

I, TRIAD LAND & DEVELOPMENT, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

201915512 PLAT Total Pages: 1

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 24th DAY OF JUNE, 2019.

COUNTY JUDGE
Herge A. Conley
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Triad Land & Development, LLC being the owners of that certain 5.11 acre tract of land more particularly described as follows:

Description for a 5.11 acre tract of land situated in the JOHN CALDWELL SURVEY, Abstract No. 279, Parker County, Texas, said tract being the same tract of land described in deed to Triad Land & Development, LLC, recorded in Clerks File No. 201908155, Real Records, Parker County, Texas;

COMMENCING from a 1/2" iron found in the North line of J.E. Woody Road, said iron being by deed call, S 89°10'34" E, 279.69 feet, N 68°17'58" E, 488.21 feet and N 67°38'45" E, 200.17 feet from the Northwest corner of the JAMES CULWELL SURVEY, Abstract No. 261, Parker County, Texas;

THENCE N 68°26'01" E, with the North line of said J.E. Woody Road, 461.23 feet to a 1/2" iron found;

THENCE N 62°19'16" E, with the North line of said J.E. Woody Road, 279.37 feet to a 1/2" iron found for the POINT OF BEGINNING;

THENCE N 00°01'31" W, 683.44 feet to a 1/2" iron found;

THENCE N 89°28'08" E, 425.78 feet to a capped iron set;

THENCE S 00°41'49" W, 343.87 feet to a capped iron set in the North line of said J.E. Woody Road;

THENCE S 47°54'38" W, with the North line of said J.E. Woody Road, 352.04 feet to a 1/2" iron found;

THENCE S 53°55'14" W, with the North line of said J.E. Woody Road, 141.34 feet to a 1/2" iron found;

THENCE S 62°01'02" W, with the North line of said J.E. Woody Road, 51.86 feet to the POINT OF BEGINNING and containing 5.11 acres of land.

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-29E-9000381800247RAM, DATED MAY 29, 2018.

THE EASEMENTS RECORDED IN VOLUME 231, PAGE 482, VOLUME 279, PAGE 349, VOLUME 2328, PAGE 292, VOLUME 2328, PAGE 298, AND VOLUME 1683, PAGE 282, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE EASEMENTS RECORDED IN VOLUME 1464, PAGE 1743, VOLUME 2624, PAGE 862, VOLUME 2624, PAGE 974 AND VOLUME 2712, PAGE 821, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TR-COUNTY ELECTRIC FOR EXACT LOCATION.

RELEASE OF RIGHT-OF-WAY, RECORDED IN CLERKS FILE NO. 201909121, R.R.P.C.T., DOES AFFECT.

THE EASEMENT RECORDED IN VOLUME 1036, PAGE 805, R.R.W.C.T., WAS RELEASED IN CLERKS FILE NO. 201909121, R.R.P.C.T.

CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES AND GAS PIPELINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2006, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

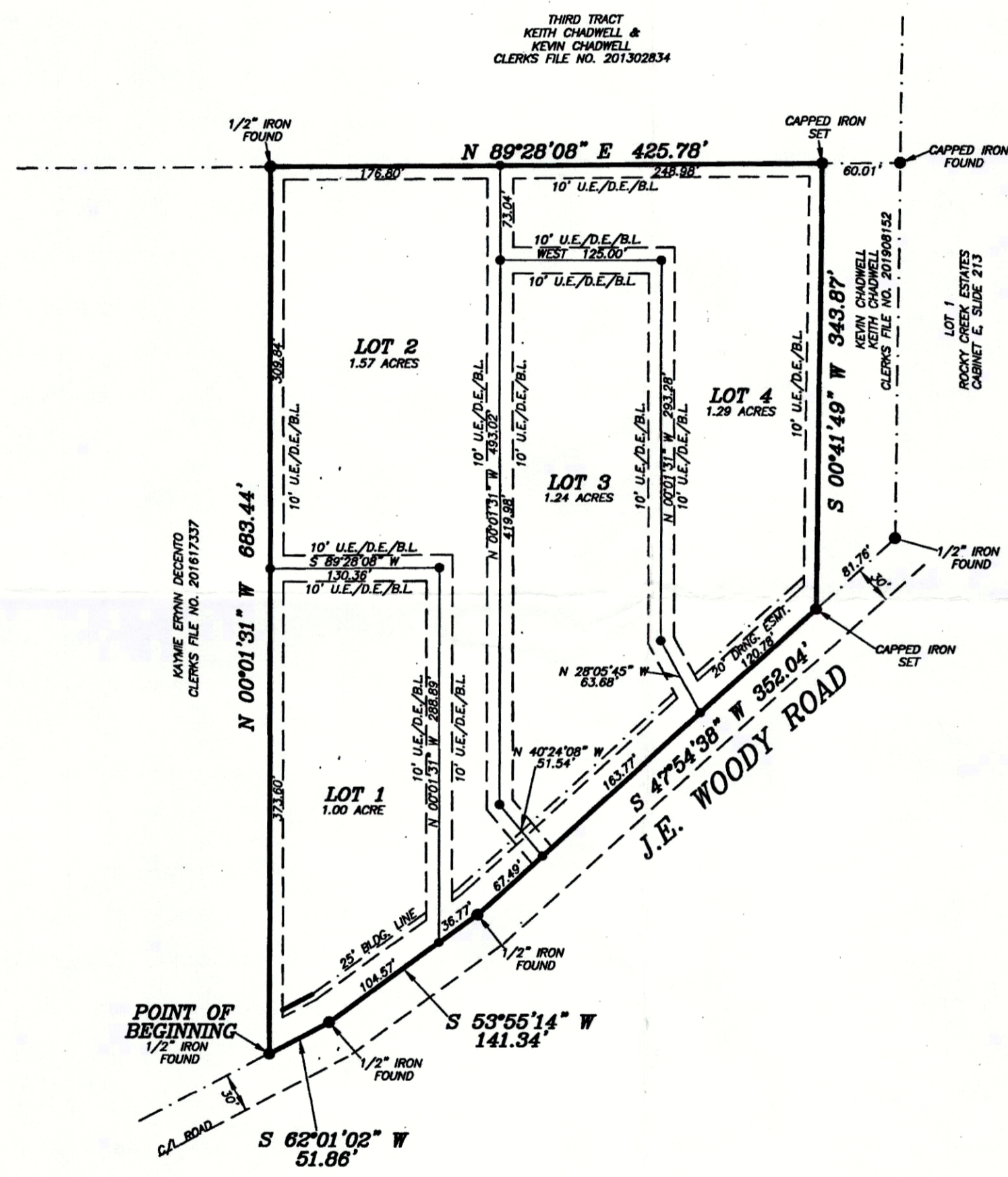
25' BUILDING LINE ALONG ALL ROADS.

20" DRAINAGE/UTILITY EASEMENT ALONG ALL ROADS.

10" DRAINAGE/UTILITY EASEMENT/BUILDING LINE INSIDE ALL SIDE & REAR LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Triad Land & Development, LLC acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-4,
TRIAD ADDITION
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 24th day of June, 2019.

Ty Beauchamp
Vice President of Triad Land & Development, LLC

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ty Beauchamp, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of June, 2019.

Jamie Belynn Tierce
Notary Public State of Texas

JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

0' 100' 200' 300'

SCALE 1" = 100'

NRB SURVEYING, PLLC
P.O. BOX 464
SPRINGTOWN, TEXAS, 76082
RSB/ 817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 23, 2019

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201915512
06/24/2019 10:52 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
TRIAD LAND & DEVELOPMENT, LLC
162 P.R. 3590,
BOYD, TEXAS 76023

E 318

ACCT. NO.: 184163
SCH. DIST.: 20
CITY: JF
MAP NO.: JF

20279.001.002.00

Final Plat Showing
Lots 1-4,
TRIAD ADDITION
an Addition to Parker County, Texas
and being 5.11 acres of land situated in the
JOHN CALDWELL SURVEY, Abstract No. 279,
Parker County, Texas.