

WM. E. KING SURVEY ABSTRACT No. 778
 J. S. WILBURN SURVEY ABSTRACT No. 1643
 JERRY MARTIN SURVEY VOLUME 1999, PAGE 1097

OWNERS/DEVELOPERS:
 Christopher and Jennifer Logsdon
 530 Foye Lane
 Springtown, TX 76082
 817-729-2842

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

DONALD REESE HAND
 VOLUME 2722, PAGE 657

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.

NO NEW ROADS:

WATER: PRIVATE WELLS

WASTEWATER: 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."

STATE OF TEXAS)
 COUNTY OF PARKER)

201612671 PLAT Total Pages: 1

WHEREAS, CHRISTOPHER M. LOGSDON AND JENNIFER G. LOGSDON (Doc #201518909), being the sole owners of 4.0 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 83, ABSTRACT No. 1464, Parker County Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post in the north line of Old Springtown Road, as it exists, said post being called by deed to be South, 555.0 feet from the southeast corner of the William King Survey, Abstract No. 778, Parker County, Texas;

THENCE North, on or about a fence, 602.99 feet to an iron rod found (iron rods found are 1/2" unless noted);
 THENCE N 78°13'46" E, on or about a fence, 214.00 feet to an iron rod found;
 THENCE S 33°21'54" E, 424.29 feet to an iron rod found in the north line of said Old Springtown Road;
 THENCE with the north line of said Old Springtown Road the following courses and distances:
 S 57°48'00" W, 294.00 feet to an iron rod found;
 S 55°03'19" W, 236.76 feet to the POINT OF BEGINNING and containing 4.0 acres (174,240 square feet) of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRISTOPHER M. LOGSDON AND JENNIFER G. LOGSDON (acting by and through its duly authorized agent), does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, SUGAR ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being 4.0 acres situated in and being a portion of the T & P RR Company Survey, Section No. 83, Abstract No. 1464, Parker County Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Springtown, Parker County, Texas this 13th day of June, 2016.

Christopher M. Logsdon Jennifer G. Logsdon

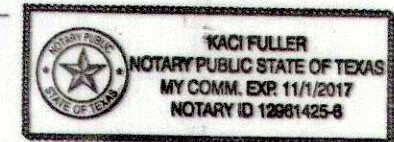
STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Christopher M. Logsdon & Jennifer G. Logsdon 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 13th day of June, 2016

Kaci Fuller
 Notary Public in and for the State of Texas

My Commission Expires On: Nov 1 2017



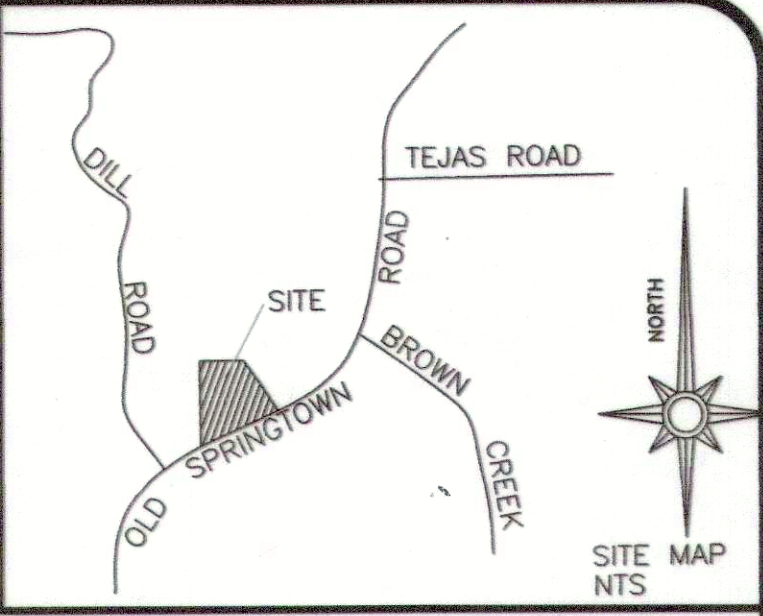
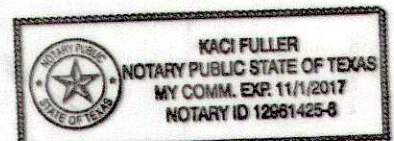
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 COUNTY OF PARKER)

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GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of June, 2016

Kaci Fuller
 Notary Public in and for the State of Texas

My Commission Expires On: Nov 1 2017



LIENHOLDER
 Bruce D. Bryant
 Michelle Bryant
 Signature of Lien holder
 This the 16th day of June, 2016.
 Kathleen Adkins
 Notary Public, State of Texas



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 therein shown for the purpose and consideration therein expressed.

Signature of Owner

NO: 18012
 DIST: WE
 CIP:
 MAP NO: J-10

THE STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 13th day of June, 2016.

Mark Riley, County Judge
 George Conley, Commissioner Precinct #1
 Craig Peacock, Commissioner Precinct #2
 Larry Walden, Commissioner Precinct #3
 Steve Dugan, Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
 201612671
 06/13/2016 01:28 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, Chris Logsdon, 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.



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.

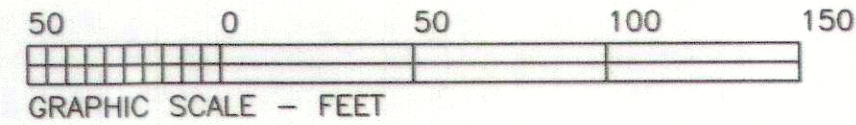
David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 APRIL, 2016

LOT ONE
 2.0 ACRES
 (87120 SF)

LOT TWO
 2.0 ACRES
 (87120 SF)

OLD SPRINGTOWN ROAD

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



Cabinet/Instrument# D Slide 563

SCALE: 1" = 50'
 HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM# 10088500

21464.014.000.00
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