

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."

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: NIO NEW ROADS

WATER: WLNUT CREEK SPECIAL UTILITY DISTRICT
817-523-4463

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THERE SHALL BE A 10' DRAINAGE & UTILITY EASEMENT ALONG STREET AND LOT LINES

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 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

Melanie Teague
I, Melanie Teague, 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.

Melanie Teague
Signature of Owner

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.

Melanie Teague
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

202143799 PLAT Total Pages: 1

WHEREAS MELANIE TEAGUE AND ADDISON TEAGUE (Doc No. 202102470), being the sole owners of a portion of Lot 2, Block 1, SUNSET HIGHLANDS ESTATES, an addition in Parker County, Texas, according to the plat recorded in Volume 182, Page 643, Deed 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 northeast corner of said Lot 2 at the intersection of the south right of way line of Monticello Drive and the west right of way line of Belle Place;

THENCE S 00°42'30" E, with the west right of way line of said Belle Place, 295.24 feet to an iron rod found in the northeast corner of a tract of land described by deed to Randy Horton recorded in Volume 1442, Page 887, Real Records, Parker County, Texas;

THENCE with the line of said Randy Horton tract the following courses and distances:
N 88°37'11" W, 183.84 feet to a post;
S 00°25'18" E, 240.00 feet to an iron rod found at the northeast corner of a tract of land described by deed to Linda Scroggins recorded in Doc No. 201920724, Official Records, Parker County, Texas;

THENCE S 89°36'23" W, with the north line of said Linda Scroggins tract, 194.25 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southeast corner of Lot 3, Block 1, said Sunset Highlands Estates;

THENCE N 00°24'30" W, with the common line of said lots, 537.17 feet to an iron rod set in the south right of way line of said Monticello Drive;
THENCE S 89°14'00" E, with the south right of way line of said Monticello Drive, 376.48 feet to the POINT OF BEGINNING and containing 3.62 acres (157,779 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MELANIE TEAGUE AND ADDISON TEAGUE, does hereby adopt this plat as LOTS 2R AND 2R1, BLOCK 1, SUNSET HIGHLANDS ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being a portion of Lot 2, Block 1, Sunset Highlands Estates, according to the plat recorded in Volume 182, Page 643, Deed Records, Parker County, Texas, and hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

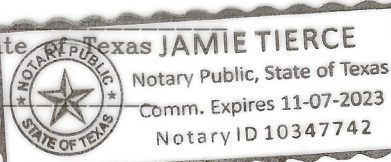
Melanie Teague Addison Teague
Melanie Teague Addison Teague

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally, appeared MELANIE TEAGUE 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 20 day of October, 2021.

Jamie Tierce
Notary Public in and for the State of Texas
My Commission Expires On: 11/7/2023

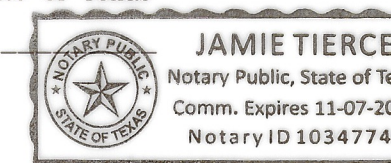


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally, appeared ADDISON TEAGUE 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 20 day of October, 2021.

Jamie Tierce
Notary Public in and for the State of Texas
My Commission Expires On: 11/7/2023



FILED AND RECORDED

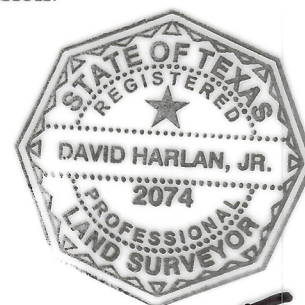
OFFICIAL PUBLIC RECORDS

Lila Deakle

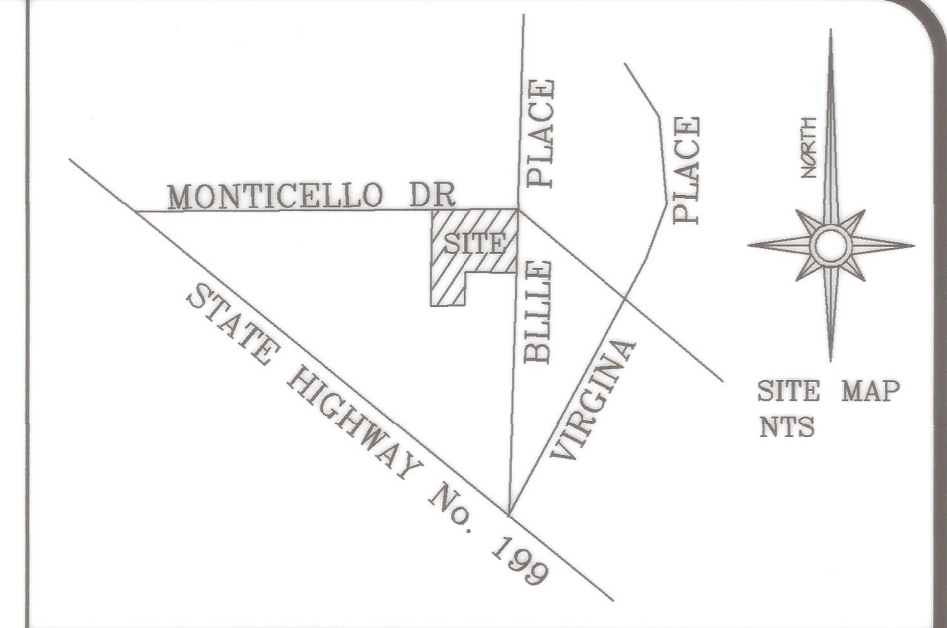
202143799
11/08/2021 3:36 PM
Fee: 76.00
Lila Deakle County Clerk
Parker County, Texas
PLAT

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
June 2021



Cabinet/Instrument# F Slide 79



STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

M/A Melanie Teague
Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 SEAL OF OFFICE on this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

18155
SP
L-7

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 20 day of October, 2021.

Pat Deen
Pat Deen, County Judge

George A Conley
George Conley
Commissioner Precinct #1

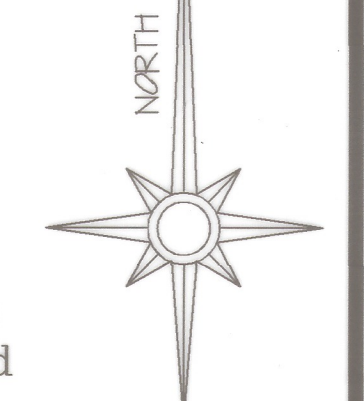
Craig Peacock
Craig Peacock
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Absent
Steve Dugan
Commissioner Precinct #4

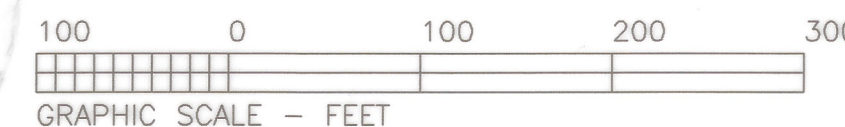
REPLAT

LOTS 2R, AND 2R1, BLOCK 1
SUNSET HIGHLANDS ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being a portion of Lot 2, Block 1, Sunset Highlands Estates an addition in Parker County, according to the plat recorded in Volume 182, Page 643, Deed Records Parker County, Texas



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 harlanland@yahoo.com



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

Owners/Developers:
Addison and Melanie Teague
817-353-6097
450 Monticello Drive
Springtown, TX 76082