

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

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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.

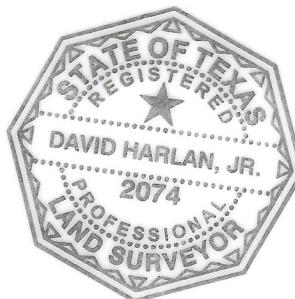
*Tracy Lynn Delancy*  
Signature of Owner

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

August 2021



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS TRACY LYNN DELANCY AND BRADLEY W. DELANCY (Doc No. 202125643) are the sole owner of Lots 8 and 9, THE PRESERVE ON ASH CREEK, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 692, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northeast corner of said Lot 9 at the most easterly southeast corner of a tract of land described by deed to ECM Development, LLC recorded in Doc No. 202042830, Official Records, Parker County, Texas in the west right of way line of Veal Station Road;

THENCE with the west right of way line of said Veal Station Road the following courses;  
S 25°34'22" E, 39.78 feet to a 5/8" iron rod found;  
S 25°35'14" E, 185.23 feet to a 5/8" iron rod found;  
S 24°58'20" E, 63.41 feet to a 5/8" iron rod found;  
S 41°41'42" E, 295.36 feet to a 5/8" iron rod found at the southeast corner of said Lot 8 and the northeast corner of Lot 7, said The Preserve On Ash Creek;  
THENCE S 88°57'45" W, with the common line of said lots, 572.65 feet to the northwest corner of said Lot 7 and the east line of Lot 37, said The Preserve On Ash Creek;  
THENCE N 00°05'01" W, with the common line of said lots, 293.34 feet to a 5/8" iron rod found at the most southerly southeast corner of said ECM Development, LLC tract;  
THENCE with the east line of said ECM Development, LLC tract the following courses and distances;  
N 00°52'14" E, 84.22 feet to a 5/8" iron rod found;  
N 65°38'18" E, 275.86 feet to the POINT OF BEGINNING and containing 4.02 acres (175110 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRACY LYNN DELANCY AND BRADLEY W. DELANCY, does hereby adopt this plat designating the hereinabove described real property as LOT 9R, THE PRESERVE ON ASH CREEK, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lots 8 and 9, The Preserve On Ash Creek, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 692, Plat Records, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

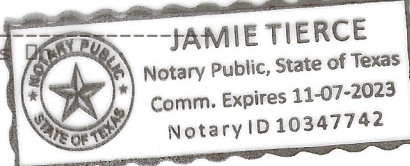
WITNESS my hand at 11/17/2021 Parker County, Texas this 17 day of December, 2021.  
*Tracy Lynn Delancy*  
Tracy Lynn Delancy  
*Bradley W. Delancy*  
Bradley W. Delancy

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 TRACY LYNN DELANCY, 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 17 day of December, 2021.

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

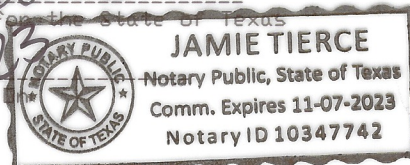


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared BRADLEY W. DELANCY, 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 17 day of December, 2021.

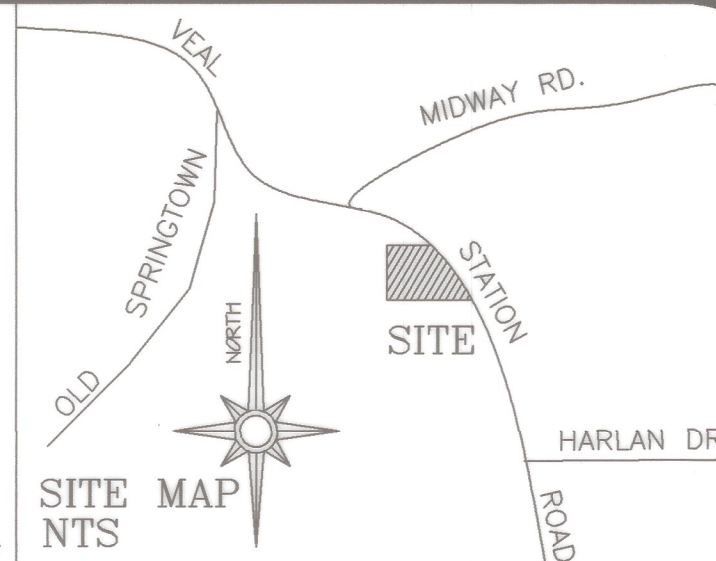
*Jamie Tierce*  
Notary Public in and for the State of Texas  
My Commission Expires 11/7/2023



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

202148621  
12/14/2021 09:59 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Cabinet/Instrument# F 109, Slide

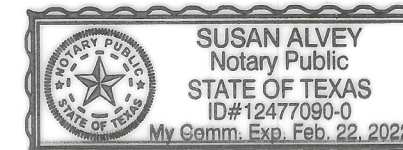


NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER

*Susan Alvey*  
Signature of Lien holder  
This the 16 day of December, 2021.  
*Susan Alvey*  
Notary Public, State of Texas



THE STATE OF TEXAS  
COUNTY OF PARKER

I, Tracy Lynn Delancy 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.

*Tracy Lynn Delancy*

18341.001.009.00  
18341.001.008.00

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 13 day of December, 2021.

*George A. Conley* Pat Deen, County Judge  
George Conley Commissioner Precinct #1  
*Larry Walden* Commissioner Precinct #3  
*Craig Pritchard* Commissioner Precinct #2  
*Steve Dugan* Commissioner Precinct #4

LOT 9R  
THE PRESERVE ON ASH CREEK  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a replat of Lots 8 and 9, The Preserve On Ash Creek an addition in Parker County, Texas according to the plat recorded in Plat Cabinet E Slide 692, Plat Records, Parker County, Texas

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 harlanland@yahoo.com



ECM DEVELOPMENT, LLC  
DOC# 202042830

37

9R  
4.02 ACRES  
(175110 SF)

NOTE: BUILDING LINES & EASEMENTS ALONG THIS LINE ABANDONED WITH THIS PLAT

Owners/Developers:  
Tracy Lynn and Bradley Delancy  
7601 Ranch Road  
Flower Mound, TX 75022  
Contact: Mitch Delancy  
1-214-930-5534

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