

NOTICE: Selling a portion of any lot by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by City Ordinances.

NOTE: We do hereby waive all claims for damages against the City 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: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS }
COUNTY OF PARKER }

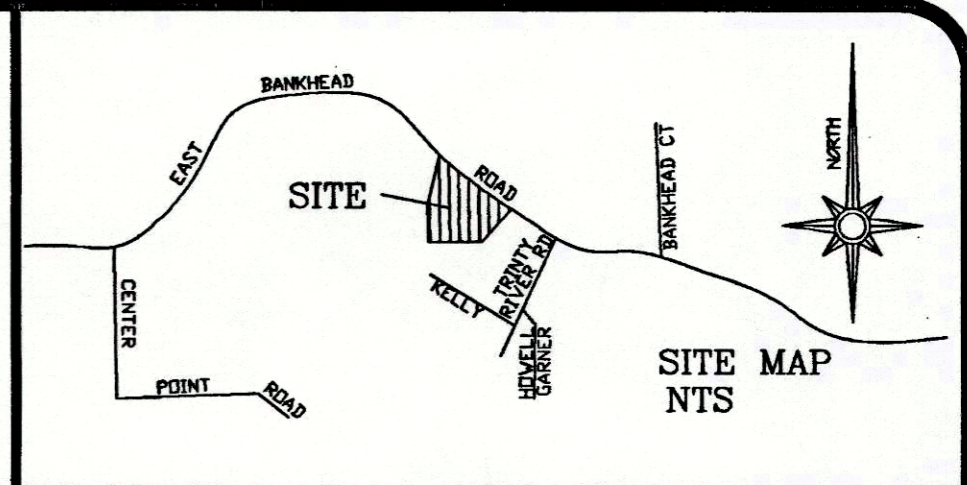
The owners of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD BOUNDARY MAP.

MAP NUMBER: 48367 C 0425 E

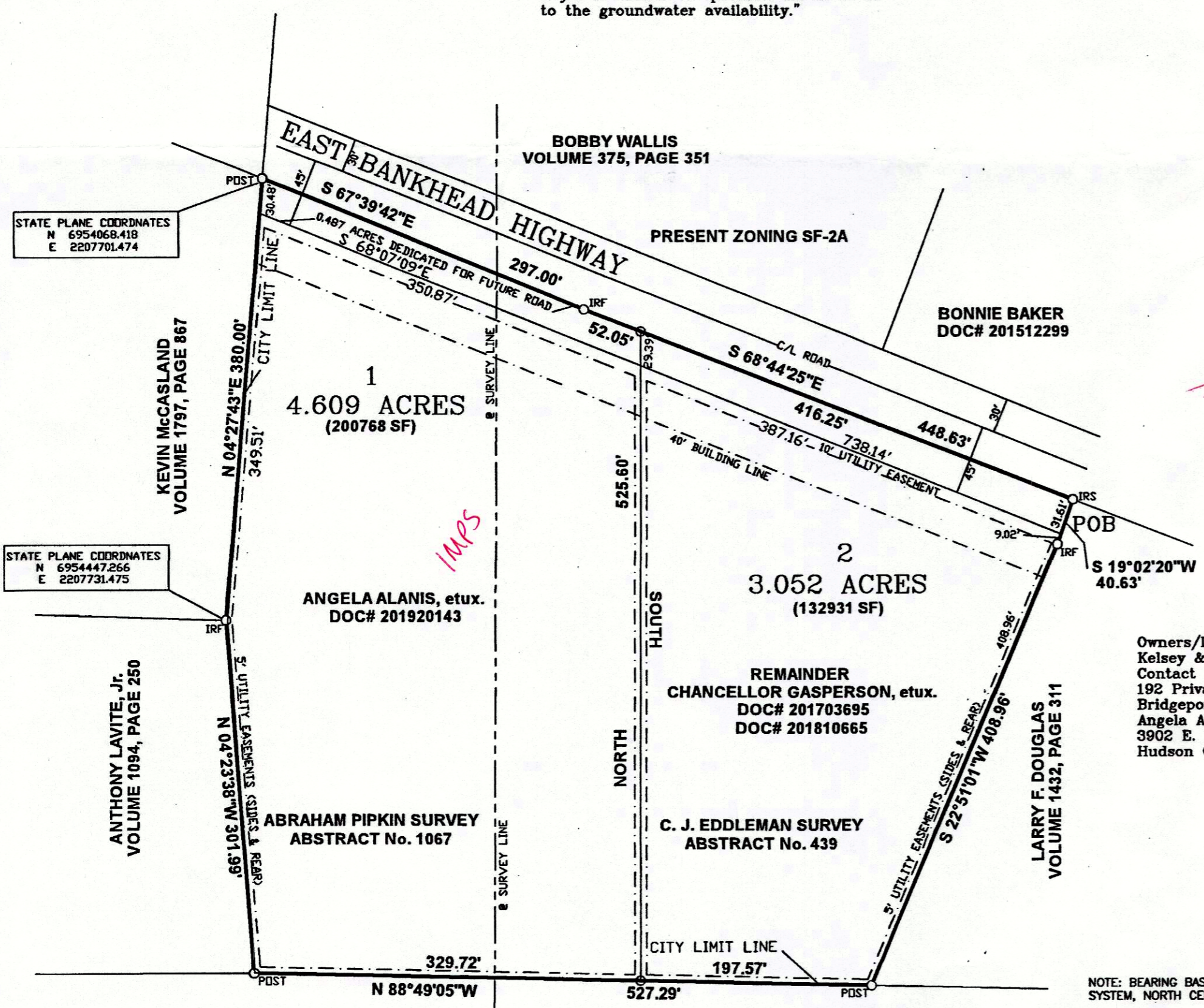
DATE: SEPTEMBER 26, 2008



"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.

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



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 2019



ACCT. NO.: 12694
SCH. DIST.: WE
CITY: J-15
MAP NO.:

MINOR PLAT
LOT 1 AND LOT 2
GASPERSON ESTATES
AN ADDITION IN THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS

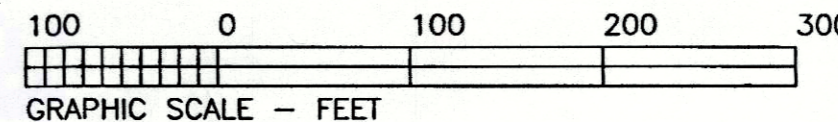
Being 8.15 acres situated in and being a portion of the Abraham Pipkin Survey Abstract No. 1067 and the C. J. Eddleman Survey Abstract No 439 in the City of Hudson Oaks, Parker County, Texas

20439.008.006.00 21067.002.000.00

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

Cabinet/Instrument#

E Slide 373



SCALE: 1" = 100'

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