

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.

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.

201822969 PLAT Total Pages: 1

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.

LINEAR FEET OF ROADS: NO NEW ROADS

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.

*Frederico Guzman Sulema Guzman*  
Signature of Owner

OWNERS/DEVELOPERS:  
Frederico and Sulema Guzman  
933 Woodhaven  
Springtown, TX 76092  
(817) 629-7618

PAMELA HACKEL  
DOC# 201316404

THE STATE OF TEXAS }  
COUNTY OF PARKER }

I, *Frederico Guzman*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that is or is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

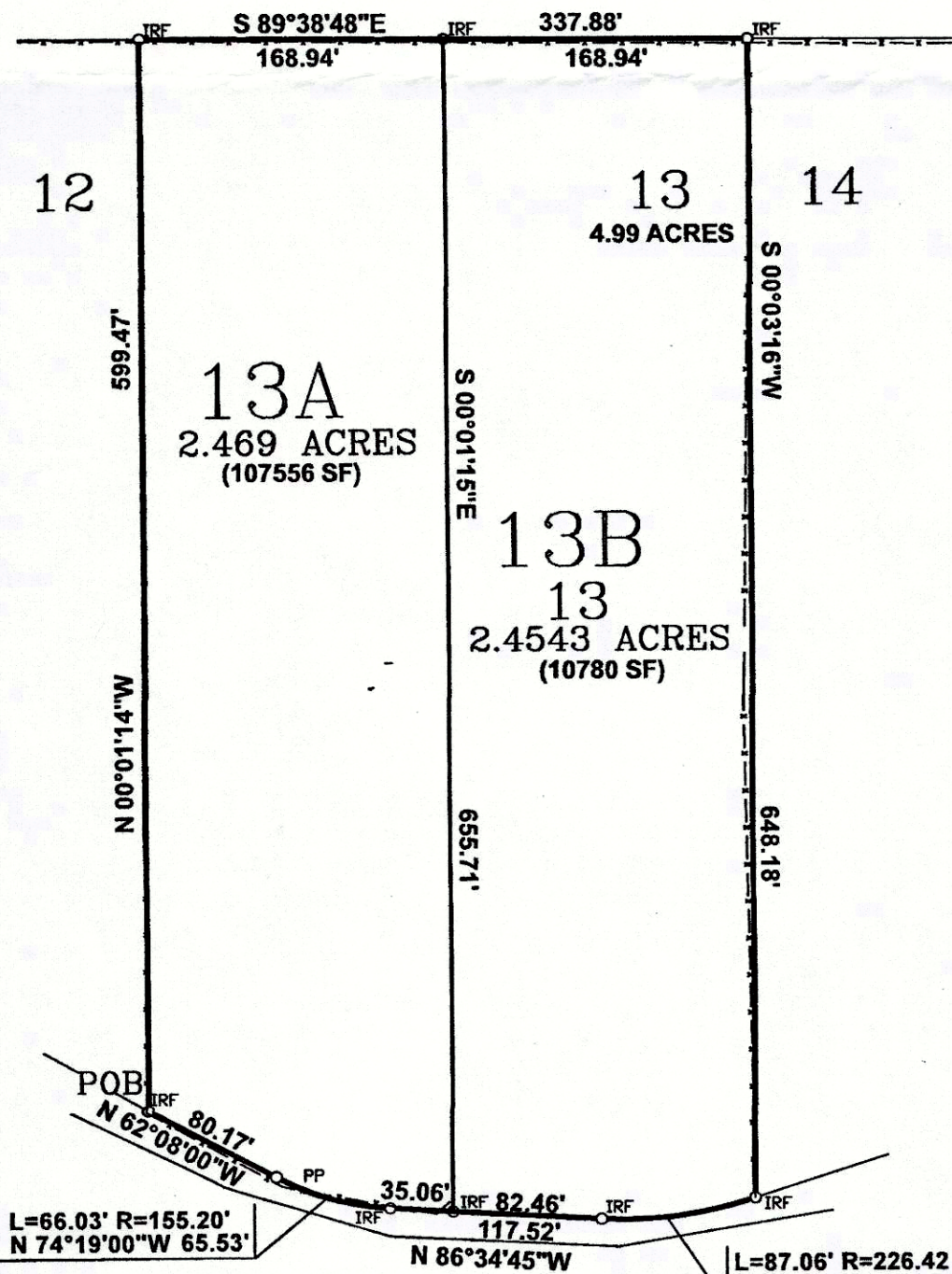
*Frederico Guzman Sulema Guzman*

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.  
Registered Professional Land Surveyor, No. 2074

June 2018



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.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201822969  
09/10/2018 10:52 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS, FREDERICO AND SULEMA GUZMAN (Volume 2928, Page 342), being the sole owners of Tract 13, WOODHAVEN ADDITION, an addition in Parker County, Texas, according to the plat recorded in Book 363A, Slide 29, 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) in the north right way line of Woodhaven Drive, a 60 foot county road at the southwest corner of said Tract 13 and the southeast corner of Tract 12, said Woodhaven Addition;

THENCE N 00°01'14" W, with the common line of said tracts, 599.47 feet to an iron rod found at the northwest corner of said Tract 13 and the northeast corner of said Tract 12;  
THENCE S 89°38'48" E, with the north line of said Tract 13, 337.88 feet to an iron rod found at the northeast corner of said Tract 13 and the northwest corner of Tract 14, said Woodhaven Addition;  
THENCE S 00°03'16" W, with the common line of said tracts, 648.13 feet to an iron rod found in the north line of said Woodhaven Drive at the southwest corner of said Tract 14 in a non-tangent curve to the right with a radius of 226.42 feet and whose chord bears S 82°25'39" W, 86.52 feet;  
THENCE with the north line of said Woodhaven Drive the following courses and distances:  
With said curve to the right through a central angle of 22°01'49" and a distance of 87.06 feet to an iron rod found;  
N 86°34'45" W, 117.52 feet to an iron rod found at the beginning of a curve to the right with a radius of 155.20 feet and whose chord bears N 74°19'00" W, 65.53 feet;  
With said curve to the right through a central angle of 24°22'31" and a distance of 66.03 feet to an iron rod found;  
N 62°08'00" W, 80.17 feet to the POINT OF BEGINNING and containing 5.01 acres (218,336 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FREDERICO AND SULEMA GUZMAN, does hereby adopt this plat designating the hereinabove described real property as TRACT 13A AND TRACT 13B, WOODHAVEN ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Tract 13, Woodhaven Addition, an addition in Parker County, Texas, according to the plat recorded in Book 363A, Slide 29, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at *Woodhaven*, Parker County, Texas this *21* day of *August*, 2018.

*Frederico Guzman Sulema Guzman*  
Frederico Guzman Sulema Guzman

THE STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared FREDERICO GUZMAN, 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 *21* day of *August*, 2018

Notary Public in and for the State of Texas  
My Commission Expires *11/11/19*  
*Jamie Belynn Tierce*  
JAMIE BELYNN TIERCE  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared SULEMA GUZMAN, 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 *21* day of *August*, 2018

Notary Public in and for the State of Texas  
My Commission Expires *11/11/19*  
*Jamie Belynn Tierce*  
JAMIE BELYNN TIERCE  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. Nov. 07, 2019

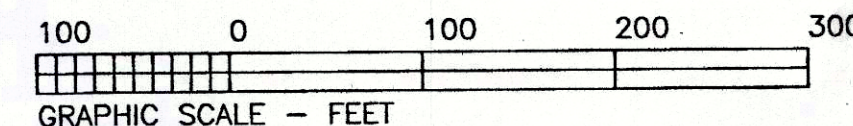
THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this *10th* day of *September*, 2018.

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

ACCT. NO.: *19775*  
SCH. DIST.: *WE*  
CITY: *IT*  
MAP NO.: *IT*

TRACT 13A AND TRACT 13B  
WOODHAVEN ADDITION  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a replat of Tract 13, Woodhaven Addition, an addition in Parker County, Texas, according to the plat recorded in Book 363A, Slide 29, Plat Records, 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

Cabinet/Instrument# *E* Slide *153*

*19775.001.013.00*