

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: PRIVATE WELLS

WASTEWATER: 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.

Joshua D. Plumlee
Signature of Owner

"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

I, *Joshua D. Plumlee*, 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.

Joshua D. Plumlee

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.
Texas Registered Professional Land Surveyor, No. 2074

April 2022

OWNER/DEVELOPER:
Joshua Plumlee
817-694-1288
2293 E Dry Creek Road
Poolville, TX 76487



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS JOSHUA D. PLUMLEE (Doc No. 201314850) is the sole owner of Lot 2, ISAIAH 41:13, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 799, Plat Records, 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) at the northeast corner of said Lot 2 at the northwest corner of a tract of land described by deed to Joshua Plumlee recorded in Volume 2933, Page 1069, Official Records, Parker County, Texas in the south line of East Dry Creek Road, as it exists;

THENCE S 01°16'16" E, 317.27 feet to an iron rod found at the northeast corner of Lot 1, Sims Almaka Addition, according to the plat recorded in Plat Cabinet C, Slide 553, Plat Records, Parker County, Texas;
THENCE N 89°13'00" W, with the north line of said Lot 1, 658.88 feet to an iron rod found at the northeast corner of a tract of land described by deed to C. D. Henderson recorded in Volume 1550, Page 228, Real Records, Parker County, Texas;
THENCE N 88°05'49" W, with the north line of said C. D. Henderson tract, 386.49 feet to an iron rod found at the southeast corner of Lot 1, said Isaiah 41:13;
THENCE North, with the east line of said Lot 1, said Isaiah 41:13, 318.37 feet to an iron rod found at the northeast corner of said Lot 1 in the south line of said East Dry Creek Road;
THENCE S 89°06'06" E, with the south line of said East Dry Creek Road, 1038.35 feet to the POINT OF BEGINNING and containing 7.604 acres (331256 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOSHUA D. PLUMLEE, does hereby adopt this plat designating the hereinabove described real property as LOTS 2R, 2R1 AND 2R2, ISAIAH 41:13, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 2, Isaiah 41:13, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 799, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and at *101 Main*, Parker County, Texas this *11th* day of *April*, 2022.

Joshua D. Plumlee

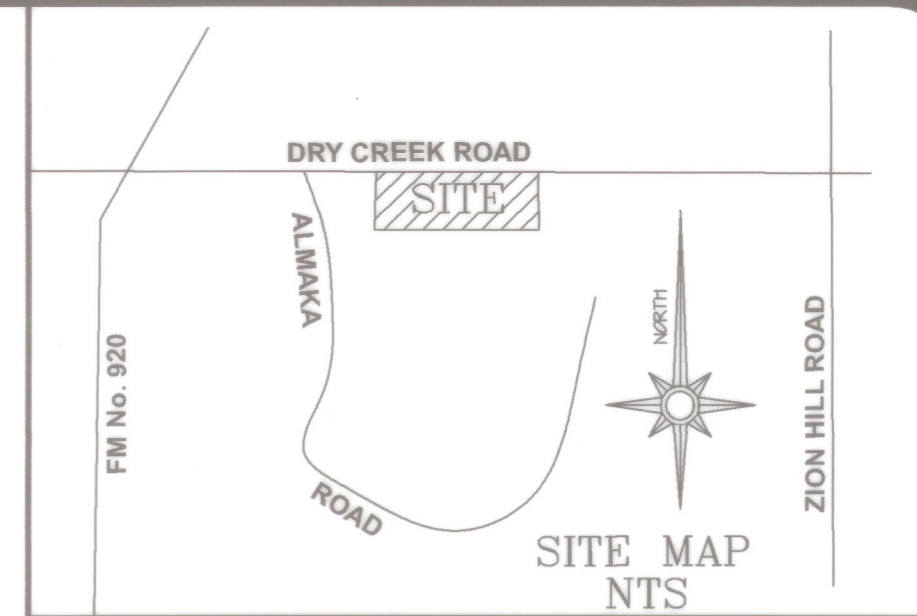
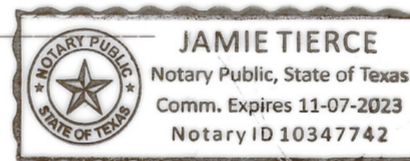
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Joshua Plumlee*, 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 *11th* day of *April*, 2022.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On:



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0150 E, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LIENHOLDER

NA
Joshua D. Plumlee
Signature of Lien holder
This the ___ day of _____, 2022.
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this *9th* day of *May*, 2022.

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

202217906 PLAT Total Pages: 1

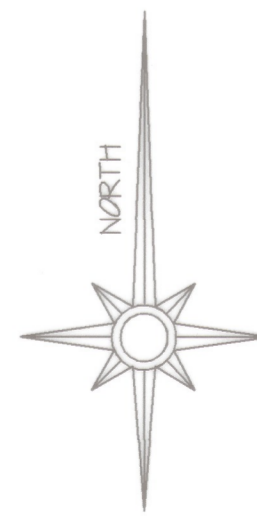
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202217906
05/09/2022 03:20 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

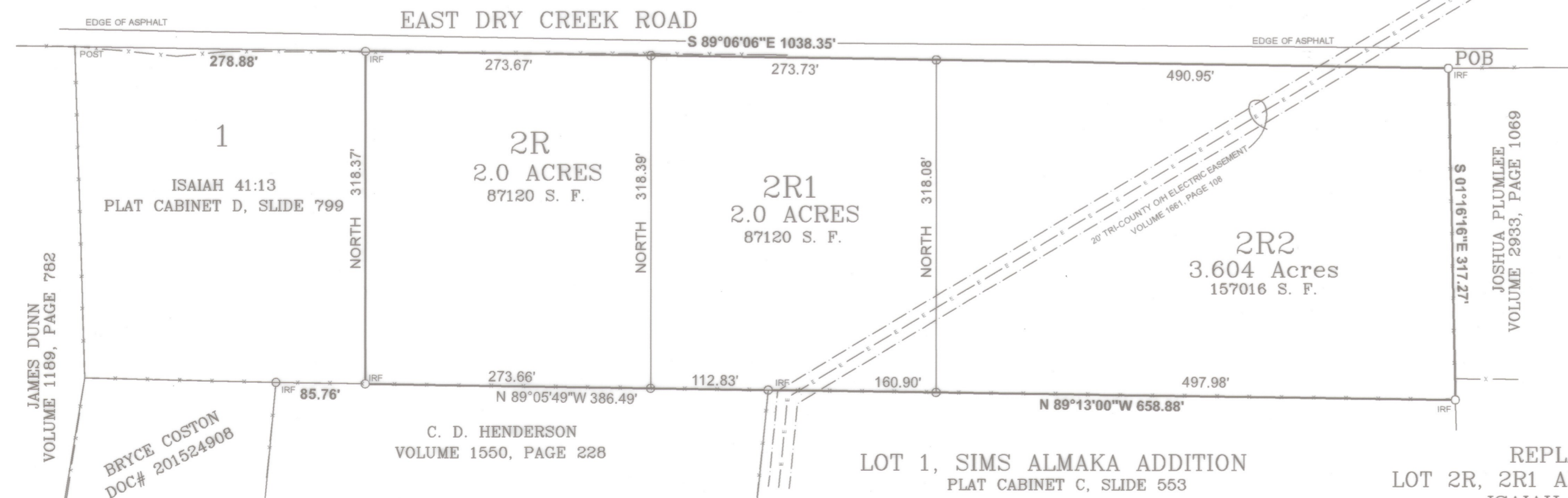
13923
PE
F-9



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 harlanland@yahoo.com

2022084PLAT

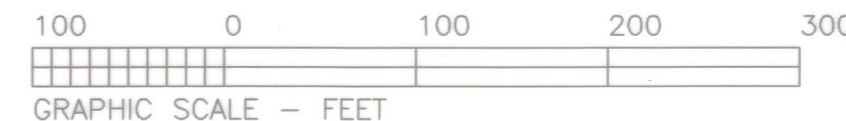


13923.001.002.00

F 223

Cabinet/Instrument#

Slide



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