

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.

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 build

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: WALNUT CREEK WATER SUPPLY

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.

Mario Gomez
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

202114268 PLAT Total Pages: 1

WHEREAS, MARIO GOMEZ (Doc No. 201700438), is the sole owner of 14.12 acres situated in and being a portion of the WILLIAM PENNINGTON SURVEY, ABSTRACT No. 1065, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the south line of Sabathney Road at the northwest corner of said Mario Gomez tract and the northeast corner of a tract of land described by deed to Reed Gamble recorded in Doc No. 201921527, Official Records, Parker County, Texas;

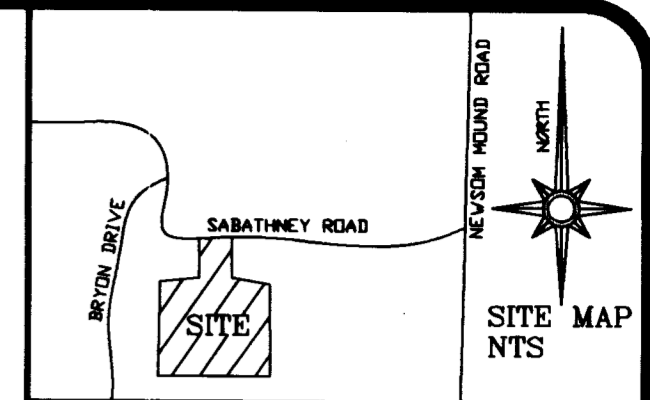
THENCE S 89°38'57" E, with the south line of said Sabathney Road, 354.87 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of a tract of land described by deed to Dolores Ann Gibbs recorded in Volume 2861, Page 286, Official Records, Parker County, Texas;
THENCE with the west line of said Dolores Ann Gibbs tract the following courses and distances:
S 00°08'25" W, 380.29 feet to an iron rod found;
S 79°37'29" E, 152.24 feet to an iron rod found;
S 00°00'53" W, 613.63 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the north line of a tract of land described by deed to Ricky Diffie recorded in Volume 2867, Page 1561, Official Records, Parker County, Texas;
THENCE S 89°32'00" W, with the north line of said Ricky Diffie tract, 747.33 feet to an iron rod found in the east line of Sabathney Acres Park, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 529, Plat Records, Parker County, Texas;
THENCE N 00°03'11" E, with the east line of said Sabathney Acres Park, 644.61 feet to a post at the southwest corner of said Reed Gamble tract;
THENCE with the line of said Reed Gamble tract the following courses and distances:
N 88°38'06" E, 238.83 feet to a post;
N 00°40'03" E, 379.32 feet to the POINT OF BEGINNING and containing 14.12 acres of land (615,223 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARIO GOMEZ, does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, 3 AND 4, LAS GOLONDRINAS PARCELS, AN ADDITION IN PARKER COUNTY, TEXAS, being 14.12 acres situated in and being a portion of the William Pennington Survey, Abstract No. 1065, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 W. Main, Parker County, Texas this 2nd day of April, 2021.

Mario Gomez
Mario Gomez

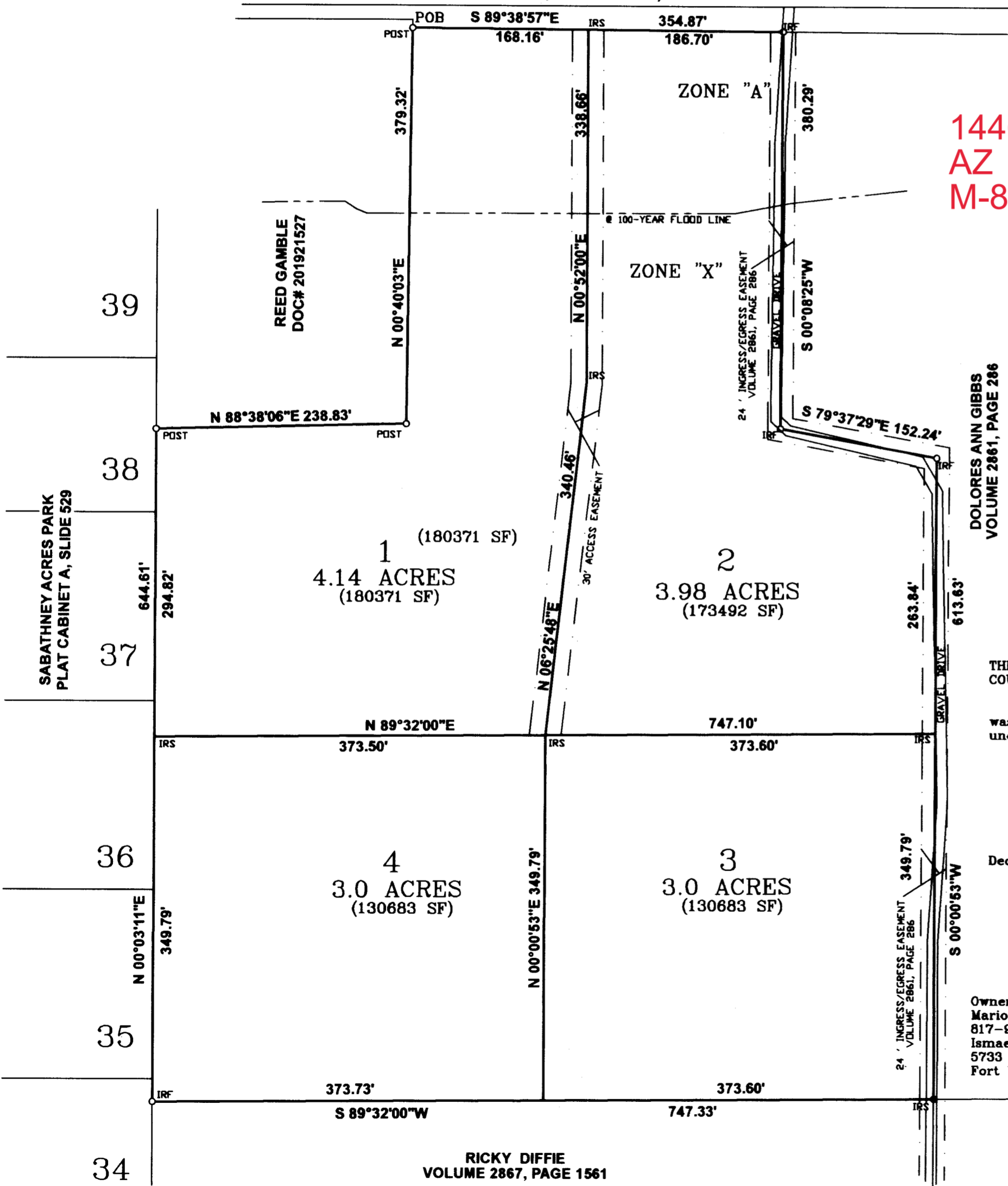


NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0200 E EFFECTIVE DATE: SEPTEMBER 28, 2008 PORTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION DETERMINED. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER
M.G. Mario Gomez
Signature of Lien holder
This the ___ day of _____, 2021.
Notary Public, State of Texas

SABATHNEY ROAD
(COUNTY ROAD)

14466
AZ
M-8



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

STATE OF TEXAS
COUNTY OF PARKER
Lila Deakle

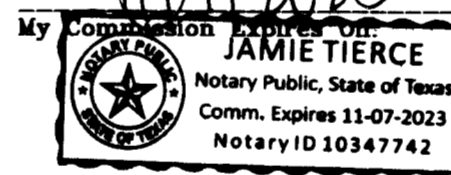
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04/13/2021 11:11 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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 MARIO GOMEZ, 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 2nd day of April, 2021.

Notary Public in and for the State of Texas



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

December 2020



Owner/Developer:
Mario Gomez
817-995-0073 or
Ismael Rivas 817-714-3220
5733 Waddell St
Fort Worth, TX 76114

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Mario Gomez*, 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, Parker County, Texas.

Mario Gomez

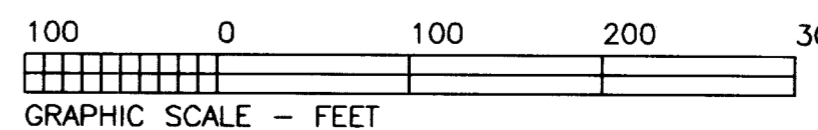
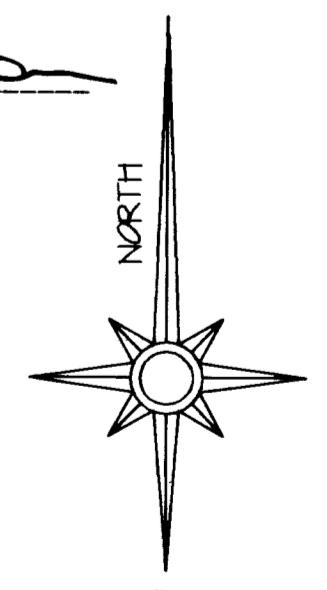
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THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 12th day of April, 2021.

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

FINAL PLAT
LOTS 1, 2, 3 AND 4
LAS GOLONDRINAS PARCELS
AN ADDITION IN PARKER COUNTY, TEXAS
Being 14.12 acres situated in and being a portion of the William Pennington Survey, Abstract No. 1065, 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 harlanland@yahoo.com

Cabinet/Instrument# E Slide 717