

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.

WATER: WALNUT CREEK SPECIAL UTILITY DISTRICT  
1155 HWY. 199 817/523-4463  
SPRINGTOWN, TEXAS, 76082

WASTEWATER: PRIVATE SEPTIC SYSTEMS

LINEAR FEET OF ROADS: NO NEW ROADS

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.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201627441  
12/02/2016 10:28 AM  
Fee: \$1.00  
County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS )  
COUNTY OF PARKER )

201627441 PLAT Total Pages: 1

WHEREAS, CARMA BOHANNON AND MONROE BOHANNON (Volume 1968, Page 1905), being the sole owners of 8.042 Acres situated in and being all of Lot 43 and Lot 44, Block 1, SEVEN OAKS, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 136, 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 southeast corner of said Lot 43 at the northeast corner of Lot 42, said Seven Oaks in the west right of way line of Ross Road, a county road;

THENCE S 86°49'03" W, with the common line of said Lot 42 and Lot 43, 495.47 feet to an iron rod found at the northwest corner of said Lot 42 and the southwest corner of said Lot 43;  
THENCE N 00°26'14" W, 490.34 feet to an iron rod found at the northwest corner of said Lot 43 and the southwest corner of said Lot 44;  
THENCE N 00°14'45" W, 235.50 feet to an iron rod found at the northwest corner of said Lot 44 and the southwest corner of said Lot 45, said Seven Oaks;  
THENCE N 89°50'34" E, with the common line of said Lot 44 and said Lot 45, 486.97 feet to an iron rod found in the west line of said Ross Road;  
THENCE with the west line of said Ross Road the following courses and distances:  
S 01°08'42" E, 237.72 feet to an iron rod found;  
S 00°57'34" E, 462.04 feet to the POINT OF BEGINNING and containing 8.042 acres (350,330 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CARMA BOHANNON AND MONROE BOHANNON, does hereby adopt this plat designating the hereinabove described real property as LOT 43R AND LOT 44R, BLOCK 1, SEVEN OAKS, AN ADDITION TO PARKER COUNTY, TEXAS, Being a replat of Lot 43 and Lot 44, Block 1, Seven Oaks, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 136, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Frost Bank, Parker County, Texas this 16 day of November, 2016.

*Carma Bohannon* *Monroe Bohannon*  
Carma Bohannon Monroe Bohannon

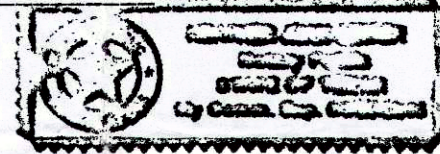
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared CARMA BOHANNON, 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 16 day of November, 2016

*Heather Jeter*  
Notary Public in and for the State of Texas

My Commission Expires on: 04/30/2018



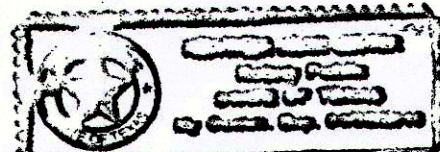
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared MONROE BOHANNON, 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 16 day of November, 2016

*Heather Jeter*  
Notary Public in and for the State of Texas

My Commission Expires on: 04/30/2018



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.  
Registered Professional Land Surveyor, No. 2074  
SEPTEMBER, 2016

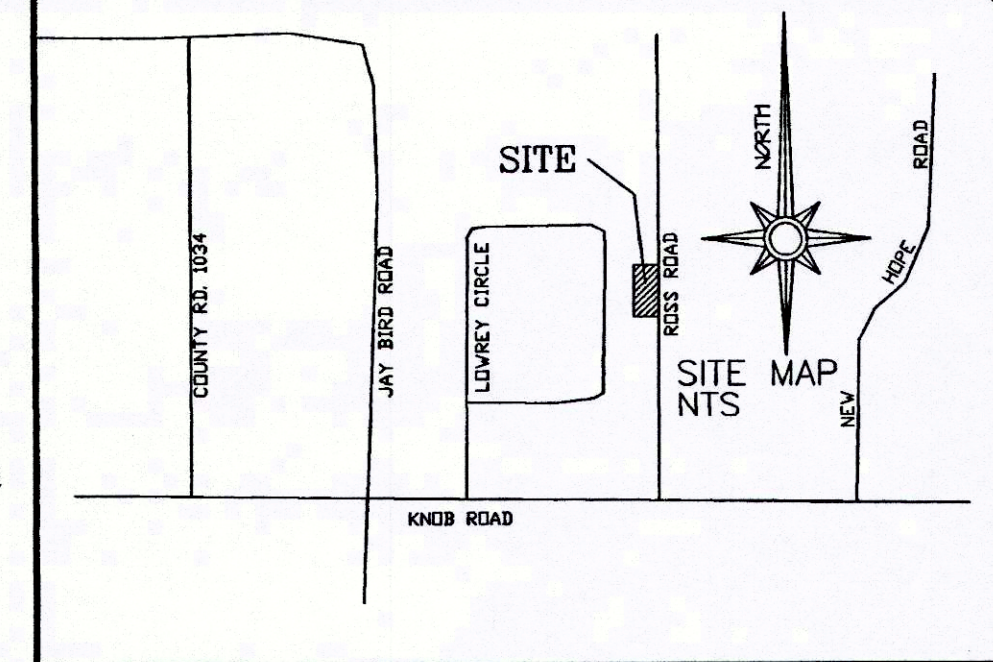
LIENHOLDER

*[Signature]*

Signature of Lien holder

This the \_\_\_ day of \_\_\_, 2016.

Notary Public, State of Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367-C-0200-E EFFECTIVE DATE: SEPTEMBER 26, 2008. PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION DETERMINED ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA

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

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 )  
I, *Carma Bohannon* 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 in Parker County, Texas.

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 28 day of November, 2016.

*George Conley*  
George Conley  
Commissioner Precinct #1

*Larry Walden*  
Larry Walden  
Commissioner Precinct #3

*Mark Riley*  
Mark Riley, County Judge

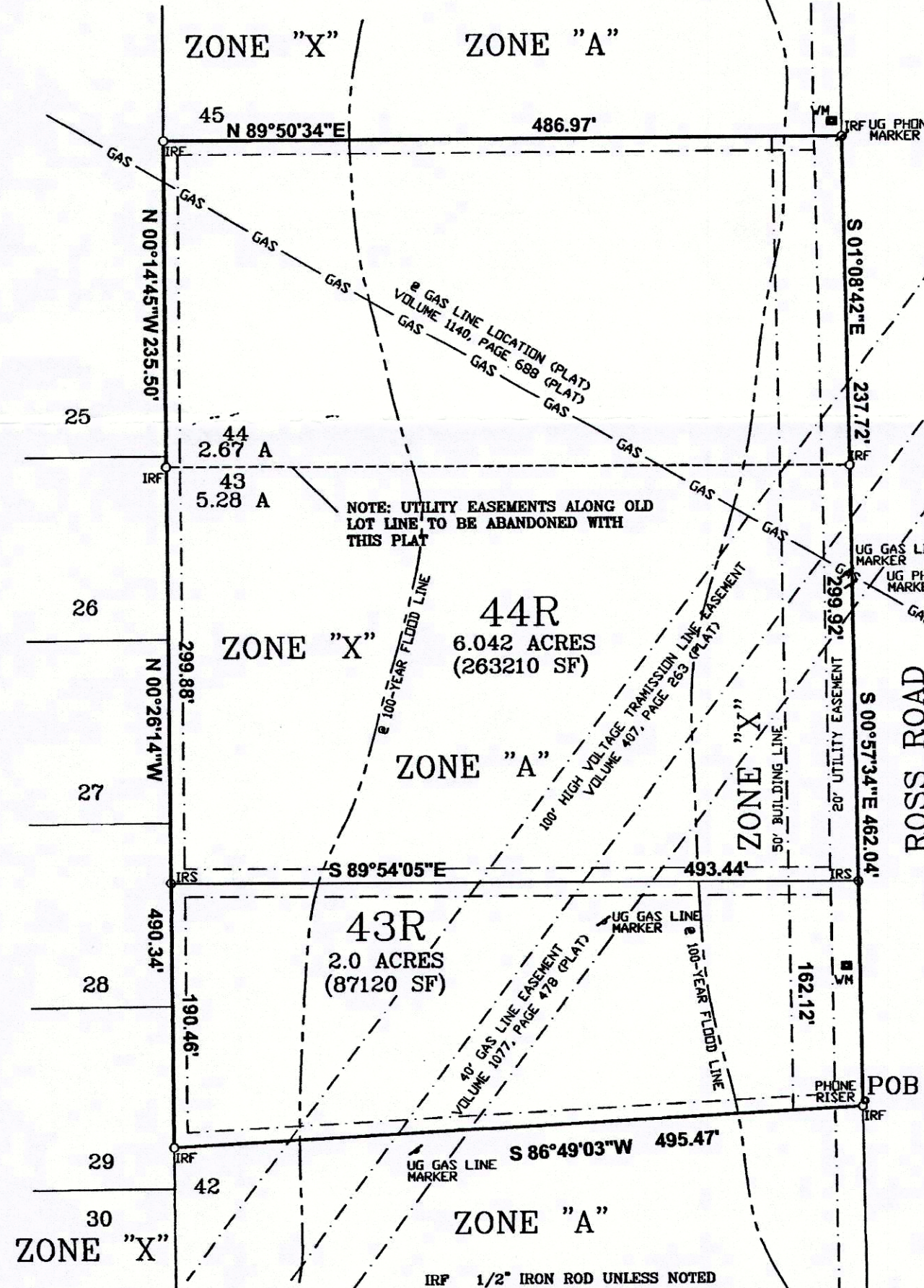
*Craig Peacock*  
Craig Peacock  
Commissioner Precinct #2

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

ACCT NO: 17260  
SCH. DIST: SP  
CITY: M-4  
MAP NO:

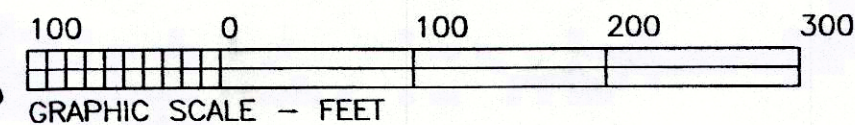
FINAL PLAT  
LOT 43R AND LOT 44R, BLOCK 1  
SEVEN OAKS

AN ADDITION TO PARKER COUNTY, TEXAS  
Being a replat of Lot 43 and Lot 44, Block 1, Seven Oaks an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 136, Plat Records Parker County, Texas



OWNERS/DEVELOPERS:  
Carma and Monroe Bohannon  
421 Ross Road  
Boyd, TX 76023  
1-214-796-3890

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



Cabinet/Instrument# D 645 Slide

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500

17260.001.044.00  
17260.001.043.00