

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.

Donice Way
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, *Donice Way*, 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.

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.

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.

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.

NOTES:
NO NEW ROADS
WATER BY PRIVATE WELLS
WASTEWATER BY PRIVATE SEPTIC SYSTEMS

"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."

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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

January 2019



STATE OF TEXAS)
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201904155 PLAT Total Pages: 1

WHEREAS, DONICE WAY (Doc No. 201830074) being the sole owner of 31.277 acres situated in and being all of Tract One, LIGHT ESTATES, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 231, 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) at the northeast corner of said Tract One, said iron being the intersection of Greenwood Road, as it exists and Fox Road, as it exists;

THENCE S 00°10'08" E, with the east line of said Fox Road, 924.22 feet to an iron rod found at the northeast corner of Tract 2, said Light Estates;
THENCE with the line of said Tract 2 the following courses and distances:
West, 368.38 feet to an iron rod found;
South, 354.74 feet to an iron rod found in the north line of a tract of land described by deed to Patty Stageman recorded in Volume 1950, Page 784, Real Records, Parker County, Texas;
THENCE West, with the north line of said Patty Stageman tract, 1084.54 feet to an iron rod found in the east line of a tract of land described by deed to Donice Way recorded in Volume 2018, Page 1928, Official Records, Parker County, Texas;
THENCE N 08°53'18" W, with the east line of said Donice Way, 501.29 feet to an iron rod found at the southwest corner of a tract of land described by deed to Kenneth King recorded in Volume 2071, Page 1818, Official Records, Parker County, Texas;

THENCE with the line of said Kenneth King tract the following courses and distances:
East, 700.19 feet to an iron rod found;
North, 897.11 feet to an iron rod found in the south line of said Greenwood Road;
THENCE with the south line of said Greenwood Road the following courses and distances:
N 87°38'21" E, 357.96 feet to an iron rod found;
N 88°29'19" E, 468.52 feet to the POINT OF BEGINNING and containing 31.277 acres (1,362,453 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONICE WAY, does hereby adopt this plat designating the hereinabove described real property as TRACTS 1-R THROUGH 5-R, LIGHT ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being a Replat of Tract One, Light Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 231, 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 *Millsap, Texas*, Parker County, Texas this *17th* day of *January*, 2019.

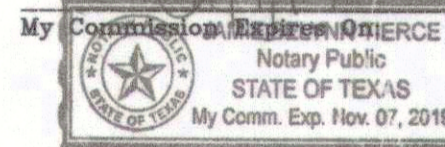
Donice Way
Donice Way

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared DONICE WAY, 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 *17th* day of *January*, 2019.

George A. Conley
Notary Public in and for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this *25th* day of *January*, 2019.

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

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

ACCT. NO.: *14552*
SCH. DIST.: *MI*
CITY:
MAP NO.: *E-15*

FILED AND RECORDED

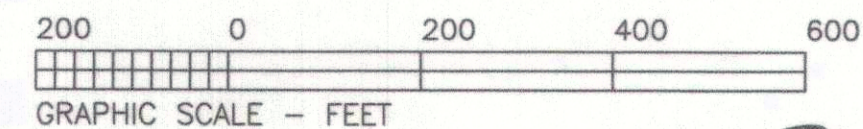
OFFICIAL PUBLIC RECORDS

Lila Deakle

201904155
02/25/2019 09:58 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Owner/Developer:
Donice Way
817-613-6150
5611 Greenwood Road
Millsap, TX 76066

14552-001-001-00



Volume or Cabinet E, Page or Slide 243

SCALE: 1" = 200'

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