

NOTES

BEARINGS CORRELATED TO THE GPS NETWORK, NAD 83 NORTH CENTRAL TEXAS ZONE 4202.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48367C0100F, EFFECTIVE DATE APRIL 5, 2019 THIS PROPERTY LIES WITHIN ZONE X, ZONE X BEING AREA OF MINIMAL FLOOD HAZARD.

CAPPED STEVENS SURVEYING 1/2" IRONS SET AT ALL CORNERS UPON COMPLETION OF UNDERGROUND UTILITIES INSTALLED, UNLESS OTHERWISE NOTED.

WASTEWATER BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.

WATER SOURCE BY INDIVIDUAL PRIVATE WELLS.

According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48367C0100F, map revised April 5, 2019 this property lies within Zone X, Zone X being areas determined to be outside the 0.2% annual chance floodplain.

Bearings correlated to the GPS network NAD83 North Central Texas Zone 4202.

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS All4Love Holdings, LLC, Daniel Morgan, is the owner of the herein described property to wit:

17.499 acres situated in the P.W.C. PHILLIPS SURVEY, Abst. No. 2413, Parker County, Texas being a portion of that certain tract of land described in deed to Patricia C. Frazier by deed recorded in Volume 2347, Page 838, Official Public Records, Parker County, Texas and Tammie L. Prachyl and husband David L. Prachyl by deed recorded in Volume 2347, Page 842, Official Public Records, Parker County, Texas. Said 17.499 acres being more particularly described, as follows:

Beginning at a 1/2" iron found in concrete in the east line of Adell Circle at the northwest corner of said Frazier tract and the southwest corner of that certain tract of land described in deed to Don D. Frazier by deed recorded in Volume 2347, Page 850, Official Public Records, Parker County, Texas also being per deed call SOUTH 477.55 feet from the called northwest corner of said PHILLIPS SURVEY;

THENCE North 89 degrees 55 minutes 35 seconds East, along the common line of said Frazier (V. 2347, P. 838) and Frazier (V. 2347, P. 850) tracts, 427.53 feet to a capped Stevens Surveying 1/2" iron set;

THENCE South 00 degrees 15 minutes 51 seconds East, 1303.21 feet to a capped Stevens Surveying 1/2" iron set;

THENCE South 04 degrees 59 minutes 40 seconds East, 60.23 feet to a capped Stevens Surveying 1/2" iron set;

THENCE South 00 degrees 15 minutes 51 seconds East, 413.92 feet to a capped Stevens Surveying 1/2" iron set;

THENCE South 89 degrees 55 minutes 26 seconds West, 432.78 feet to a capped Stevens Surveying 1/2" iron set;

THENCE North 00 degrees 15 minutes 18 seconds West, along the east line of said Adell Circle, 1777.16 feet to the POINT OF BEGINNING and containing 17.499 acres of land.

Do hereby dedicate the same to be known as Lots 1,2,23,24, Block 1 and Lots 1,2,23,24, Block 2, LIBERTY MEADOWS an addition to Parker County, Texas and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purpose and consideration therein expressed.

I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

OWNER/DEVELOPER
All For Love Holdings, LLC
200 Cochran Road
Weatherford, Texas 76085

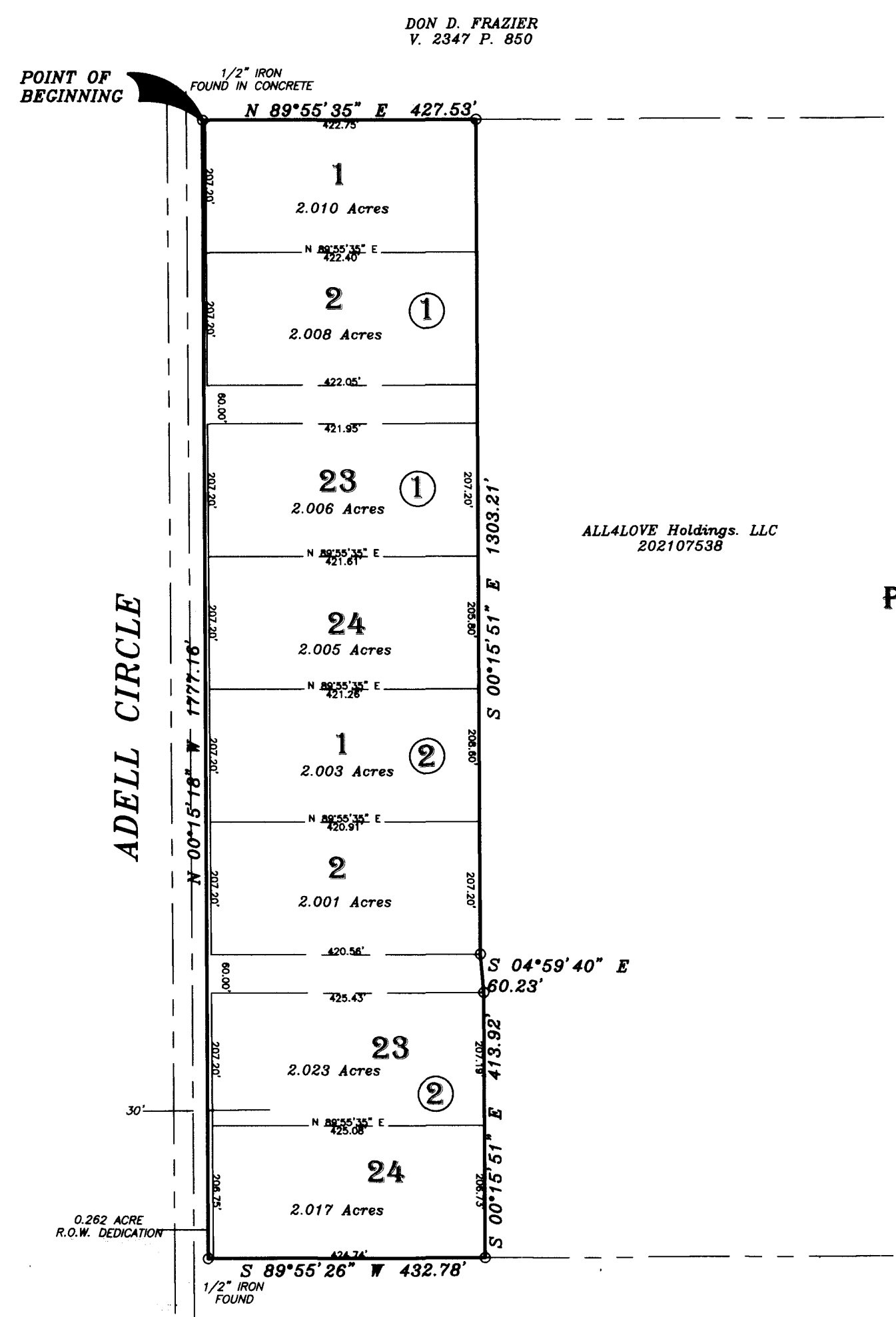
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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 groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

It is the contractor's responsibility to call 1-800-DIG-TESS before trenching on the subject site.



22413.001.002.00
22413.001.003.00

14554
PE
D-8

ALL4LOVE Holdings, LLC
202107538

P.W.C. PHILLIPS SURVEY
ABST. NO. 2413
P.C.T.

GJR
Lien Holder

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Cory Tucker (lien holder) know 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 23 day of March, 2021.

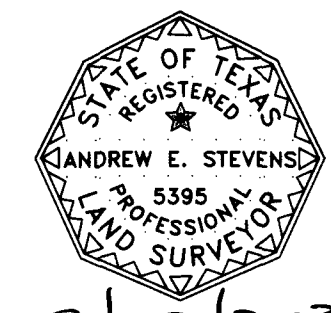
Kristy Transou
Notary Public in and for the State of Texas

DM
All4Love Holdings LLC
Daniel Morgan Date 3/23/21

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Daniel Morgan know 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 consideration therein expressed and in the capacity therein stated.

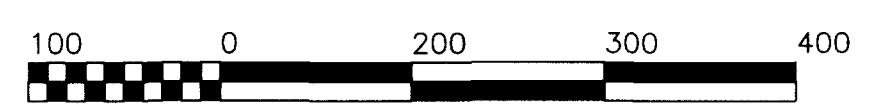
Given under my hand and seal on this the 23 day of MARCH, 2021.

Kristy Transou
Notary Public in and for the State of Texas



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
AUGUST 1, 2020



STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202114148
04/12/2021 04:02 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE 713
DATE 4-12-21

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas this the 20 day of April, 2021

George A. Conley Commissioner Precinct #1
Clayton Commissioner Precinct #2
Tom Holden Commissioner Precinct #3
Alfred Commissioner Precinct #4

Final Plat
Lots 1,2,23,24, Block 1; Lots
1,2,23,24, Block 2
LIBERTY MEADOWS
an addition in Parker County,
Texas being 17.499 Acres
situated in the
P.W.C. PHILLIPS SURVEY, Abst. No.
2413, Parker County, Texas