

WHEREAS I, Tommy Spurrier, being the owner of Lot 18, Block 1, Ice House Estates, an addition to Parker County, Texas, situated in the T. & P. RR Co. Survey, Abstract Number 1426, according to the plat recorded in Cabinet B, Slide 490, Plat Records, Parker County, Texas, and I, Julie A. Lee, being the owner of Lot 17, Block 1, Ice House Estates, an addition to Parker County, Texas, situated in the T. & P. RR Co. Survey, Abstract Number 1426, according to the plat recorded in Cabinet B, Slide 490, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found in the west line of Ice House Road, for the southeast corner of said Lot 18, same being the northeast corner of Lot 1, of said Ice House Estates;

Thence West, 419.45 feet along the common line of said Lot 18 and said Lot 1, to a fence post (Control Monument) found for the southwest corner of said Lot 18, same being the southeast corner of Lot 3, of said Ice House Estates, in the north line of Lot 2, of said Ice House Estates;

Thence North, (Basis For Directional Control) at 450.00' passing a 1/2" rebar rod (Control Monument) found for the northwest corner of said Lot 18, same being the southwest corner of said Lot 17, in all 600.00 feet along the east line of said Lot 3, Lot 4 and Lot 5, of said Ice House Estates to a 1/2" rebar rod found in the east line of said Lot 5, for the northwest corner of said Lot 17, same being the southwest corner of Lot 16, of said Ice House Estates;

Thence East, 315.89 feet along the common line of said Lot 16 and Lot 17, to a 1/2" rebar rod found in the west line of said Ice House Road, for the northeast corner of said Lot 17, same being the southeast corner of said Lot 16;

Thence S09°47'33"E, at 152.22 feet passing a 1/2" Capped "Texas Surveyors" rebar rod found for the northeast southeast corner of said Lot 17 and same being the northeast corner of said Lot 18, in all 608.87' feet along the easterly line of said Lot 18, same being the westerly line of said Ice House Road, to the point of beginning and containing 220,802 square feet / 5.06 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Tommy Spurrier, do hereby adopt this plat designating the herein described real property as Lots 17-R and 18-R, Block 1, Ice House Estates, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 21 day of March, 2021.

Tommy Spurrier
Tommy Spurrier

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 Julie A. Lee, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 21 day of March, 2021.

Jamie Tierce
Notary Public
My Commission Expires 11-07-2023
Notary ID 10347742

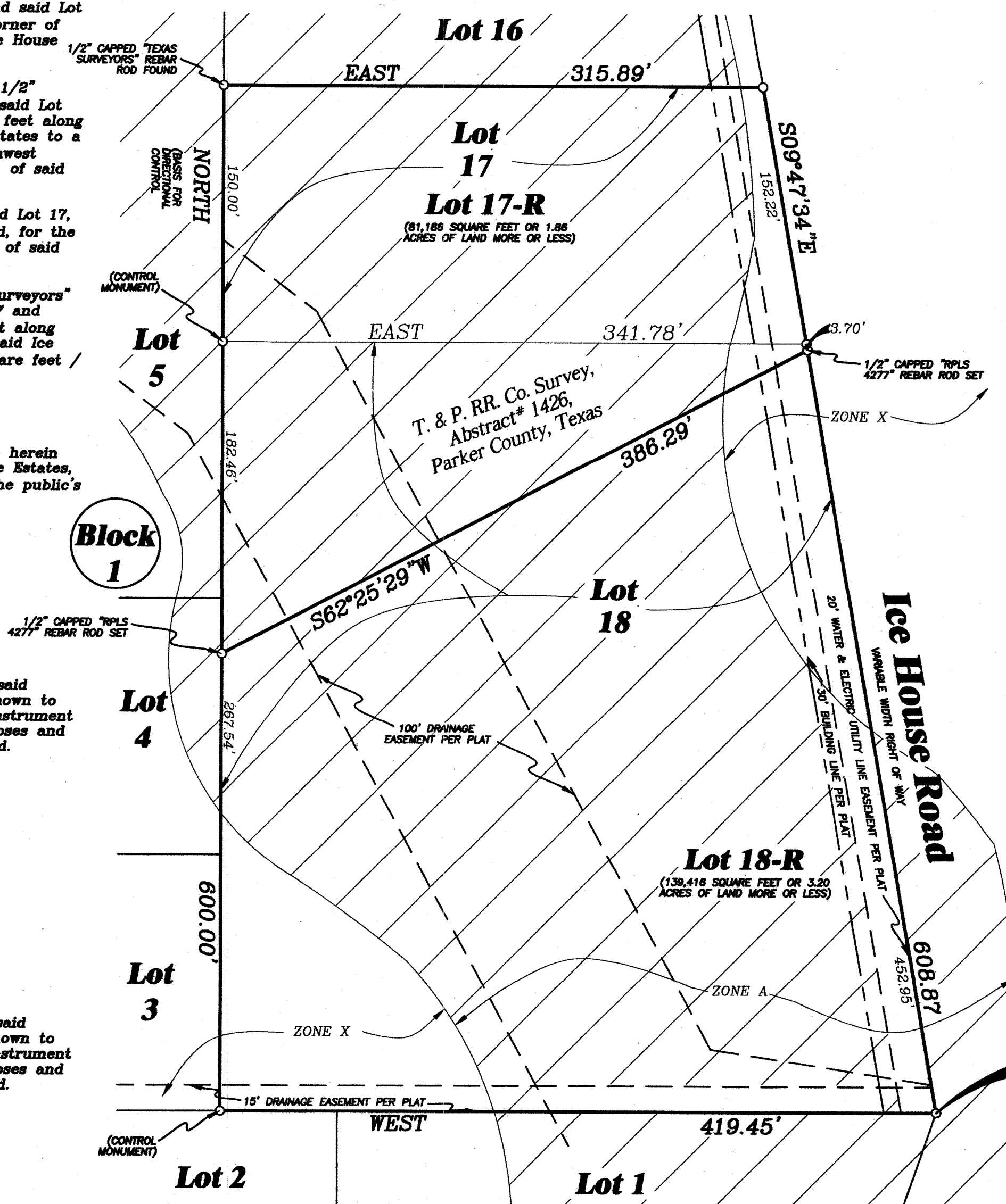
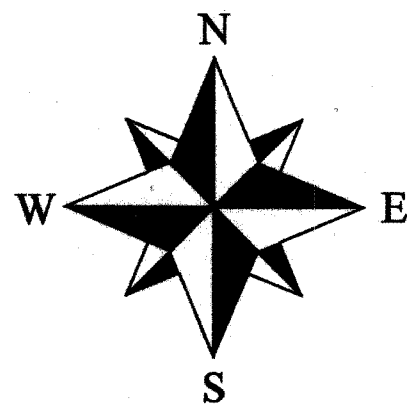
Julie A. Lee
Julie A. Lee

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 Julie A. Lee, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

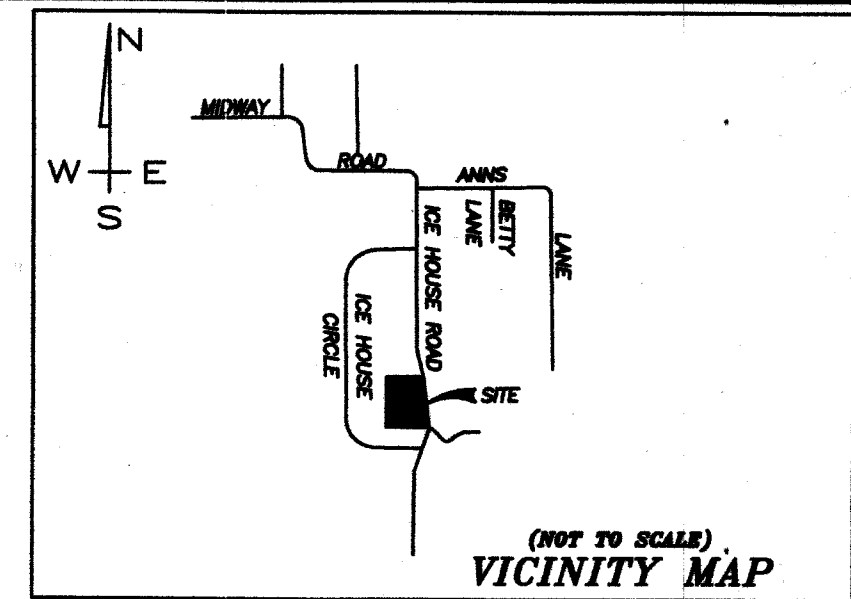
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Jamie Tierce
Notary Public
My Commission Expires 11-07-2023
Notary ID 10347742



CLERK STICKER:
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202110816
03/22/2021 11:59 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 21 DAY OF MARCH, 2021
George A. Carley
COUNTY JUDGE
PRECINCT #1 COMMISSIONER
George Carley
PRECINCT #2 COMMISSIONER
Craig Peacock
PRECINCT #3 COMMISSIONER
Larry Walker
PRECINCT #4 COMMISSIONER
Steve Dugan



- 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 Walnut Creek Special Utility District.
 - 3) Lots to be served by private individual septic system.
 - 4) 10 feet wide utility easement along the side and rear property lines.
 - 5) 20 feet wide water and electric easement along the front property line.
 - 6) 15 feet wide drainage easement along the south property line of Lot 18-R.
 - 7) 30 feet wide building line along the front of each lot and 10 feet wide building line along the side and rear lot lines.
 - 8) Property corners are 1/2" rebar rods found unless otherwise noted.
 - 9) No permanent structures shall be constructed over any existing platted easement of any type.
 - 10) This plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
 - 11) No construction shall be allowed within the floodplain easement and said easement shall remain unobstructed at all times and shall be maintained by the individual property owners.
 - 12) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, a portion of this tract is located in Zone A, which is a Special Flood Hazard area with no established base flood elevation, the remainder of this tract is in Zone X, which is not in the 1% annual chance flood.

STATE OF TEXAS
COUNTY OF Parker
I, Julie A. Lee, 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.
STATE OF TEXAS
COUNTY OF Parker
Before me, the undersigned on this day personally appeared Julie A. Lee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal on this 21 day of March, 2021.
Jamie Tierce
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires 11-07-2023
Notary ID 10347742

STATE OF TEXAS
COUNTY OF Parker
I, Tommy Spurrier, 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.
STATE OF TEXAS
COUNTY OF Parker
Before me, the undersigned on this day personally appeared Tommy Spurrier, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
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Jamie Tierce
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RE-PLAT SHOWING Lots 17-R and 18-R, Block 1 Ice House Estates

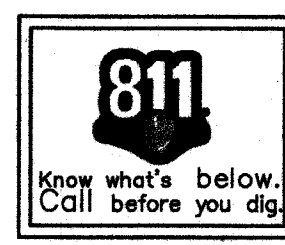
BEING A RE-PLAT OF LOTS 17 AND 18, BLOCK 1, ICE HOUSE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 490, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING SITUATED IN THE T. & P. RR. CO. SURVEY, ABSTRACT NUMBER 1426, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 616, DATE 3-22-21

DELTA SURVEYING
d.b.a. Trico/Delta Joint Venture
116 LOCUST STREET
AZLE, TEXAS 78020
817-246-7766
EMAIL: delta78108@charter.net
FIRM REGISTRATION: 10194847
JOB# 20120301
C/F

13901.001.017.00
13901.001.018.00
Lot 17-R, Ownership and Development Representative
Julie A. Lee
6624 Ice House Road
Weatherford, TX 76085

Lot 18-R, Ownership and Development Representative
Tommy Spurrier
6005 Winn Place
Fort Worth, TX 76134



NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT REPORT.
I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Jamie Reed
LONNIE REED
R.P.L.S. No. 4877
01-07-2021