

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

"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."

WATER BY PRIVATE WELLS
WASTEWATER BY PRIVATE SEPTIC SYSTEMS

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.

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.

Robert J Chase
Signature of Owner

STATE OF TEXAS)
COUNTY OF PARKER) 201618733 PLAT Total Pages: 1

WHEREAS, ROBERT CHASE AND VICKIE CHASE (Volume 2534, Page 599), being the sole owner of 5.37 acres being all of Lot 2B, KELLI HURST ADDITION, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 552, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the east line of Leatherwood Lane, said post being the southwest corner of said Lot 2B and the northwest corner of a tract of land described by deed to Phillip H. Trew, recorded in Volume 2430, Page 599, Official Records, Parker County, Texas;

THENCE N 01°50'43" W, with the east line of said Leatherwood Lane, 40.04 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said Lot 2B and the southwest corner of Lot 2A, said Kelli Hurst Addition;
THENCE with the common line of said lots the following courses and distances:
S 89°27'13" E, 682.01 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
N 00°31'24" W, 282.44 feet to an iron rod set in the north line of said Kelli Hurst Addition in the south line of a tract of land described by deed to James Rowell, recorded in Volume 534, Page 460, Deed Records, Parker County, Texas;
THENCE N 89°28'36" E, on or about a fence, 630.54 feet to an iron rod set at the northwest corner of a tract of land described by deed to Larry Brooks, recorded in Volume 1566, Page 1273, Real Records, Parker County, Texas;
THENCE S 00°29'11" E, 164.94 feet to an iron rod set in the southwest corner of said Larry Brooks tract and the northwest corner of Lot 1, Kelli Hurst Addition, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 417, Parker County, Texas;
THENCE S 00°26'23" E, with the west line of said Lot 1, 165.07 feet to a "PK" nail found at the base of a post;
THENCE S 89°26'32" W, 218.16 feet to an iron rod set;
THENCE N 89°27'13" W, 1092.70 feet to the POINT OF BEGINNING and containing 5.37 acres (233,791 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERT CHASE AND VICKIE CHASE, does hereby adopt this plat designating the hereinabove described real property as LOT 2B1 AND LOT 2B2, KELLI HURST ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 2B, Kelli Hurst Addition, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 552, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

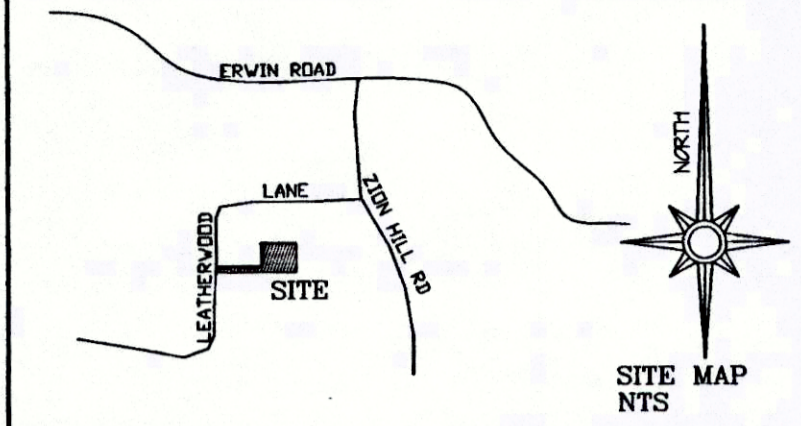
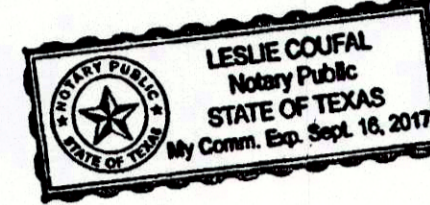
WITNESS my hand at August Parker County, Texas this 18 day of August, 2016.

Robert Chase Robert Chase
Vickie Chase Vickie Chase

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared ROBERT CHASE 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 18 day of August, 2016

Leslie Coufal
Notary Public in and for the State of Texas
9-16-17
My Commission Expires On:



LIENHOLDER
First National Bank Weatherford
220 Palo Pinto
Weatherford, TX. 76086
David G.
Signature of Lien holder
This the 18 day of August, 2016.
Vickie Lee Roberts
Notary Public, State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared VICKIE CHASE 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 18 day of August, 2016

Leslie Coufal
Notary Public in and for the State of Texas
9-16-17
My Commission Expires On:

COUNTY OF PARKER)
Robert Chase 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.

Robert J Chase

THE STATE OF TEXAS)
COUNTY OF PARKER)

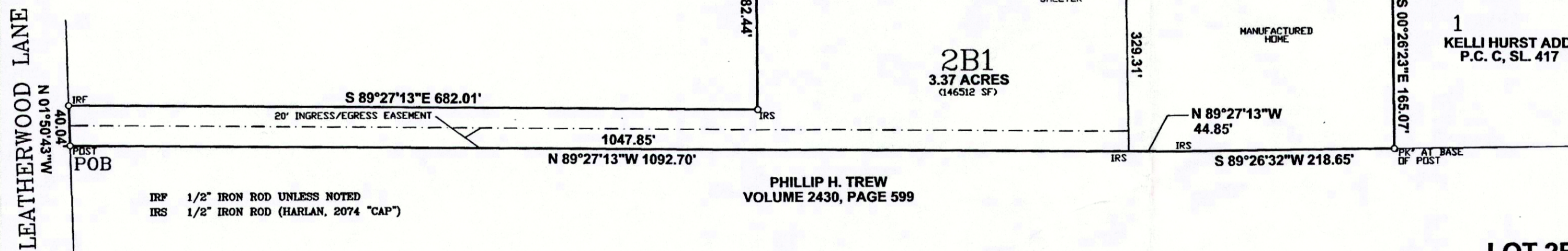
APPROVED by the Commissioners Court of Parker County, Texas, this 18 day of August, 2016.

George Conley George Conley
Commissioner Precinct #1
Larry Warden Larry Warden
Commissioner Precinct #3
Mark Riley Mark Riley, County Judge
Craig Peacock Craig Peacock
Commissioner Precinct #2
Steve Dugan Steve Dugan
Commissioner Precinct #4

JAMES ROWELL
VOLUME 534, PAGE 460

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.

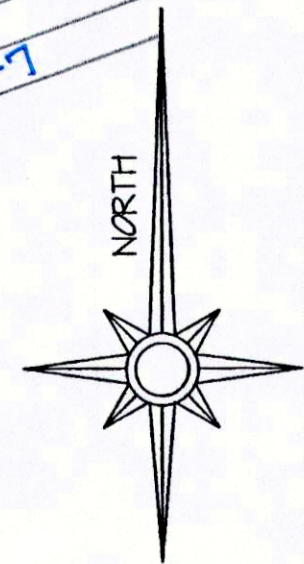
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

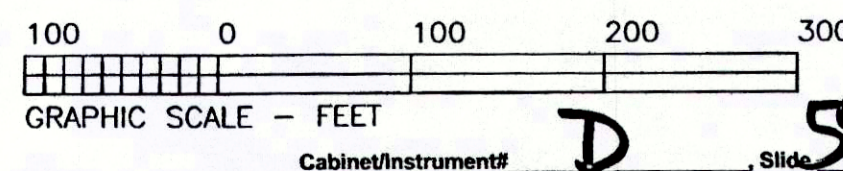
Jeanne Brunson
201618733
08/22/2016 09:40 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

AGGT. NO: 14065
SCH. DIST: MI
CITY: 6-7
MAP NO.:



SCALE: 1" = 100'

LOT 2B1 AND LOT 2B2
KELLI HURST ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 2B, Kelli Hurst Addition
an addition in Parker County, Texas, according
to the plat recorded in Plat Cabinet C Slide 552
Plat Records, Parker County, Texas



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

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
JULY, 2016



OWNER/DEVELOPERS:
Robert Chase and
Vickie Chase
921 Leatherwood Lane
Poolville, TX 76487
817-964-2562

14065.001.002-10
14065.001.002-50

16208ADD