

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: NO NEW ROADS

WATER BY PRIVATE WELLS

WASTEWATER BY PRIVATE SEPTIC SYSTEMS

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: George P. Robertson

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 MAY, 2016



IRF IRON ROD FOUND, 1/2" UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")
SPK 100"D" NAIL FOUND

RUSSELL BEND ROAD

TRACT 1 2.0 ACRES (147320 SF)

N 89°48'15"E 1056.81'

JAMES B. COWART VOLUME 2410, PAGE 803

DANIEL WHITE DDC# 201318164

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0125 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

OWNER/DEVELOPERS: Sovereign Eagle Properties, Inc. George Robertson, Owner 6100 Western Place, Ste 911 Fort Worth, TX 76107 817-368-4003

LIENHOLDER

NA

D-569

STATE OF TEXAS } COUNTY OF PARKER }

201614026 PLAT Total Pages: 1

WHEREAS, SOVEREIGN EAGLE PROPERTIES, INC. (Doc #201522521), acting by and through its duly authorized agent, being the sole owner of 15.82 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 235, ABSTRACT No. 1407, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a spike found in the east line of Russell Bend Road, as it exists at the southwest corner of said 15.82 acres, said spike being called by deed to be S 21°54'08" W, 3543.44 feet from the northeast corner of the J. H. Kinney Survey, Abstract No. 2131, Parker County, Texas;

THENCE N 00°34'44" W, with the east line of said Russell Bend Road, 208.86 feet to a point; THENCE N 89°48'15" E, 1056.81 feet to an iron rod found (iron rods found are 1/2" unless noted); THENCE N 00°34'44" W, 453.08 feet to an iron rod found; THENCE N 89°50'25" E, 271.39 feet to a spike found; THENCE S 89°49'18" E, 285.56 feet to an iron rod found; THENCE S 25°13'33" E, 234.81 feet to a spike found; THENCE S 50°14'19" E, 147.65 feet to a spike found; THENCE S 02°00'00" E, 351.97 feet to a spike found; THENCE S 89°47'17" W, 1832.94 feet to the POINT OF BEGINNING and containing 15.82 acres (689,119 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SOVEREIGN EAGLE PROPERTIES, INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as TRACT 1 AND TRACT 2, SPRADLIN ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being 15.82 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 235, Abstract No. 1407, 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 21st day of June, 2016.

George Robertson, Owner

THE STATE OF TEXAS } COUNTY OF PARKER }

I, George Robertson, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that is or is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

Signature of George Robertson

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson Notary Public, State of Texas My Commission Expires August 22, 2017

THE STATE OF TEXAS } COUNTY OF PARKER }

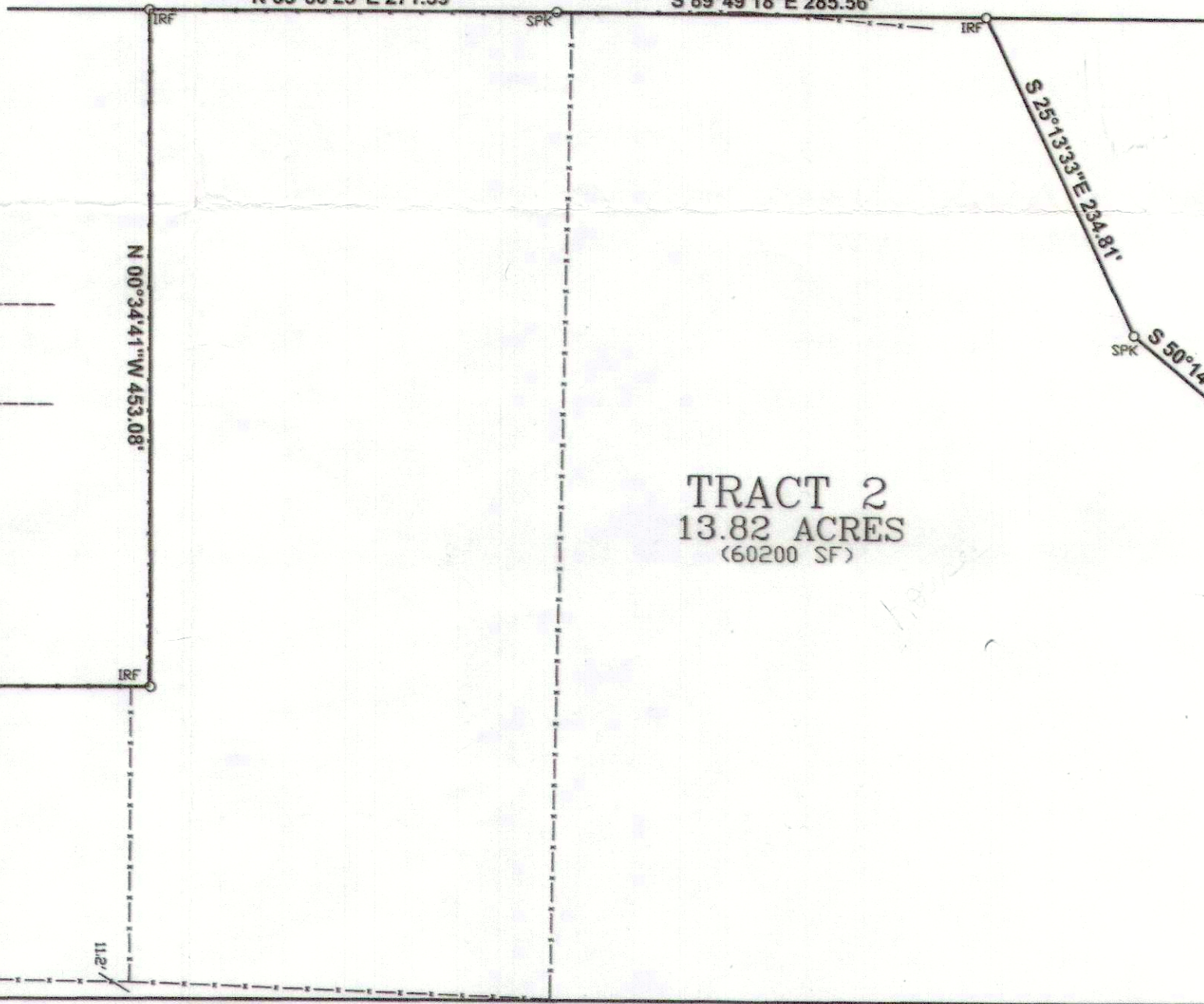
APPROVED by the Commissioners Court of Parker County, Texas, this 21st day of June, 2016.

George A. Conley, Commissioner Precinct #1; Craig Peacock, Commissioner Precinct #2; Gary Walden, Commissioner Precinct #3; Steve Dugan, Commissioner Precinct #4

DAVID H. ROBINSON VOLUME 1663, PAGE 899

N 89°50'25"E 271.39'

S 89°49'18"E 285.56'



TRACT 2 13.82 ACRES (60200 SF)

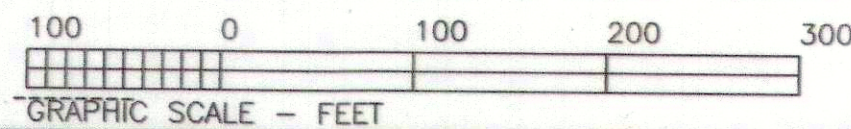
This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

ADOLFO VENEGAS VOLUME 2315, PAGE 1585

ACCT. NO: 17731; BENCH. DIST: Peacock; CITY: E-8; MAP NO.

FINAL PLAT TRACT 1 AND TRACT 2 SPRADLIN ESTATES

AN ADDITION IN PARKER COUNTY, TEXAS Being 15.82 Acres situated in and being a portion of the T & P RR Company Survey, Section No. 235 Abstract No. 1407, Parker County, Texas



Cabinet/Instrument# \_\_\_\_\_ Slide \_\_\_\_\_

STATE OF TEXAS } COUNTY OF PARKER }

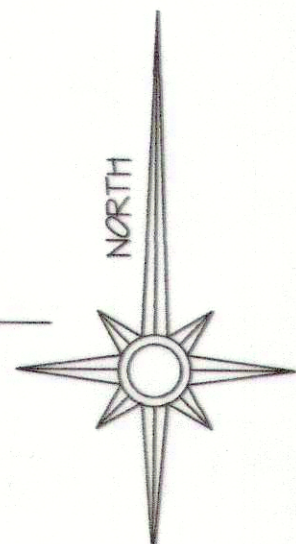
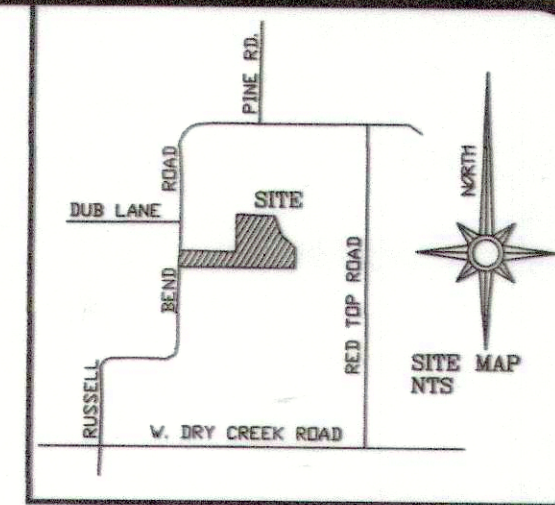
BEFORE ME, the undersigned authority, on this day personally appeared GEORGE ROBERTSON, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of June, 2016

Signature of Brenda Ekberg, Notary Public in and for the State of Texas

August 22, 2017 My Commission Expires On:

BRENDA EKBERG Notary Public, State of Texas My Commission Expires August 22, 2017



SCALE: 1" = 100'

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

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