

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 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: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

202118393 PLAT Total Pages: 1

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.

Catherine Tillman
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Catherine Tillman* 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.

Catherine Tillman

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202118393
05/10/2021 03:19 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, PHILLIP ALAN TILLMAN AND CATHERINE LEIGH TILLMAN (Doc No. 202038235; 202038237 and 202009723) are the sole owners of the remainder of all those certain lots, tracts, or parcels of land described as a portion of Lots 38 and 39, SECTION 1, LAGO LINDO, an addition in Parker County, Texas, according to the plat recorded in Volume 360A, Page 22, Deed 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 west right of line of La Costa Circle at the northwest corner of said Tillman tracts and the southeast corner of a tract of land described by deed to Francie C. Bailey recorded in Doc No. 201422389, Official Records, Parker County, Texas;

THENCE with the west right of way line of said La Costa Circle the following courses and distances;

S 29°10'33" E, 18.11 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the beginning of a curve to the right with a radius of 1476.00 feet and whose chord bears S 34°22'19" W, 191.67 feet;

With said curve to the right through a central angle of 07°26'44" and a distance of 191.81 feet to a 5/8" iron rod found;

S 38°07'20" W, 260.39 feet to an iron rod set at the beginning of a curve to the left with a radius of 200.30 feet and whose chord bears S 30°34'34" W, 51.92 feet;

With said curve to the left through a central angle of 14°53'38" and a distance of 52.06 feet to a post at the northeast corner of Lot 55R-T, Lago Lindo, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 631, Plat Records, Parker County, Texas;

THENCE S 82°12'15" W, with the north line in said Lot 55R-T, 601.16 feet to an iron rod found;

THENCE N 12°30'24" W, 113.46 feet to a 3/8" iron rod found;

THENCE N 24°18'38" W, 145.67 feet to a point;

THENCE N 49°41'46" E, 90.50 feet to a point;

THENCE N 22°54'46" E, 47.30 feet to a point;

THENCE N 57°47'14" W, 77.90 feet to a point;

THENCE N 33°51'46" E, 111.40 feet to a point;

THENCE N 03°15'46" E, 156.00 feet to a point at the southwest corner of said Francie C. Bailey tract;

THENCE S 81°41'16" E, with the south line of said Francie C. Bailey tract at 69.72 feet passing a 3/4" iron rod found and in all 901.33 feet to the POINT OF BEGINNING and containing 9.57 acres (416881 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PHILLIP ALAN TILLMAN AND CATHERINE LEIGH TILLMAN does hereby adopt this plat designating the hereinabove described real property as LOT 53R-T, SECTION 1, LAGO LINDO, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of a portion of Lots 38 and 39, Section 1, Lago Lindo, an addition in Parker County, Texas, according to the plat recorded in Volume 360A, Page 22, Deed Records, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Lago Lindo, Parker County, Texas this 10 day of May, 2021.

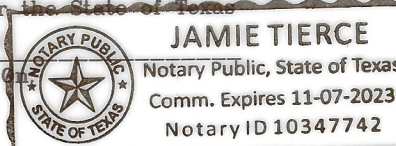
Phillip Alan Tillman *Catherine Leigh Tillman*
Phillip Alan Tillman Catherine Leigh Tillman

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 PHILLIP ALAN TILLMAN, 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 10 day of May, 2021.

Jamie Tierce
Notary Public in and for the State of Texas
My Commission Expires 11/7/2023

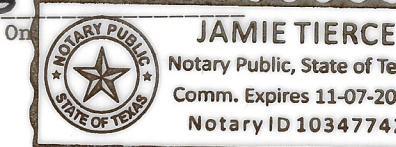


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared CATHERINE LEIGH TILLMAN, 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 10 day of May, 2021.

Jamie Tierce
Notary Public in and for the State of Texas
My Commission Expires 11/7/2023



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.

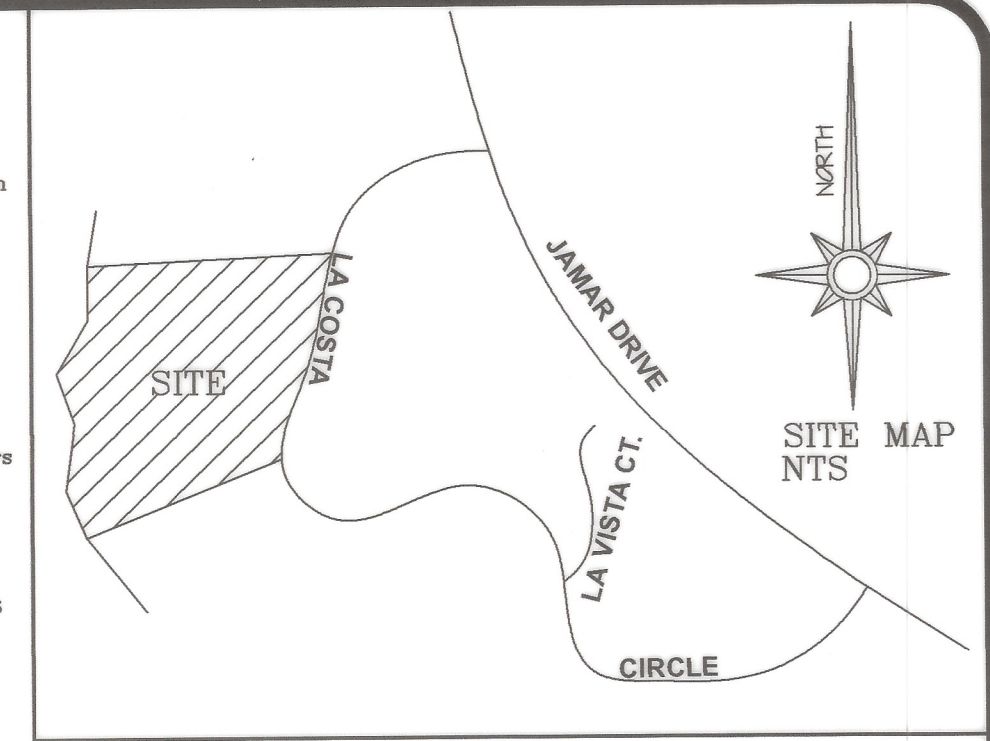
David Harlan, Jr.
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

March 2021

Cabinet/Instrument#



E 746



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48567, C 0275 E, EFFECTIVE DATE: SEPTEMBER 28, 2008, PORTIONS OF THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.

ZONE "X", OUTSIDE 100-YEAR FLOOD HAZARD AREA

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

LIENHOLDER

N/A Catherine Tillman

Signature of Lien holder

This the ___ day of _____, 2021.

Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER

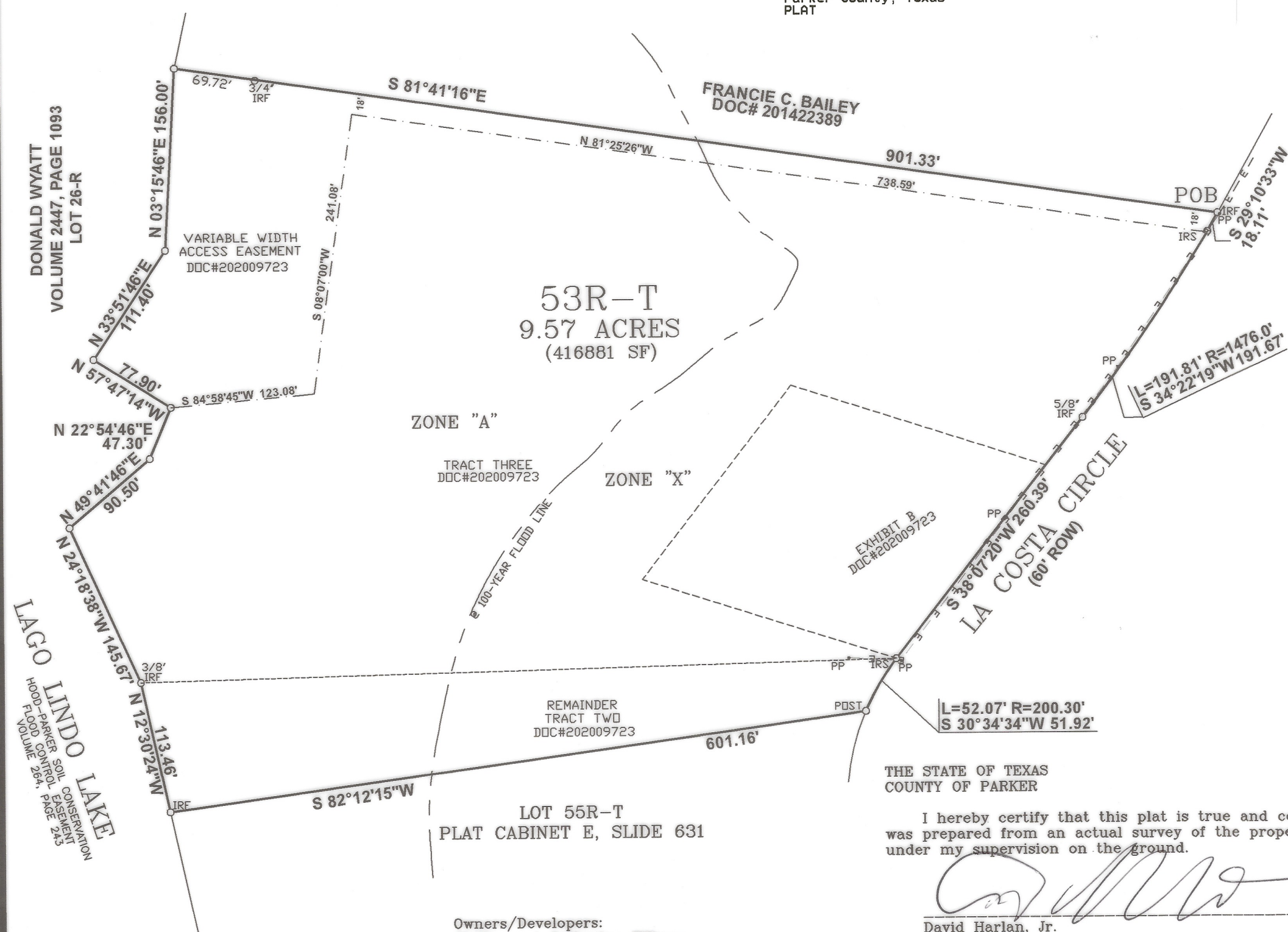
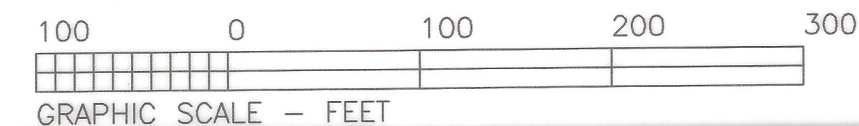
APPROVED by the Commissioners Court of Parker County, Texas, this 10 day of May, 2021.

George A Conley *Craig Peacock*
George Conley *Pat Deen*
Commissioner Precinct #1 Pat Deen, County Judge
Larry Walden *Steve Dugan*
Larry Walden *Steve Dugan*
Commissioner Precinct #3 Steve Dugan
Commissioner Precinct #4

LOT 53R-T
SECTION 1, LAGO LINDO
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of a portion of Lots 38 and 39
Section 1, Lago Lindo, an addition in Parker
County, Texas, according to the plat recorded in
Volume 360A, Page 22, Deed Records
Parker County, Texas

SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76088
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com



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

Owners/Developers:
Phillip and Catherine Tillman
817-614-6450
195 LaCosta Circle
Weatherford, TX 76088