

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.

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.

**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.

LINEAR FEET OF ROADS: 0'  
WATER: WALNUT CREEK SUD AND PRIVATE WELL  
ELECTRIC: TRICOUNTY ELECTRIC  
POST OFFICE: SPRINGTOWN, TX 76082  
ISD: SPRINGTOWN ISD  
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

"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."

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0175E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

**Deed Restrictions:**

1. No RV Parks
2. No Hunting
3. No Tiny Houses
4. No Further Subdividing
5. No 18-Wheel Vehicles on Property
6. No Hog/Pig Farming
7. No Junk/Salvage Yards

NOTES:  
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)  
2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY EXTRA TERRITORIAL JURISDICTION  
3. SES PROJECT \*22081 JAMIE ACRES, PCT  
4. TEXAS LICENSE SURVEY FIRM NO. 100736-00  
5. REVISED 1-13-2023 TO SHOW 20' ACCESS EASEMENT CENTERED ON EXISTING GRAVEL DRIVEWAY.  
6. PIPELINE EASEMENTS ARE 50' AND CENTERED ON EXISTING PIPELINE AS MARKED.  
7. REVISED ON 1-25-23 TO AMEND BUILDING LINES, UTILITY LINES, AND COMMISSIONERS NAMES.

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 13<sup>th</sup> day of February, 2023.

*George A Conlay*  
George Conlay  
Commissioner Precinct 1

*Jacob Holt*  
Jacob Holt  
Commissioner Precinct \*2

*Larry Walden*  
Larry Walden  
Commissioner Precinct \*3

*Mike Hale*  
Mike Hale  
Commissioner Precinct \*4

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle  
202303692  
02/14/2023 09:14 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

ENGINEER/SURVEYOR  
JASON G. SWAIM  
506 N MASON ST  
BOWIE, TEXAS 76230  
940-872-5075  
940-872-4079 FAX  
jswaim@swaimengineering.com

OWNER/DEVELOPER  
BARBARA ANN LENDERMAN  
1730 GILLILAND ROAD  
SPRINGTOWN, TX 76082  
817-403-0176

202303692 PLAT Total Pages: 1

3 OPEN GATE LLC  
VOL. 2012 PG. 706  
ORPCT

**LEGEND**

- FIR • FOUND IRON ROD
- SIR ○ SET IRON ROD
- PROPERTY LINE
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

STATE OF TEXAS )  
COUNTY OF PARKER )  
OWNER'S ACKNOWLEDGMENT  
AND DEDICATION  
WHEREAS, BARBARA ANN LENDERMAN,  
the undersigned, being the sole owner of the land shown on  
this plat within the area described by metes and bounds as  
follows:

**LEGAL DESCRIPTION**

BEING 11.69 acres of land, more or less, and being part of the John Montgomery Survey, Abstract No. 878, Parker County, Texas, and being all of the tract described in Executor's Deed to Barbara Ann Lenderman of record in Document No. 202219681, Official Records of Parker County, Texas, said 11.69 acres being more particularly described as follows:

BEGINNING at a found iron rod at the northeast corner of said Lenderman tract;

THENCE S 00 deg. 47 min. 53 sec. W passing a found iron rod at a distance of 1064.00 feet, in all a total distance of 1083.82 feet to a point in Gilliland Road for corner;

THENCE with said Gilliland Road, N 83 deg. 00 min. 38 sec. W a distance of 298.24 feet to a point in road for corner from which a found fence corner bears N 16 deg. 26 min. 37 sec. W a distance of 22.09 feet;

THENCE N 16 deg. 26 min. 37 sec. W passing a found fence corner at a distance of 22.09 feet, in all a total distance of 1171.12 feet to a found iron rod for corner;

THENCE S 83 deg. 16 min. 21 sec. E a distance of 647.09 feet to the POINT OF BEGINNING and containing 509,018 square feet or 11.69 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, BARBARA ANN LENDERMAN, does hereby adopt this plat designating the hereinabove described real property as JAMIE ACRES, an addition in Parker County, Texas, being 11.69 acres situated in the John Montgomery Survey, Abstract No. 878, Parker County, Texas, and does hereby dedicate to the public's use forever the streets, alleys, parks, watercourses, drains, easements, and public places shown for the purpose and consideration therein expressed.

WITNESS my hand this 7 day of February, 2023.

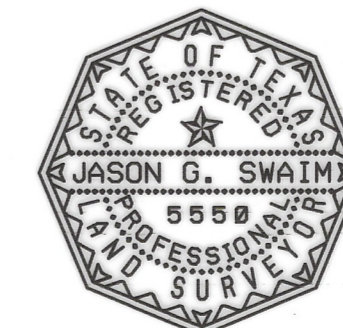
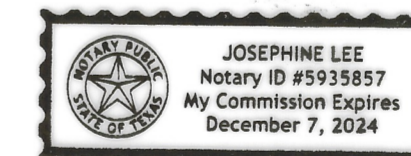
By *Barbara Ann Lenderman*  
BARBARA ANN LENDERMAN

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared BARBARA ANN LENDERMAN known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of February, 2023.

Notary Public in and, for the State of Texas

My Commission Expires: 12/7/24



**FINAL PLAT**

OF  
LOTS 1 THRU 3  
BLOCK 1  
JAMIE ACRES

BEING 11.69 ACRES OF  
JOHN MONTGOMERY  
SURVEY  
ABSTRACT NO. 878  
PARKER COUNTY, TEXAS

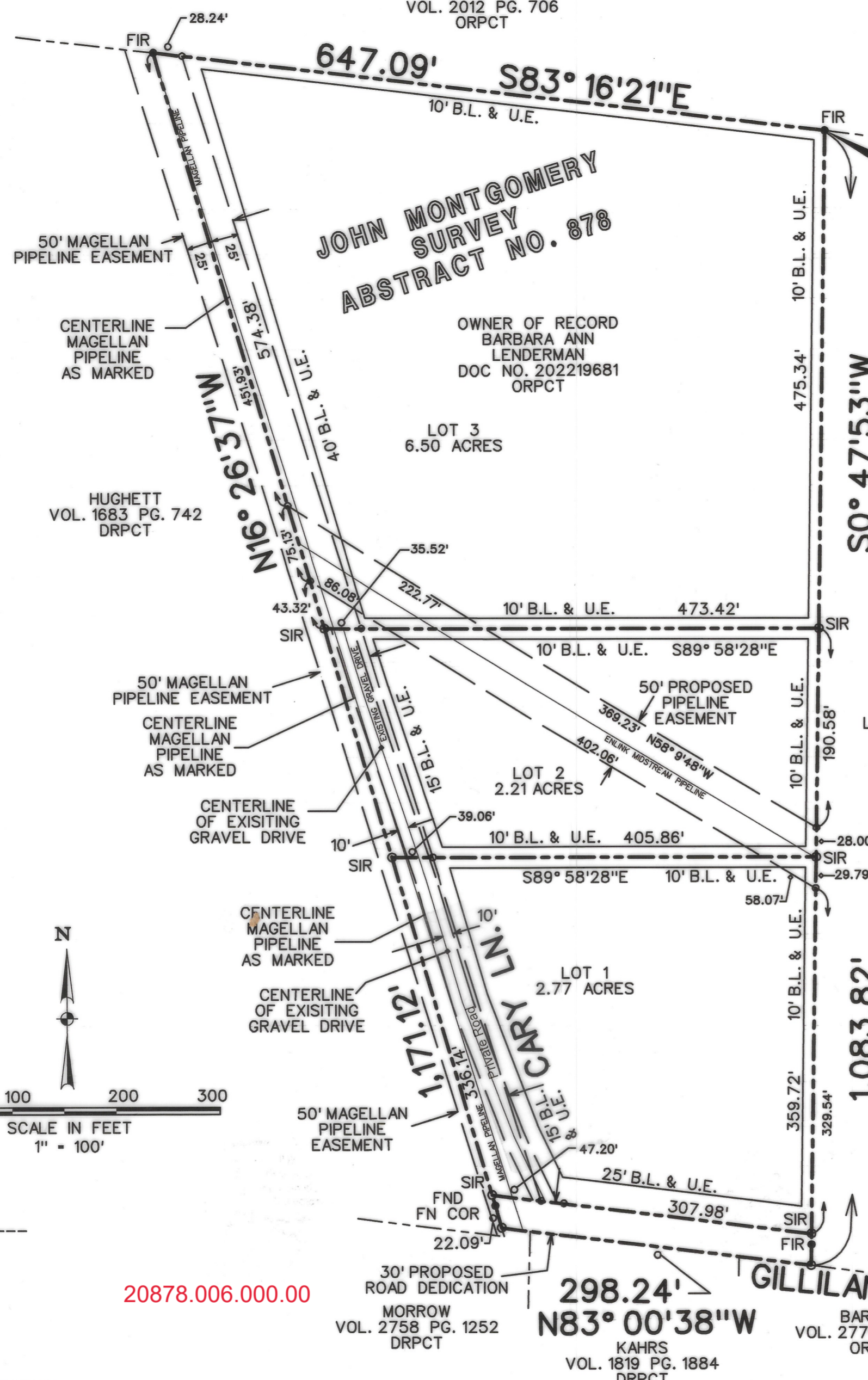
JANUARY 19, 2023

THE STATE OF TEXAS  
COUNTY OF MONTAGUE  
CERTIFICATE OF SURVEYOR

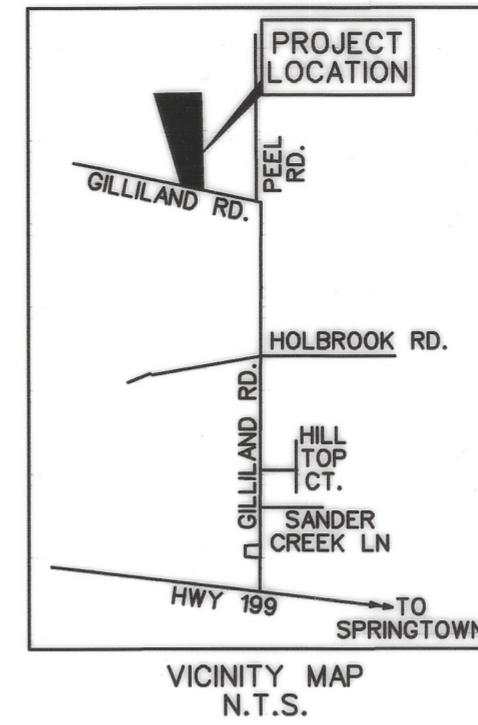
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*JG Swaim*  
JASON G. SWAIM RPLS NO. 5550

**F430**



**POINT OF BEGINNING**



LOGAN FAMILY TRUST  
VOL. 1627  
PG. 825  
DRPCT

13974  
SP  
H-4

20878.006.000.00

298.24'  
N83° 00' 38" W  
KAHRS  
VOL. 1819 PG. 1884  
DRPCT

BARNETT  
VOL. 2776 PG. 1882  
ORPCT

30' PROPOSED ROAD DEDICATION  
MORROW  
VOL. 2758 PG. 1252  
DRPCT