

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: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS
COUNTY OF PARKER

I, Lillian P. Garcia, 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.

Lillian P. Garcia

STATE OF TEXAS
COUNTY OF PARKER

202224295 PLAT Total Pages: 1

WHEREAS LILLIAN P. GARCIA (Doc No. 201926225), being the sole owner of Lot 4R-2, TUCKER'S PLACE, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 475, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the southwest corner of said Lot 4R-2 at the northwest corner of a tract of land described by deed to Logan Ware recorded in Volume 1223, Page 1269, Real Records, Parker County, Texas in the east line of a tract of land described by deed to Cynthia Norlene Carter recorded in Doc No. 201507422, Official Records, Parker County, Texas;

THENCE N 00°49'17" W, 398.62 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southwest corner of Lot 4R-1 (E-475);
THENCE with the line of said Lot 4R-1 the following courses and distances:
N 86°18'40" E, 663.00 feet to an iron rod found;
N 00°34'41" W, 199.40 feet to an iron rod found;
S 66°07'54" E, 565.43 feet to an iron rod found in the west right of way line of Mary Drive in a non-tangent curve to the left with a radius of 128.96 feet and whose chord bears S 48°26'12" W, 139.06 feet;
THENCE with the west right of way line of said Mary Drive and said curve to the left through a central angle of 45°40'47" and a distance of 102.81 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northeast corner of a tract of land described by deed to Rhonda Gustafson recorded in Volume 2018, Page 970, Official Records, Parker County, Texas;
THENCE with the north line of said Rhonda Gustafson tract the following courses and distances:
S 67°13'50" W, 222.86 feet to an iron rod found;
S 84°30'00" W, 169.89 feet to an iron rod found;
N 73°32'17" W, 281.56 feet to an iron rod found;
N 06°21'29" W, 91.56 feet to an iron rod found;
S 76°01'33" W, 157.44 feet to an iron rod found;
S 06°33'10" E, 281.15 feet to an iron rod found in the north line of said Logan Ware tract;
THENCE S 75°45'06" W, with the north line of said Logan Ware tract, 343.56 feet to the POINT OF BEGINNING and containing 6.46 acres (281375 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LILLIAN P. GARCIA, does hereby adopt this plat designating the hereinabove described real property as LOT 4R-2A AND LOT 4R-2B, TUCKER'S PLACE, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 4R-2, Tucker's Place, according to the plat recorded in Plat Cabinet E, Slide 475, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 Noyah Main, Parker County, Texas this 9 day of June, 2022.

Lillian P. Garcia
Lillian P. Garcia

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lillian Garcia, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of June, 2022.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On: 11/7/2023
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID: 10347742

LIENHOLDER

N/A

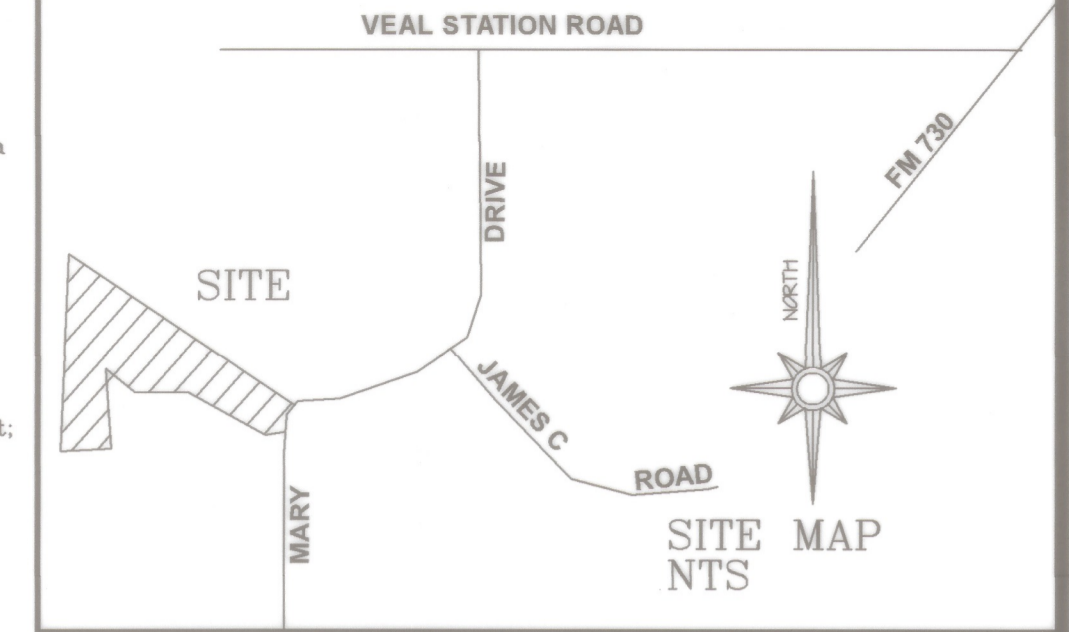
Signature of Lien holder

This the ___ day of _____, 2022.

Notary Public, State of Texas

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E. EFFECTIVE DATE: SEPTEMBER 26, 2006 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

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.

Lillian Garcia
Signature of Owner

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

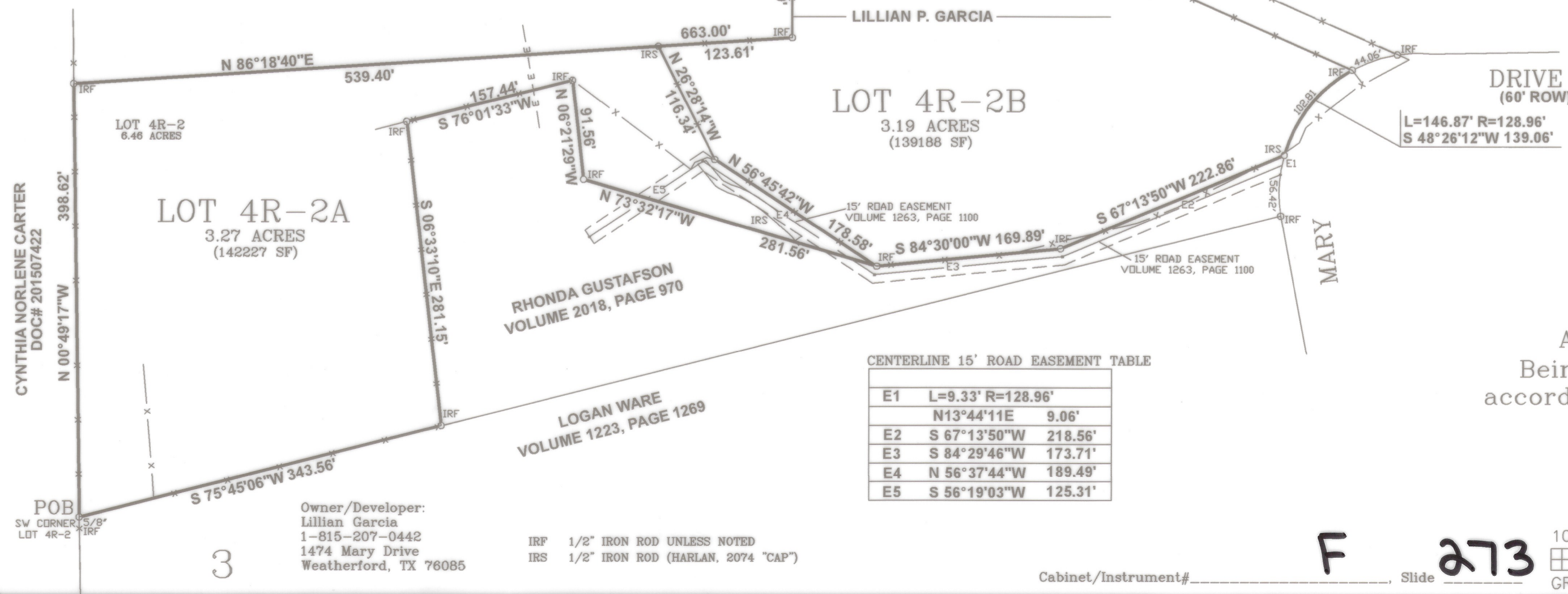
202224295
06/27/2022 04:02 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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.
Texas Registered Professional Land Surveyor, No. 2074

MAY 2022



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 27th day of June, 2022.

Pat Deen
Pat Deen, County Judge

George Conley
George Conley
Commissioner Precinct #1

Steve Dugan
Steve Dugan
Commissioner Precinct #4

LOT 4R-2A AND LOT 4R-2B
TUCKER'S PLACE
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 4R-2, Tucker's Place
according to the plat recorded in Plat Cabinet E
Slide 475, 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

Cabinet/Instrument#

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