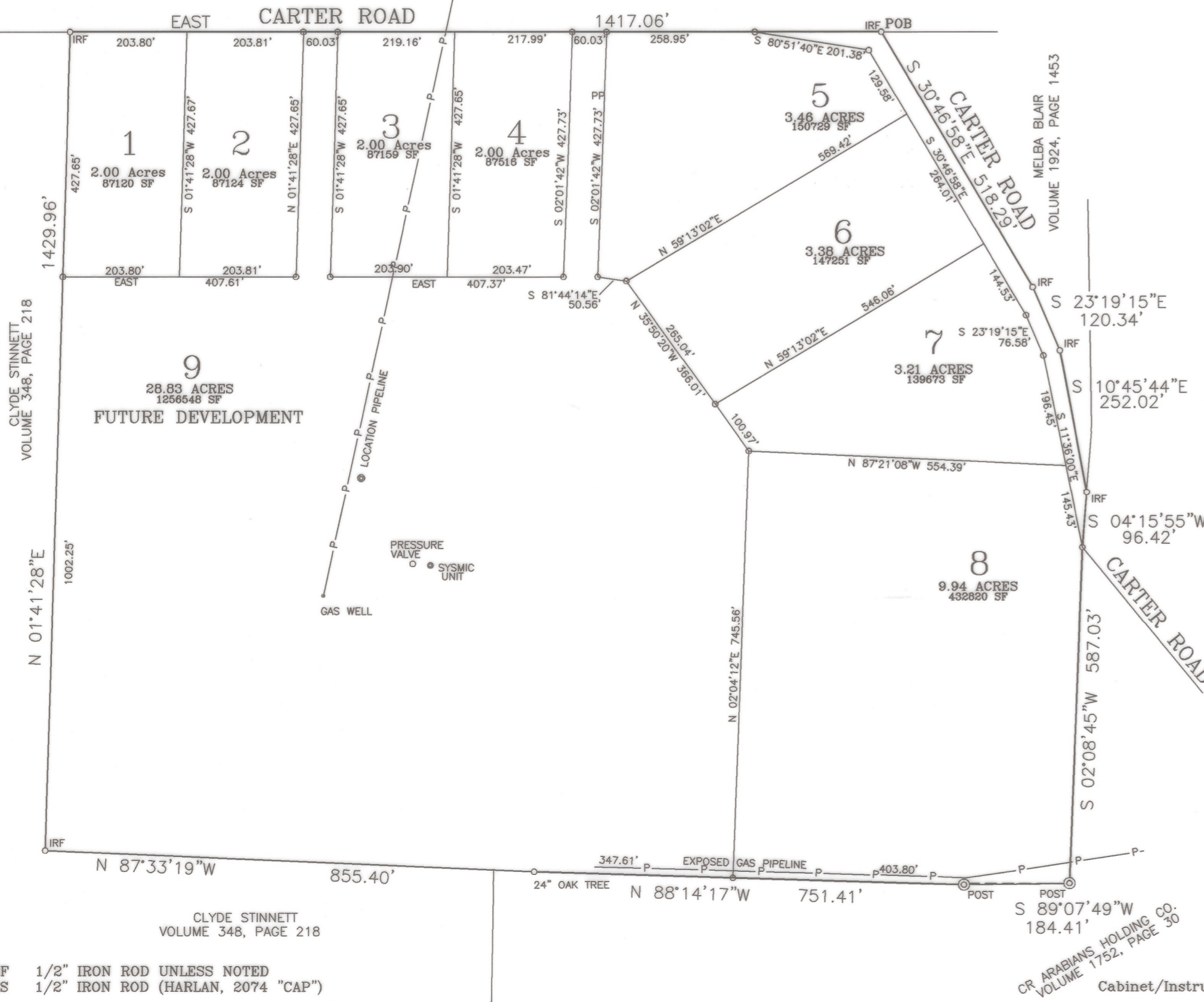
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074



Owners/Developers:
Melba Blair
817-980-7285
Mark Blair
817-771-2023
2400 Carter Rd
Springtown, TX 76082

January 2021

BILL WILSON
VOLUME 1370, PAGE 1066



STATE OF TEXAS
COUNTY OF PARKER

202136208 PLAT Total Pages: 1

WHEREAS, MELBA BLAIR (Doc No. 202024773 - 56.58 acres) and MARK A. BLAIR (Volume 1906, Page 523 - 1 acre) are the sole owners of 57.58 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 107, ABSTRACT No. 1387, 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 Carter Road, said iron being called by deed to be West, 357.01 feet from the northeast corner of said T & P RR Company Survey;

THENCE with said Carter Road the following courses and distances;

S 30°46'58" E, 518.29 feet to a point;
S 29°19'58" E, 120.34 feet to a point;
S 10°45'44" E, 252.02 feet to a point;
THENCE S 04°15'55" W, leaving said Carter Road with the west line of a tract of land described by deed to CR Arabians Holding Company recorded in Volume 1752, Page 30, Real Records, Parker County, Texas, 587.03 feet to a post;
THENCE continuing with the line of said CR Arabians Holding Company tract the following courses and distances;
S 89°07'49" W, 184.41 feet to a post;
N 88°14'17" W, 751.41 feet to a 24" oak tree;
N 87°33'19" W, passing the northwest corner of said CR Arabians Holding Company tract, 855.40 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at a re-entrant corner of a tract of land described by deed to Clyde Stinnett recorded in Volume 348, Page 218, Deed Records, Parker County, Texas;
THENCE N 01°41'28" E, with the east line of said Clyde Stinnett tract, 1429.96 feet to an iron rod found in the south line of said Carter Road;
THENCE East, with said Carter Road, 1417.06 feet to the POINT OF BEGINNING and containing 57.58 acres (2,508,291 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MELBA BLAIR AND MARK A. BLAIR do hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 9, FIVE M, AN ADDITION IN PARKER COUNTY, TEXAS, being 57.58 acres situated in and being a portion of the T & P RR Company Survey, Section No. 107, Abstract No. 1387, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *Springtown, TX*, Parker County, Texas this *11/7/2023* day of *November*, 2021.

Melba Blair *Mark A Blair*
Melba Blair Mark A Blair

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared MELBA BLAIR, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *11/7/2023* day of *November*, 2021.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On:



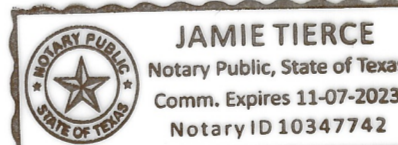
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared MARK A. BLAIR, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

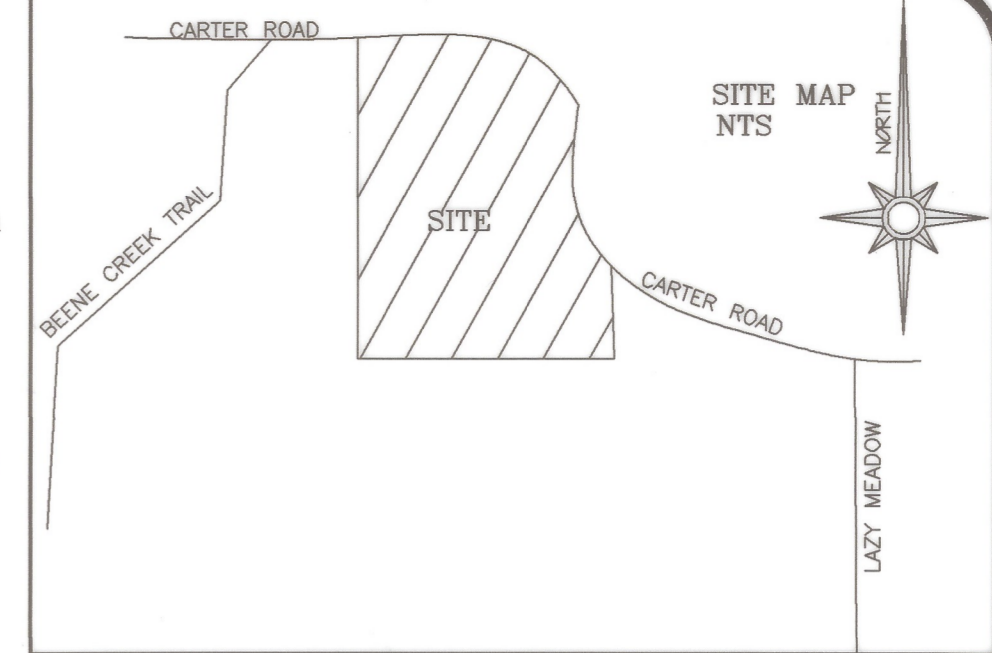
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *11/7/2023* day of *November*, 2021.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On:



12321
WE
H-8



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0150 F 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

LIENHOLDER

Y/A

Signature of Lien holder

This the ___ day of _____, 2021.

Notary Public, State of Texas

12321.000.000.00
12321.000.000.10

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this *23* day of *September*, 2021.

George Conley
George Conley
Commissioner Precinct #1

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Steve Dugan
Steve Dugan
Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

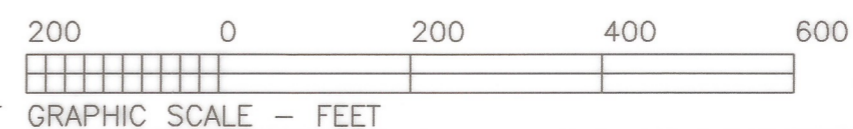
Lila Deakie

202136208
09/14/2021 02:26 PM
Fee: 75.00
Lila Deakie, County Clerk
Parker County, Texas
PLAT

LOTS 1 THROUGH 9
FIVE M
AN ADDITION IN PARKER COUNTY, TEXAS,
Being 57.58 acres situated in and being a portion of the T & P RR Company Survey, Section No. 107, Abstract No. 1387
Parker County, Texas

SCALE: 1" = 200'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #1008500 harlanland@yahoo.com



F 51

Cabinet/Instrument#

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