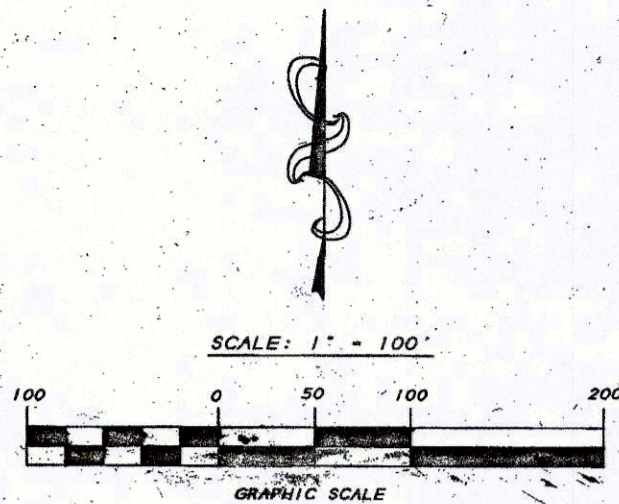


LIENHOLDER:
Jeffrey Motson
 Signature of Lienholder
 This is the 8th day of March 2019
Jeffrey Motson
 Notary Public, State of Texas

JENNIFER D. CROWE
 My Comm. Exp. Nov 07, 2022
 Notary Public, State of Texas



THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 I, Donald Talbert being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within 0.00 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except 0 miles from said Parker County, Texas.

Donald Talbert
 Signature of Owner

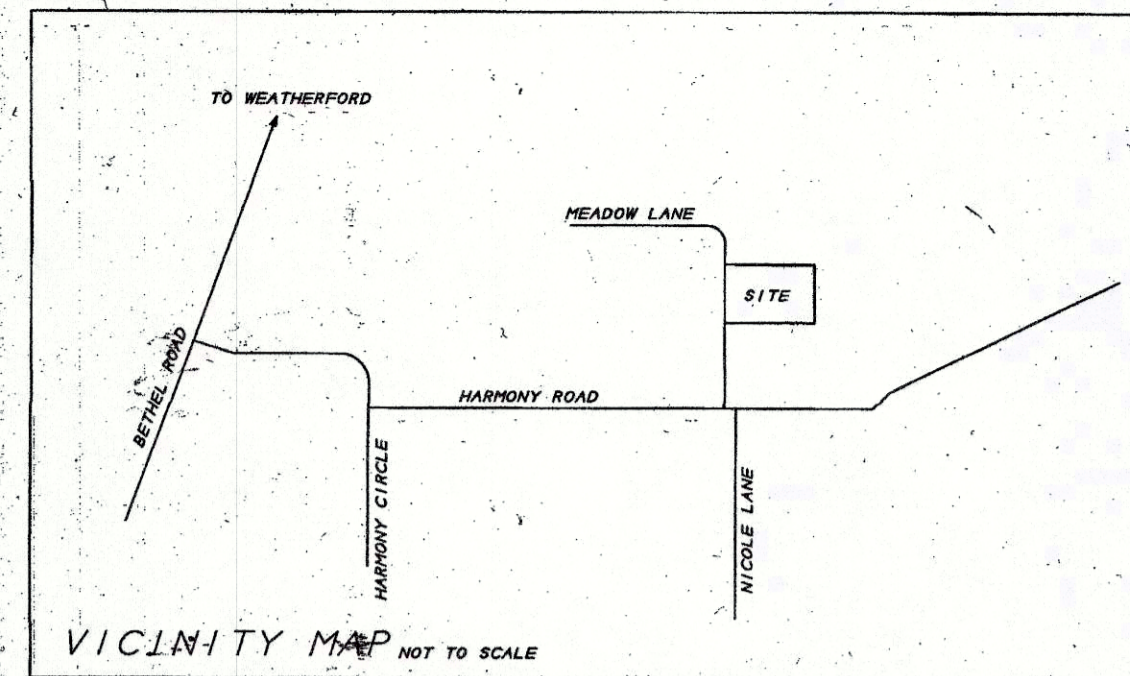
THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 Before me, the undersigned authority on the day personally appeared Donald Talbert who is known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal on this the 12th day of March 2019

JAMIE BELYNN TIERCE
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. Nov 07, 2018

Jamie Tierce
 Notary Public in and for State of Texas

201906766 PLAT Total Pages: 1

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 12th DAY OF March 2019
Pat Deen
 COUNTY JUDGE
 PAT DEEN
 PRECINCT #1 COMMISSIONER
George Conley
 GEORGE CONLEY
 PRECINCT #2 COMMISSIONER
Craig Seacock
 CRAIG SEACOCK
 PRECINCT #3 COMMISSIONER
Larry Walden
 LARRY WALDEN
 PRECINCT #4 COMMISSIONER
Steve Dugan
 STEVE DUGAN



STATE OF TEXAS
 PARKER COUNTY

WHEREAS I, Donald and Kelly Talbert, being the owners of 3.99 acres of land being Lots 18 and 19, Block B, Harmony Ranch Addition, Phase II, and addition to Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 634 of the Plat Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, found in place, on the West line of that certain tract conveyed to Charles D. and Carla K. Scoville by deed recorded in Volume 2815, Page 1963 of the Real Records of Parker County, Texas, said point being the Northeast corner of said Lot 18, for the Northeast corner of this tract:

THENCE S 00D 08' 00" E, along and with the West line of said Scoville tract and continuing along and with the West line of that certain tract conveyed to Thomas R. Haynes by deed recorded in Volume 2786, Page 1621 of the Real Records of Parker County, Texas, a distance of 166.81 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE S 00D 49' 00" E, along and with the West line of said Haynes tract, a distance of 166.83 feet to a 1/2 inch iron rod, found in place, said point being the Northeast corner of Lot 10, Harmony Ranch Addition, according to the plat recorded in Plat Cabinet A, Slide 556 of the Plat Records of Parker County, Texas, for the Southeast corner of this tract:

THENCE N 89D 54' 00" W, along and with the North line of said Lot 10 and continuing along and with the North line of Lots 9 and 8, said Harmony Ranch Addition, a distance of 522.27 feet to a 1/2 inch iron rod, set, on the East line of Meadow Lane, said point being the Northwest corner of said Lot 8, for the Southwest corner of this tract:

THENCE North, along and with the East line of said Meadow Lane, a distance of 333.62 feet to a 1/2 inch iron rod, set, said point being the Northwest corner of said Lot 18, for the Northwest corner of this tract:

THENCE S 89D 54' 00" E, along and with the North line of said Lot 18, a distance of 519.50 feet to the place of beginning and containing 3.99 acres.

NOTES:

- 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
- 2) Water source is from private water wells.
- 3) Property corners are 1/2" capped "RPLS 2100" rebar rods set unless otherwise noted.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Donald and Kelly Talbert, do hereby adopt this plat designating the herein described real property as Lot 18R, Harmony Ranch Addition, Phase II, an addition to Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 12th day of March, 2019.

Donald Talbert
 Donald Talbert
Kelly Talbert
 Kelly Talbert
 STATE OF Texas
 COUNTY OF Parker

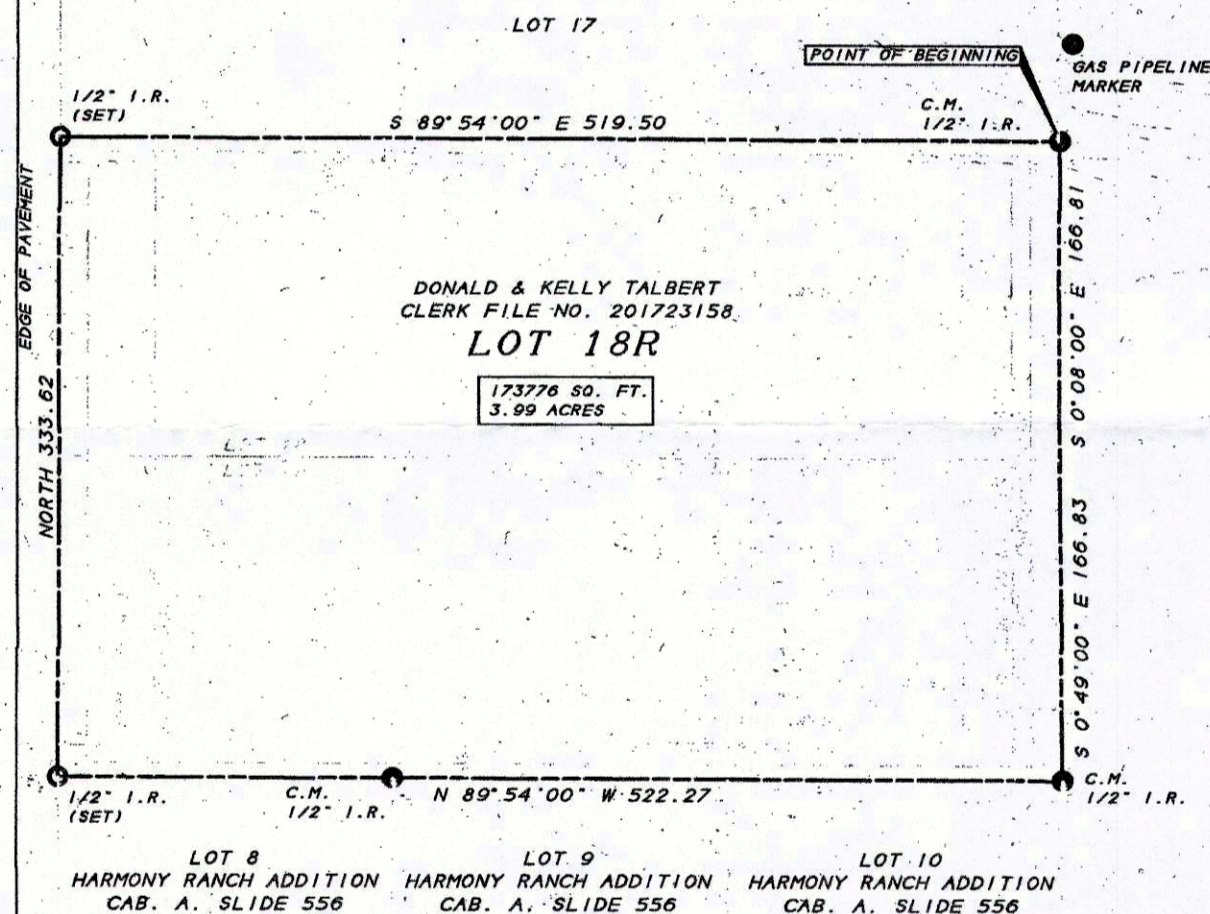
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Donald Talbert, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12th day of March 2019
Jamie Tierce
 Notary Public
 My Commission Expires Nov 7, 2019

JAMIE BELYNN TIERCE
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. Nov 07, 2018

CLERK'S STICKER:
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT
 201906766
 03/25/2019 10:25 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

Ownership and Development Representative
 Donald and Kelly Talbert
 802 Meadow Lane
 Weatherford, Texas 76107



CHARLES D. & CARLA K. SCOVILLE
 VOL. 2815, PG. 1963

THOMAS R. HAYNES
 VOL. 2786, PG. 1621

NOTE:
 According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0380E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JANUARY, 2019.

B.F. Rivers
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS



SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-8613
 FIRM# 10012400

ACCT. NO.: 13110 WE
 SCH. DIST.: WE
 CITY: G-18
 MAP NO.: G-18

FINAL PLAT SHOWING
 LOT 18R, BLOCK B
 BEING A REPLAT OF LOTS 18 AND 19, BLOCK B
HARMONY RANCH ADDITION, PHASE II
 AN ADDITION IN PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET E SLIDE 257 DATE _____