

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: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL 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."

202116339 PLAT Total Pages: 1

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

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.

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, SHARI SHEA (Doc No. 201916252), being the sole owner of 7.97 acres situated in and being a replat of Lots 1, 2 and 3, SWEET SPRINGS ACRES, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 417, 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) in the west line of Rhodes Ranch Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 426, Plat Records, Parker County, Texas at the northeast corner of said 7.967 acre tract, said iron being called by deed to be S 23°50'28" E, 2559.92 feet from the northwest corner of the Mrs. M. Wolfenberger Survey, Abstract No. 1920, Parker County, Texas;

THENCE S 60°28'28" W, 904.07 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the northeast right of way line of Sweet Springs Road; THENCE N 45°11'12" W, with the north right of way line of said Sweet Springs Road, 301.25 feet to an iron rod found in the south line of a tract of land described by deed to David Craig recorded in Volume 1344, Page 692, Real Records, Parker County, Texas; THENCE N 48°05'01" E, with the south line of said David Craig tract, 872.78 feet to an iron rod found at the northeast corner of said David Craig tract in the west line of said Rhodes Ranch Estates; THENCE S 45°05'16" E, with the west line of said Rhodes Ranch Estates, 495.51 feet to the POINT OF BEGINNING and containing 7.97 acres (347027 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHARI SHEA, does hereby adopt this plat designating the hereinabove described real property as LOT 1R, LOT 2R AND LOT 3R, SWEET SPRINGS ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lots 1, 2 and 3, Sweet Springs Acres, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 417, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 Chock Main, Parker County, Texas this 21 day of April, 2021.

Shari Shea

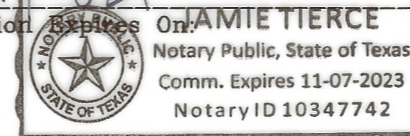
STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared SHARI SHEA, 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 21 day of April, 2021

Notary Public in and for the State of Texas

My Commission Expires On AMIE TIERCE



THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 21 day of April, 2021

Pat Deen, County Judge

George A Conley, Commissioner Precinct #1

Larry Walden, Commissioner Precinct #3

Craig Peacock, Commissioner Precinct #2

Steve Dugan, Commissioner Precinct #4

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Lila Deakle

202116339 04/27/2021 08:53 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

THE STATE OF TEXAS COUNTY OF PARKER

I, Shari Shea, 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.

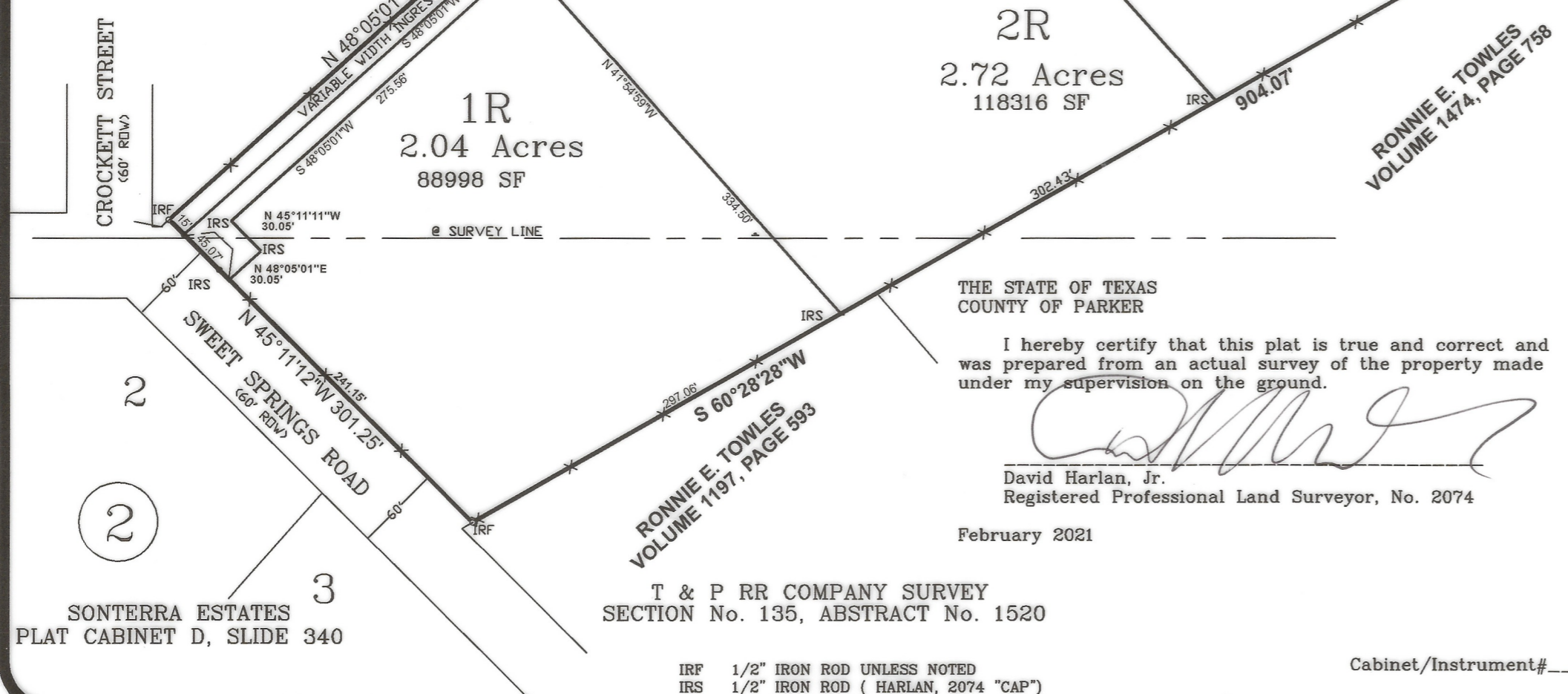
Signature of Owner

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 F EFFECTIVE DATE: APRIL 05, 2019 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/Developer: Shari Shea 1-484-802-8953 802 Thompson Rd Weatherford, TX 76087

MRS. M WOLFENBERGER SURVEY ABSTRACT No. 1920



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

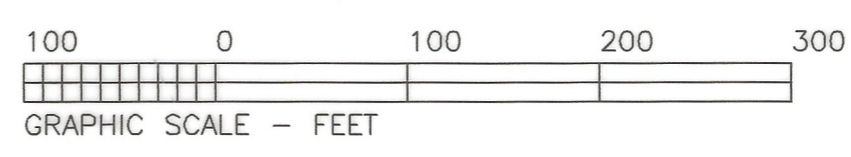
February 2021



ACCT NO: 18087 SCH DIST: WE

18087.001.001.00
18087.001.002.00
18087.001.003.00

REPLAT LOT 1R, LOT 2R AND LOT 3R SWEET SPRINGS ACRES AN ADDITION TO PARKER COUNTY, TEXAS Being a replat of Lots 1, 2 and 3, Sweet Springs Acres an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 417 Plat Records Parker County, Texas



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