

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL 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.

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.

202041665 PLAT Total Pages: 1

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. Texas Registered Professional Land Surveyor, No. 2074

September 2020



STATE OF TEXAS COUNTY OF PARKER

WHEREAS, SCOTT A. MYSER AND SARAH J. MYSER (Doc No. 201506651 and Doc No. 202028288), are the sole owners of Lot 6 and Lot 7, Block C, LA MADERA - PHASE THREE, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the east right of way line of Angelina Drive, said iron being the southwest corner of said Lot 7 and the northwest corner of Lot 8, said Block C, La Madera - Phase Three;

THENCE with the east right of way line of said Angelina Drive the following courses and distances: N 47°34'42" W, 226.92 feet to an iron rod found at the beginning of a curve to the left with a radius of 280.00 feet and whose chord bears N 59°35'56" W, 117.22 feet;

With said curve to the left through a central angle of 24°09'53" and a distance of 118.09 feet to an iron rod found at the northwest corner of said Lot 6 and the southeast corner of Lot 5, said Block C, La Madera - Phase Three;

THENCE N 12°57'57" E, with the common line of said lots, 587.98 feet to an iron rod found at the most northerly corner of said Lots 5 and 6, Block C, La Madera - Phase Three;

THENCE S 37°39'05" E, with the east line of said Lots 6 and 7, 694.23 feet to an iron rod found at the southeast corner of said Lot 7 and the northeast corner of said Lot 8;

THENCE S 50°38'23" W, with the common line of said lots, 371.70 feet to the POINT OF BEGINNING and containing 4.97 acres (216,876 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT A. MYSER AND SARAH J. MYSER does hereby adopt this plat designating the hereinabove described real property as LOT 7R, BLOCK C, LA MADERA - PHASE THREE, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 6 and Lot 7, Block C, La Madera - Phase Three, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 301 FM 1187, Aledo, TX 76905, Parker County, Texas this 4th day of December, 2020.

Scott A. Myser Sarah J. Myser

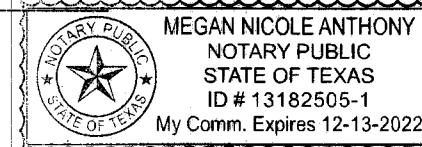
STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared SCOTT A. MYSER, 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 4th day of December, 2020.

Notary Public in and for the State of Texas

My Commission Expires On: 12-13-2022



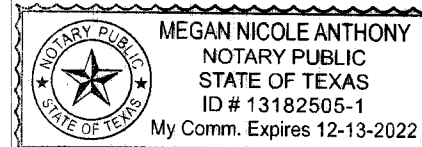
STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared SARAH J. MYSER, 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 4th day of December, 2020.

Notary Public in and for the State of Texas

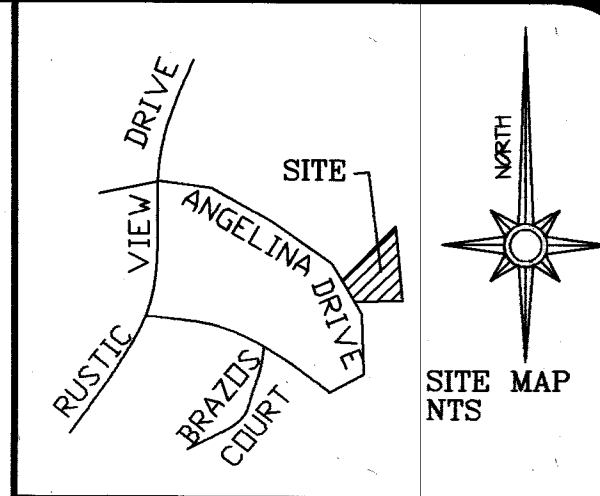
My Commission Expires On: 12-13-2022



THE STATE OF TEXAS ) COUNTY OF PARKER )

I, SCOTT A. MYSER, 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.

Signature of Owner



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 F EFFECTIVE DATE: APRIL 05, 2019 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

LIENHOLDER

NA - Scott A. Myser

Signature of Lien holder

This the 4th day of December, 2020.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202041665 12/14/2020 04:30 PM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT

THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners, County of Parker County, Texas, this 14th day of December, 2020.

George A. Conley Commissioner Precinct #1 Larry Walden Commissioner Precinct #3

Pat Deen, County Judge Craig Pescock Commissioner Precinct #2 Steve Dugan Commissioner Precinct #4

EASEMENT LINE & CURVE TABLE

Table with 2 columns: Easement Line, Curve Data. Includes entries for E1, EC1, EC2, and S 64°35'06"W 52.54'.

BLOCK C

L=118.09' R=280.0' N 59°35'56"W 117.22'

Owner/Developer: Scott and Sarah Myser 817-403-1236 331 Angelina Drive Aledo, TX 76008

IRF 1/2" IRON ROD UNLESS NOTED IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

7R 4.97 ACRES (216876 SF)

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.

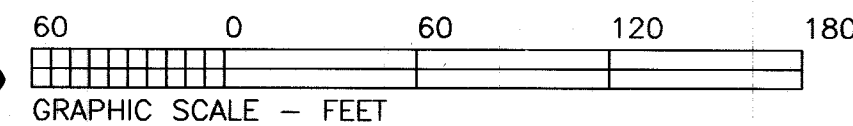
Signature of Owner

Cabinet/Instrument#

ACCT NO: 14238 SCH DIST: AL

14238.00C.006.00 14238.00C.007.00

E Slide 633



SCALE: 1" = 60'

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