

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

WATER: INDIVIDUAL PRIVATE 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.

George H. Dispain Robert A. Harrison
Signature of Owner

201934549 PLAT Total Pages: 1

THE STATE OF TEXAS }
COUNTY OF PARKER }

I, George H. Dispain & Robert A. Harrison 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 in Parker County, Texas.

George H. Dispain Robert A. Harrison

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.

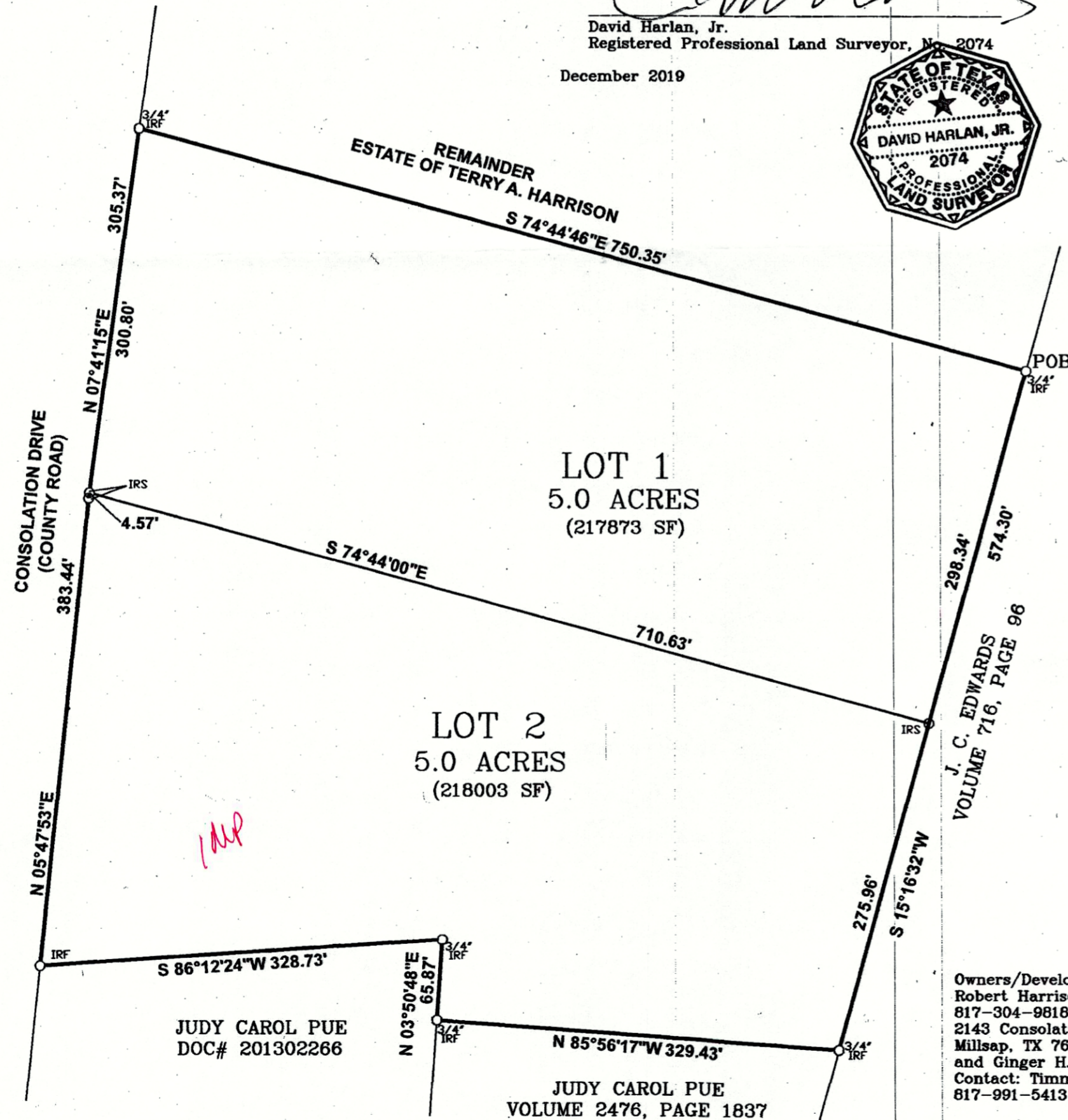
THE STATE OF TEXAS }
COUNTY OF PARKER }

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

December 2019



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

Owners/Developers:
Robert Harrison
817-304-9818
2143 Consolation Drive
Millsap, TX 76086
and Ginger H. Dispain
Contact: Timmy Yeary
817-991-5413

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, GINGER H. DISPAIN AND ROBERT A. HARRISON (Doc No. 201608061) being the sole owners of 10.0 acres situated in and being a portion of the E. HARRISON SURVEY, ABSTRACT No. 687 and the O. T. RUCKER SURVEY, ABSTRACT No. 2164, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found at the northeast corner of said 10.0 acre tract in the west line of a tract of land described by deed to J. C. Edwards recorded in Volume 716, Page 96, Deed Records, Parker County, Texas, said iron being called by deed to be S 08°34'35" E, 1320.86 feet from the northwest corner of the J. W. Jones Survey, Abstract No. 2012, Parker County, Texas;

THENCE S 15°16'32" W, with the west line of said J. C. Edwards tract, 574.30 feet to a 3/4" iron rod found at the northeast corner of a tract of land described by deed to Judy Carol Pue recorded in Volume 2476, Page 1837, Official Records, Parker County, Texas;
THENCE N 85°56'17" W, with the north line of said Judy Carol Pue tract, 329.43 feet to a 3/4" iron rod found in the east line of a tract of land described by deed to Judy Carol Pue recorded in Doc No. 201302266, Official Records, Parker County, Texas;
THENCE with the line of said Judy Carol Pue tract (Doc No.) the following courses and distances:
N 03°50'48" E, 65.87 feet to a 3/4" iron rod found;
S 86°12'24" W, 328.73 feet to an iron rod found (iron rods found are 3/4" unless noted) in the east line of Consolation Drive, as it exists;
THENCE with the east line of said Consolation Drive the following courses and distances:
N 05°47'53" E, 383.44 feet to an iron rod set (iron rods set are 3/4" with cap Harlan 2074);
N 07°41'15" E, 305.37 feet to a 3/4" iron rod found;
THENCE S 74°44'46" E, 750.35 feet to the POINT OF BEGINNING and containing 10.0 acres (435,876 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GINGER H. DISPAIN AND ROBERT A. HARRISON, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, HARRISON ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being 10.0 acres situated in and being a portion of the E. Harrison Survey, Abstract No. 687 and the O. T. Rucker Survey, Abstract No. 2164, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this 15th day of December, 2019.

George H. Dispain Robert A. Harrison
George H. Dispain Robert A. Harrison

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared GINGER H. DISPAIN, 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 15th day of December, 2019.

Tamara Theresa Yeary
Notary Public in and for the State of Texas
My Commission Expires On: 10/11/2022



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT A. HARRISON, 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 15th day of December, 2019.

Tamara Theresa Yeary
Notary Public in and for the State of Texas
My Commission Expires On: 10/11/2022



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 25 day of December, 2019.

George A. Conley Pat Deen, County Judge
George Conley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

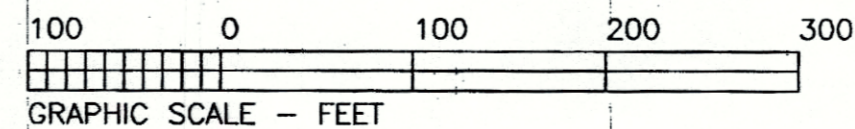
Lila Deakle

201934549
12/23/2019 01:44 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

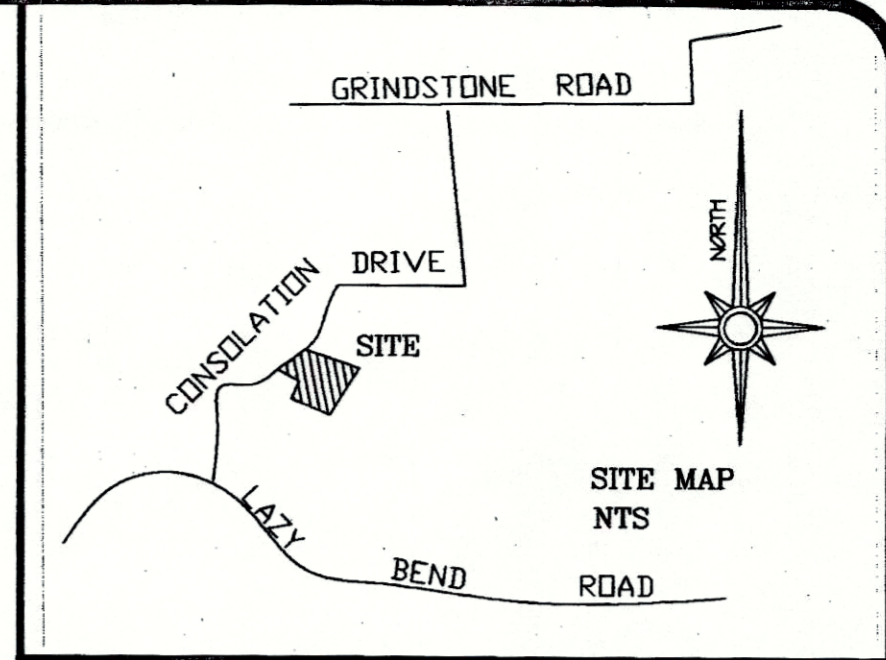
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ACCT. NO.: 13114
SCH. DIST.: BR
CITY: C-20
MAP NO.:

LOT 1 AND LOT 2
HARRISON ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
Being 10.0 acres situated in and being a portion of the
E. Harrison Survey, Abstract No. 687 and the
O. T. Rucker Survey Abstract No. 2164
Parker County, Texas



Cabinet/Instrument# E Slide 444



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0375 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

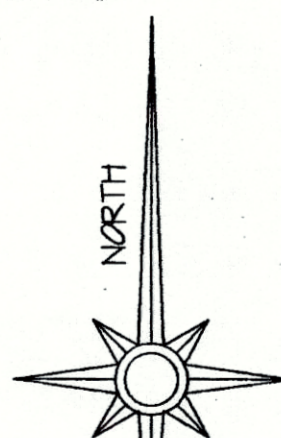
LIENHOLDER

Ma

Signature of Lien holder

This the _____ day of _____, 2019.

Notary Public, State of Texas



SCALE: 1" = 100'

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