

I, MARK L. WARE, 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.

Mark L. Ware
MARK L. WARE

BASE BEARING PER PLAT.
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0300-E, DATED SEPTEMBER 26, 2009, SUBJECT PROPERTY DOES NOT 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.
CONTACT 811 TO LOCATE ALL UNDERGROUND UTILITIES AND GAS PIPELINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
WATER TO BE SUPPLIED BY PRIVATE WATER WELL.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

201801417 PLAT Total Pages: 1

THE STATE OF TEXAS }
COUNTY OF PARKER }

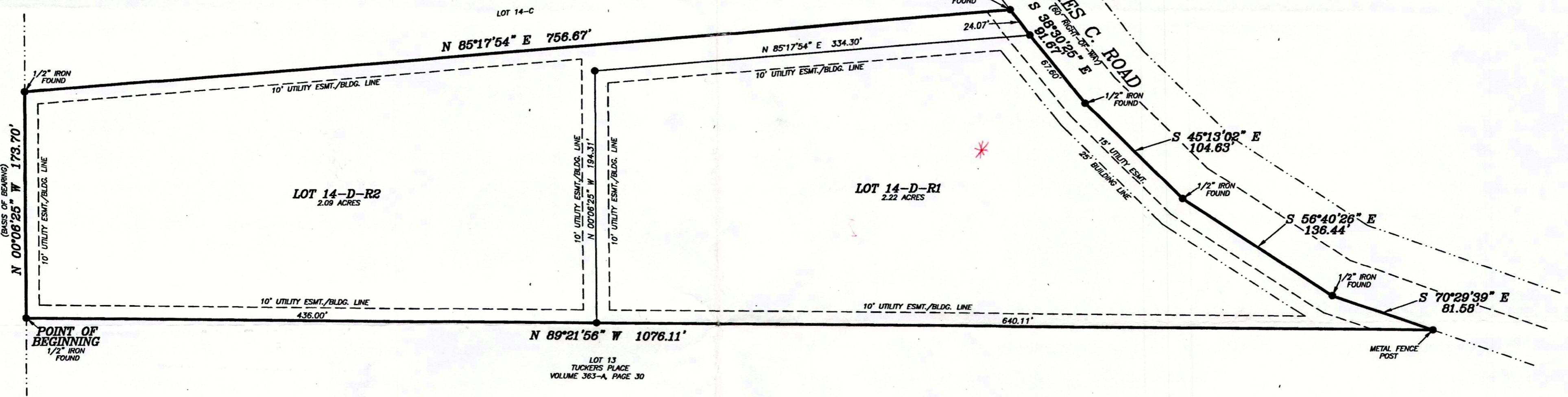
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 14th DAY OF JANUARY, 2018.

George A. Conley
COMMISSIONER PRECINCT #1

John Wick
COMMISSIONER PRECINCT #3

Chris Pappal
COMMISSIONER PRECINCT #2

Steve Oung
COMMISSIONER PRECINCT #4



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Mark L. Ware and wife Season S. Ware, being the owner of that certain 4.31 acre tract of land more particularly described as follows:

Description for a 4.31 acre tract of land situated in the V.J., J.T., & G.C. TUCKER SURVEY, Abstract No. 2670, Parker County, Texas, said tract being all of Lot 14-D, TUCKERS PLACE, Phase II, recorded in Cabinet A, Slide 728, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southwest corner of said Lot 14-D and at the Northwest corner of Lot 13, Tuckers Place, recorded in Volume 363-A, Page 30, Plat Records, Parker County, Texas;

THENCE N 00°06'25" W, 173.70 feet to a 1/2" iron found at the Northwest corner of said Lot 14-D and the Southwest corner of Lot 14-C;

THENCE N 85°17'54" E, with the common line of said Lot 14-D and said Lot 14-C, 756.67 feet to a 1/2" iron found in the West line of James C. Road, said iron being for the Northeast corner of said Lot 14-D and for the Southeast corner of said Lot 14-C;

THENCE with the West line of said James C. Road, the following calls:

S 38°30'25" E, 91.67 feet to a 1/2" iron found;
S 45°13'02" E, 104.63 feet to a 1/2" iron found;
S 56°40'26" E, 136.44 feet to a 1/2" iron found;
S 70°29'39" E, 81.58 feet to a metal fence post at the Southeast corner of said Lot 14-D and at the Northeast corner of said Lot 13;

THENCE N 89°21'56" W, with the common line of said Lot 14-D and said Lot 13, 1076.11 feet to the POINT OF BEGINNING and containing 4.31 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Mark L. Ware and wife Season S. Ware, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 14-D-R1 and 14-D-R2,
TUCKERS PLACE, PHASE II,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 14th day of January, 2018.

Mark L. Ware
Mark L. Ware

Season S. Ware
Season S. Ware

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201801417
01/22/2018 09:56 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
DECEMBER 07, 2017

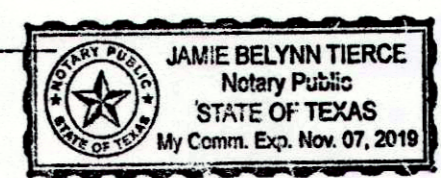
OWNER/DEVELOPER
MARK L. WARE AND WIFE
SEASON S. WARE
1301 GREG STREET
AZLE, TEXAS 76020

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Mark L. Ware, 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 14th day of January, 2018.

Jamie Belynn Tierce
Notary Public State of Texas

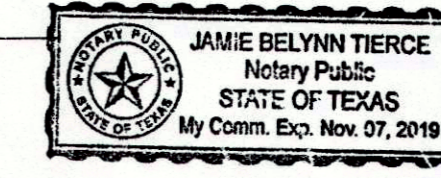


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Season S. Ware, 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 14th day of January, 2018.

Jamie Belynn Tierce
Notary Public State of Texas



ACCT. NO.: 18505
SCH. DIST.: A2
CITY: L-10
MAP NO.:

Re-Plat Showing
Lots 14-D-R1 & 14-D-R2,
TUCKERS PLACE, Phase II,
an Addition to Parker County, Texas
and being 4.31 acres of land situated in the
V.J., J.T. & G.C. TUCKER SURVEY, Abstract No. 2760,
Parker County, Texas and being a re-plat of Lot 14-D,
Tuckers Place, Phase II, recorded in Cabinet A, Slide
728, Plat Records, Parker County, Texas.

0' 60' 120' 180'

SCALE 1" = 50'

NRB SURVEYING, PLLC
P.O. BOX 434
SPRINGTOWN, TEXAS, 76082
RS# 817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800

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18505.001.014.30