

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.

LINEAR FEET OF ROADS: HICKS LANE / 2810 feet

"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)

201412063 PLAT Total Pages: 1

I, Thomas B. Hicks 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.

Thomas B. Hicks

NOTICE: WASTEWATER BY PRIVATE SEPTIC SYSTEMS
WATER FROM PRIVATE WELLS

NOTE: 18" UTILITY & DRAINAGE EASEMENT
ALONG ALL ROADS
25' FRONT BUILDING LINE
15' SIDE & REAR BUILDING LINE

SAM WOLFENBERGER
ABSTRACT No. 2438

MRS. M. WOLFENBERGER
ABSTRACT No. 1920

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, THOMAS BYRON HICKS (Volume 2880, Page 1938 and Volume 2938, Page 1662), being the sole owner of the remainder of a 76.382 acre situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 145, ABSTRACT No. 1459 and 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:

BEGINNING at 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, Abstract No. 1520 and the northeast corner of said T & P RR Company Survey, Abstract No. 1459;
THENCE S 46°11'12" E, with said Sweet Springs Road, 1016.80 feet to an iron rod set;
THENCE South at 29.22 feet passing an iron rod set and in all 419.73 feet to an iron rod set;
THENCE East, 467.80 feet to an iron rod set in the south right way line of Hicks Lane, a proposed 60 foot road in a non-tangent curve to the right with a radius of 219.5 feet and whose chord bears S 29°49'38" W, 143.54 feet;
THENCE with said curve to the right through a central angle of 39°49'29" and a distance of 146.97 feet to an iron rod set;
THENCE S 41°19'40" E, 788.17 feet to an iron rod set;
THENCE N 84°10'00" W, 1427.86 feet to an iron rod found;
THENCE N 84°24'48" W, 364.17 feet to an iron rod found;
THENCE N 00°09'54" W, at 1628.85 feet passing an iron rod set and in all 1668.65 feet to an iron rod set in said Sweet Springs Road;
THENCE N 89°39'15" E, 1066.25 feet to the POINT OF BEGINNING and containing 61.39 acres (2,674,289 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THOMAS BYRON HICKS, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 8, BLOCK 1; LOTS 1 THROUGH 10, BLOCK 2 AND LOTS 1 THROUGH 3, BLOCK 3, SONTERRA ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 61.39 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 145, Abstract No. 1459 and the T & P RR Company Survey, Section No. 135, Abstract No. 1520, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 27th day of June, 2014.

Thomas B. Hicks
Thomas Byron Hicks

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Thomas B. Hicks 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 27th day of June, 2014

Notary Public in and for the State of Texas

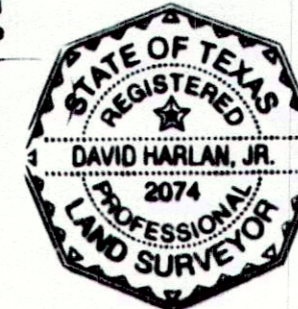
My Commission Expires On: 8-27-2015



THE STATE OF TEXAS)
COUNTY OF PARKER)

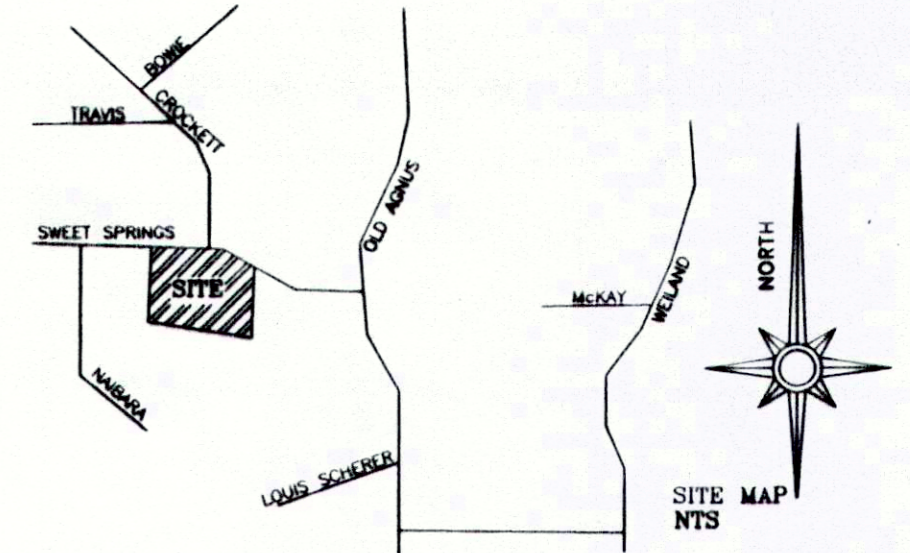
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
APRIL 2014



EASEMENT LINE TABLE

| | | |
|-----|---------------|---------|
| E-1 | N 41°19'40" W | 338.00' |
| E-2 | N 40°21'00" E | 83.63' |
| E-3 | N 64°09'40" E | 97.68' |
| E-4 | N 64°09'40" E | 137.71' |
| E-5 | S 84°10'00" E | 662.38' |



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201412063
06/23/2014 11:11 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

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.

Thomas B. Hicks
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commission of Parker County, Texas, this 27th day of June, 2014.

Mark Riley, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Craig Pasco
Commissioner Precinct #2

Dusty Renfro
Dusty Renfro
Commissioner Precinct #3

Dusty Renfro
Commissioner Precinct #4

ACCT. NO.: 17518
SCH. DIST.: WE
CITY: NONE
MAP NO.: H-11

FINAL PLAT

LOTS 1 THROUGH 8, BLOCK 1
LOTS 1 THROUGH 10, BLOCK 2
LOTS 1 THROUGH 3, BLOCK 3
SONTERRA ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
Being 61.39 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 145, Abstract No. 1459 and the T & P RR Company Survey, Section No. 135, Abstract No. 1520, Parker County, Texas

SCALE: 1" = 200'

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

Volume or Cabinet D, Page or Slide 340