

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: NO NEW ROADS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0525 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

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.

Joseph Stankus
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER

I, JOSEPH STANKUS, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that is or is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

STATE OF TEXAS)
COUNTY OF PARKER

WHEREAS, JOSEPH STANKUS (Doc No. 20707327), being the sole owner of Lot 15 and Lot 16, Block 1, HACIENDAS AT SILVERADO, PHASE I, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 564, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail in asphalt in the south right of way line of Silverado Drive, at the northeast corner of said Lot 15 and the west line of a common open area drainage easement;

THENCE with the east line of said Lot 15 and the west line of said drainage easement the following courses and distances:
S 04°48'14" E, 165.68 feet to a 5/8" iron rod found;
S 19°16'42" W, 177.44 feet to a point in a pond in the north right of way line of Haciendas Drive at the southeast corner of said Lot 15 and the southwest corner of said drainage easement;
THENCE with the north right of way line of said Haciendas Drive the following courses and distances:

N 78°56'43" W, 67.89 feet to an iron rod found (iron rods found are 1/2" unless noted) at the beginning of a curve to the left with a radius of 330.00 feet and whose chord bears S 89°26'54" W, 132.76 feet;
With said curve to the left through a central angle of 23°12'32" and a distance of 133.67 feet to a 5/8" iron rod found at the southwest corner of said Lot 16 and the southeast corner of Lot 17, Block 1, said Haciendas at Silverado, Phase I;
THENCE N 12°08'02" W, with the common line of said lots, 324.85 feet to a 5/8" iron rod found in the south right of way line of said Silverado Drive in a non-tangent curve to the right with a radius of 500.0 feet and whose chord bears N 88°19'44" E, 293.37 feet;
THENCE with the south right of way line of said Silverado Drive the following courses and distances:

With said curve to the right through a central angle of 34°07'11" and a distance of 297.75 feet to a 5/8" iron rod found;
S 74°31'31" E, 19.85 feet to the POINT OF BEGINNING and containing 2.131 acres (92,808 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOSEPH STANKUS, does hereby adopt this plat designating the hereinabove described real property as LOT 16R, BLOCK 1, HACIENDAS AT SILVERADO, PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lot 15 and Lot 16, Block 1, Haciendas at Silverado, Phase I, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 564, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Roanoke, Parker County, Texas this 22 day of MARCH, 2018.
Joseph Stankus
Joseph Stankus

STATE OF TEXAS)
COUNTY OF PARKER - Denton

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH STANKUS, 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 22 day of March, 2018.
Brandi S. Alexander
Notary Public in and for the State of Texas
My Commission Expires On: April 17, 2018

BRANDI S ALEXANDER
Notary Public, State of Texas
My Commission Expires 4-17-2018
125661327

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.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
February 2018

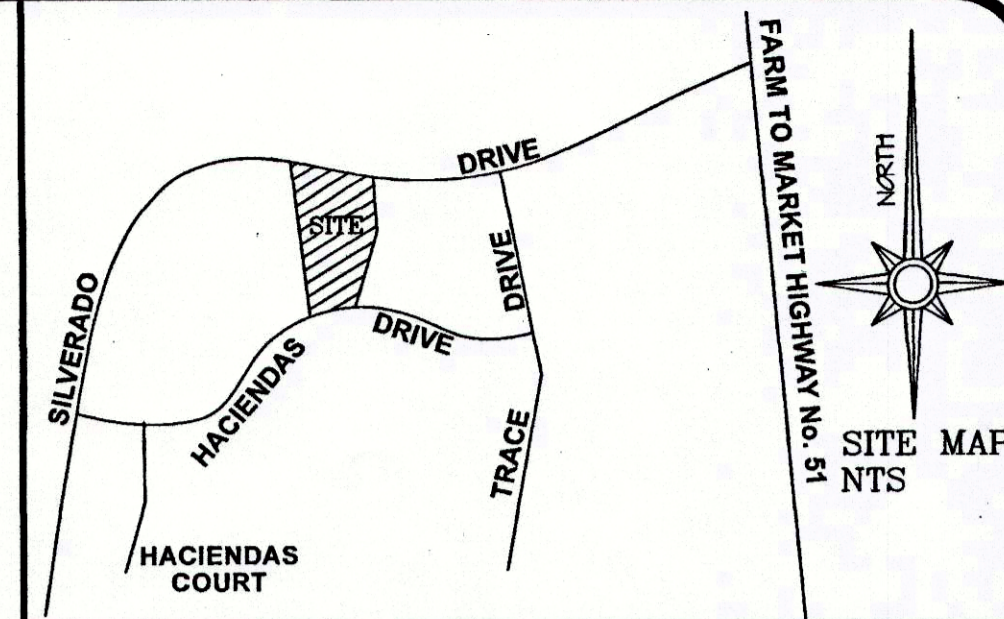


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201807882
04/09/2018 09:53 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Owner/Developer:
Joe Stankus
817-235-8979
3235 Boat Landing Trail
Granbury, TX 76049

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



LIENHOLDER
First State Bank
P.O. Box 10
Granger, TX 76241
J. Laura W. Craig, v.p.
Signature of Lien holder
This the 22 day of March, 2018.
Brandi S. Alexander
Notary Public, State of Texas

BRANDI S ALEXANDER
Notary Public, State of Texas
My Commission Expires 4-17-2018
125661327

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."

THE STATE OF TEXAS)
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 22 day of March, 2018.

George A. Conley
George A. Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

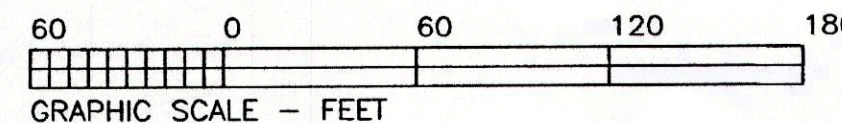
Mark Riley
Mark Riley, County Judge

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

13020.001.015.00
13020.001.016.00

REPLAT
LOT 16R, BLOCK 1
HACIENDAS AT SILVERADO, PHASE I
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Lot 15 and Lot 16, Block 1, Haciendas at Silverado Phase I, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 564 Plat Records Parker County, Texas



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