

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: WALNUT CREEK SPECIAL UTILITY
(817)523-4463

WASTEWATER: INDIVIDUAL 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.

Donna Jeanne Elton
Signature of Owner

STATE OF TEXAS)
COUNTY OF PARKER)

201815393 PLAT Total Pages: 1

WHEREAS, DONNA JEANNE ELTON, Independent Executrix (Doc No. 201802160), being the sole owner of Lot 8, THE PACE PLACE, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 003, 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) at the southwest corner of said Lot 8 and the southeast corner of Lot 9, said The Pace Place in the right of way of Pine Bluff Court, a 60 foot cul-de-sac;

THENCE with the common line of said lots the following courses and distances:
N 38°56'12" E, 244.77 feet to an iron rod found;
N 14°10'17" E, 650.57 feet to a post at the northwest corner of said Lot 8 in the south line of a tract of land described by deed to Omer Morgan recorded in Volume 2534, Page 1875, Official Records, Parker County, Texas;
THENCE S 88°25'12" E, at 139.64 feet passing an iron rod set (iron rods set are 1/2" with cap Harlan 2074) and in all 182.01 feet to a point in a creek at the northeast corner of said Lot 8 in with the west line of a tract of land described by deed to William Norman recorded in Doc No. 201703090, Official Records, Parker County, Texas;
THENCE with said creek and the west line of said William Norman tract the following courses and distances:
S 03°30'35" W, 136.44 feet to a point;
S 12°30'14" E, 424.26 feet to a point at the southeast corner of said Lot 8 and the northeast corner of Lot 7, said The Pace Place;
THENCE S 60°40'50" W, with the common line of said lots at 38.19 feet passing an iron rod found and all 566.65 feet to an iron rod found in said Pine Bluff Court in a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears N 82°06'31" W, 85.29 feet;
THENCE with said curve to the left through a central angle of 90°35'36" and a distance of 94.87 feet to the POINT OF BEGINNING and containing 5.00 acres (218143 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, DONNA JEANNE ELTON, Independent Executrix, does hereby adopt this plat designating the hereinabove described real property as LOT 8R AND LOT 8R1, THE PACE PLACE, AN ADDITION TO PARKER COUNTY, TEXAS, being Lot 8, The Pace Place, an addition to Parker County, Texas, and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

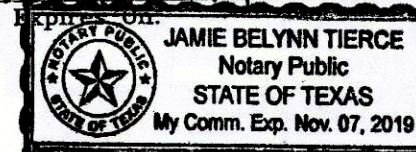
WITNESS my hand at 101 N Main Street, Parker County, Texas this 11th day of June, 2018.

Donna Jeanne Elton
Donna Jeanne Elton

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared DONNA JEANNE ELTON, 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 11th day of June, 2018.

Jamie Belynn Tierce
Notary Public in and for the State of Texas
My Commission Expires November 7, 2019



THE STATE OF TEXAS)
COUNTY OF PARKER)
I, *Donna Jeanne Elton*, 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.

Donna Jeanne Elton

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201815393
06/25/2018 11:22 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

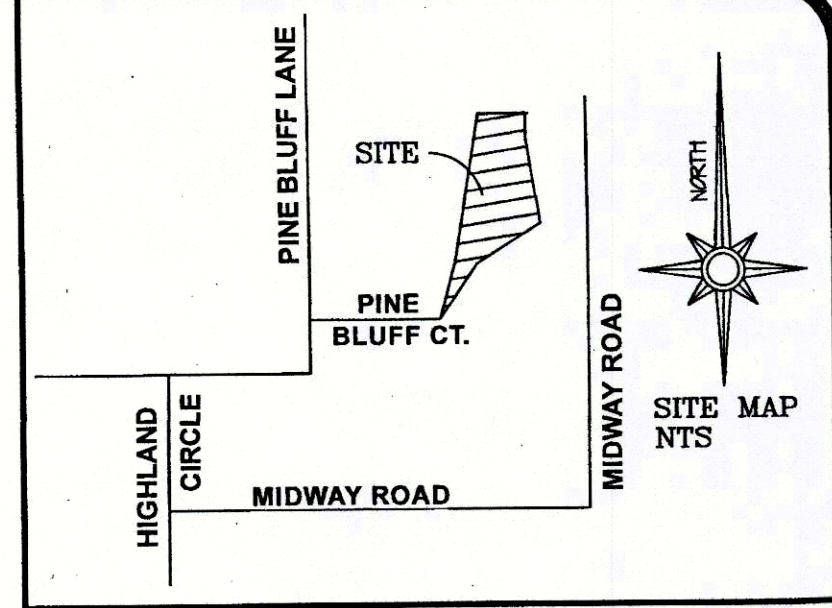


THE STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

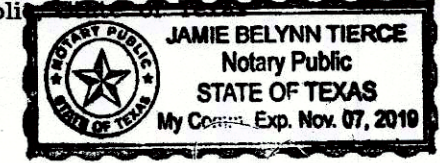
David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

May 2018

Owner/Developer:
Donna Elton
1-817-253-0758
123 Pine Bluff Ct
Springtown, TX 76082



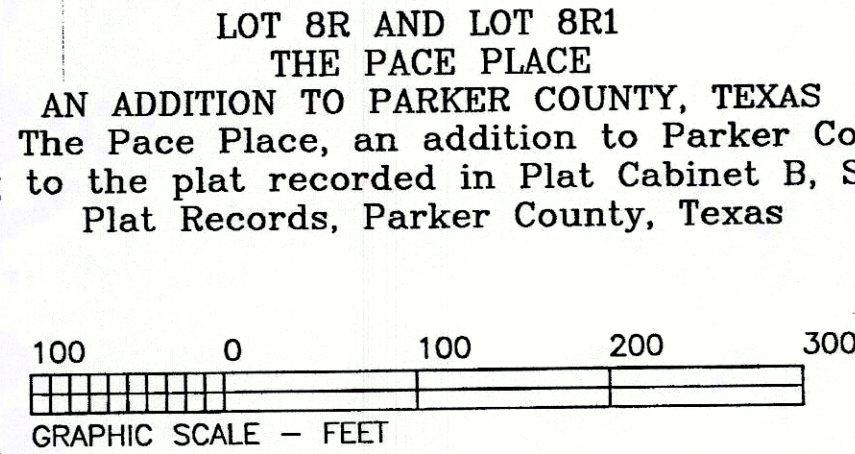
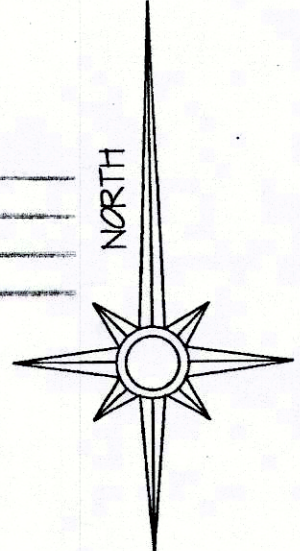
LIENHOLDER
Donna Jeanne Elton
Signature of Lien holder
This the 25 day of June, 2018.
Jamie Belynn Tierce
Notary Public



THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 11th day of June, 2018.

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

ACCT. NO.: 11045
SCH. DIST.: SP
CITY: L-1
MAP NO.:



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106 EUREKA STREET
WEATHERFORD, TX 76086
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FIRM# 10088500