

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.

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

LINE TABLE

L1	S 44°56'24"W	73.27'
L2	S 17°38'58"W	38.22'
L3	S 15°08'09"W	12.00'

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: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

STATE OF TEXAS
COUNTY OF PARKER

202033214 PLAT Total Pages: 1

WHEREAS, THOMAS BRYAN HICKS, JR. (Doc No. 201416116) is the sole owner of 15.00 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 135, ABSTRACT No. 1520, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a point in Sweet Springs Road, a county road, said point being called by deed to be the northwest corner of said T & P RR Company Survey, Abstract No. 1520 and the northeast corner of the T & P RR Company Survey, Section No. 145, Abstract No. 1459; THENCE S 45°11'12" E, with said Sweet Springs Road, 1015.80 feet to an iron rod found (iron rods found are 1/2" unless noted) and POINT OF BEGINNING;

THENCE continuing with the center of said Sweet Springs Road the following courses and distances:
S 45°11'12" E, 209.81 feet to an iron rod found;
S 85°14'24" E, 280.73 feet to an iron rod found;
THENCE S 00°00'56" E, at 24.48 feet passing an iron rod found and in all 996.57 feet to an iron rod found;
THENCE N 84°10'00" W, 450.25 feet to an iron rod found;
THENCE N 41°19'40" W, 768.17 feet to an iron rod found in a Hicks Lane a 60 foot road in a non-tangent curve to the left with a radius of 210.00 feet and whose chord bears N 28°45'36" E, 143.04 feet;
THENCE with said Hicks Lane and curve to the left through a central angle of 39°49'29" and a distance of 145.97 feet to an iron rod found;
THENCE East, 457.50 feet to an iron rod found;
THENCE North, at 377.44 feet passing an iron rod found and in all 419.73 feet to the POINT OF BEGINNING and containing 15.00 acres (653,400 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THOMAS BRYAN HICKS, JR., does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, M & T ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being 15.00 acres situated in and being a portion of the T & P RR Company Survey, Section No. 135, Abstract No. 1520, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 8 day of Oct, 2020.

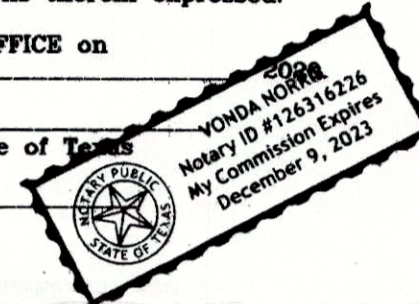
Thomas Bryan Hicks, Jr.

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 THOMAS BRYAN HICKS, JR., 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 8 day of Oct, 2020.

Notary Public in and for the State of Texas
My Commission Expires on: December 9, 2023



THE STATE OF TEXAS
COUNTY OF PARKER

I, Thomas B. Hicks Jr., 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.

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202033214
10/13/2020 01:39 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

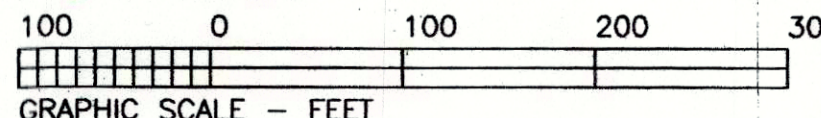
AN ADDITION IN PARKER COUNTY, TEXAS

Being 15.00 acres situated in and being a portion of the T & P RR Company Survey, Section No. 135

Abstract No. 1520 Parker County, Texas

SCALE: 1" = 100'

21520.004.003.00 21520.004.003.50



ACCT. NO.: 14716
SCH. DIST.: WE
CITY: H-II
MAP NO.:

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10086500 harlanland@yahoo.com

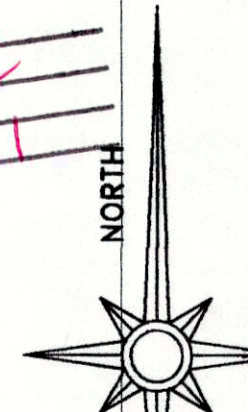
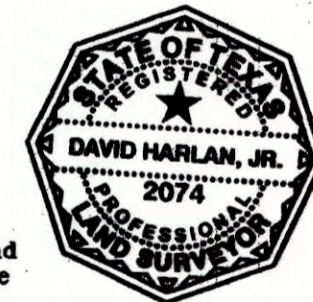
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 00275 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 15 day of Oct, 2020.

George A. Carley, Pat Dean, County Judge
George Conley, Commissioner Precinct #1
LARRY WALDEN, Commissioner Precinct #3
Abren V, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4



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

Cabinet/Instrument# E Slide 605