

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.

NO NEW ROADS: LINEAR FEET OF ROADS:

WATER: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE 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.

[Signature]
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

I, _____, 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.

[Signature]

STATE OF TEXAS
COUNTY OF PARKER

202118394 PLAT Total Pages: 1

WHEREAS, CORRIE FRED THIBODEAUX (Doc No. 201400111), is the sole owner of Lot 8, WOODLAWN ADDITION, PHASE I, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 019, 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 intersection of the northeast line of Prather Road and the east right of way line of Victory Lane;

THENCE with the east right of way line of said Victory Lane the following courses and distances;

- N 00°22'07" W, 207.50 feet to an iron rod found;
- N 03°58'01" E, 248.80 feet to an iron rod found;
- N 19°24'27" E, 45.24 feet to an iron rod found;
- N 31°10'55" E, 156.53 feet to an iron rod found;
- N 48°03'26" E, 66.33 feet to an iron rod found at the northwest corner of Lot 3, Woodlawn, Phase III, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 126, Plat Records, Parker County, Texas;

THENCE S 40°21'53" E, 538.14 feet to an iron rod found at the southeast corner of Lot 2, said Woodlawn, Phase III, and the northwest line of Lot 9, said Woodlawn Addition, Phase I;

THENCE S 50°40'51" W, with the northwest line of said Lot 9, 528.30 feet to a 3/8" iron rod found in the north line of Prather Road;

THENCE with the north line of said Prather Road the following courses and distances;

- N 52°25'34" W, 113.63 feet to a 3/8" iron rod found;
- S 84°10'18" W, 11.11 feet to the POINT OF BEGINNING and containing 4.995 acres (217646 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CORRIE FRED THIBODEAUX, does hereby adopt this plat designating the hereinabove described real property as LOT 8R AND LOT 8R1, BLOCK 1, WOODLAWN ADDITION, PHASE I, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 8, Woodlawn Addition, Phase I, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 019, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 North Main, Parker County, Texas this 20 day of April, 2021.

[Signature]
Corrie Fred Thibodeaux

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 CORRIE FRED THIBODEAUX, 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 20 day of April, 2021.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires 11/17/2023
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202118394
05/10/2021 03:19 PM
Fee: 78.00
Lila Deakle, 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.

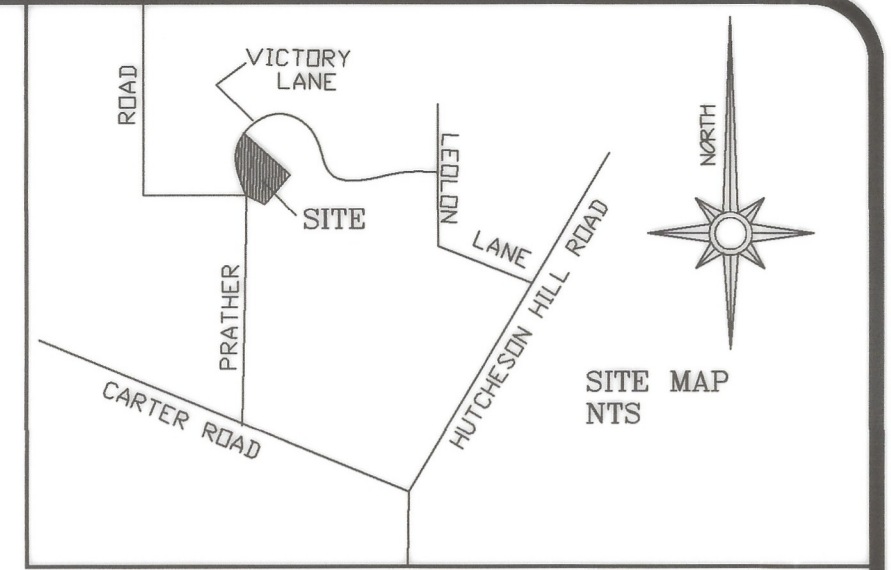
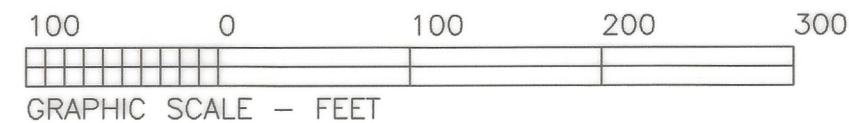
[Signature]

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

March 2021



Cabinet/Instrument# E 747, Slide

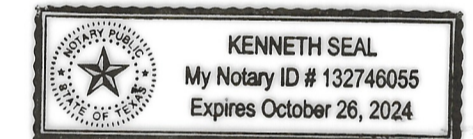


NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

LIENHOLDER

EECU
1617 W. 7th Street
Fort Worth, TX 76102
[Signature]
Signature of Lien holder
This the 20th day of April, 2021.
[Signature]
Notary Public, State of Texas

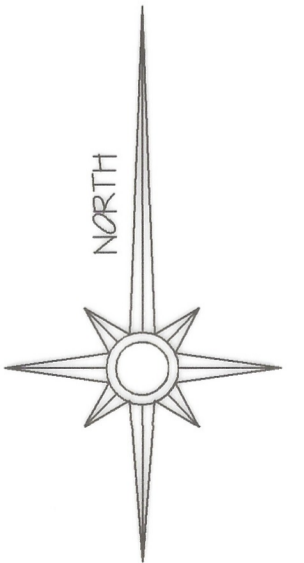


THE STATE OF TEXAS
COUNTY OF PARKER

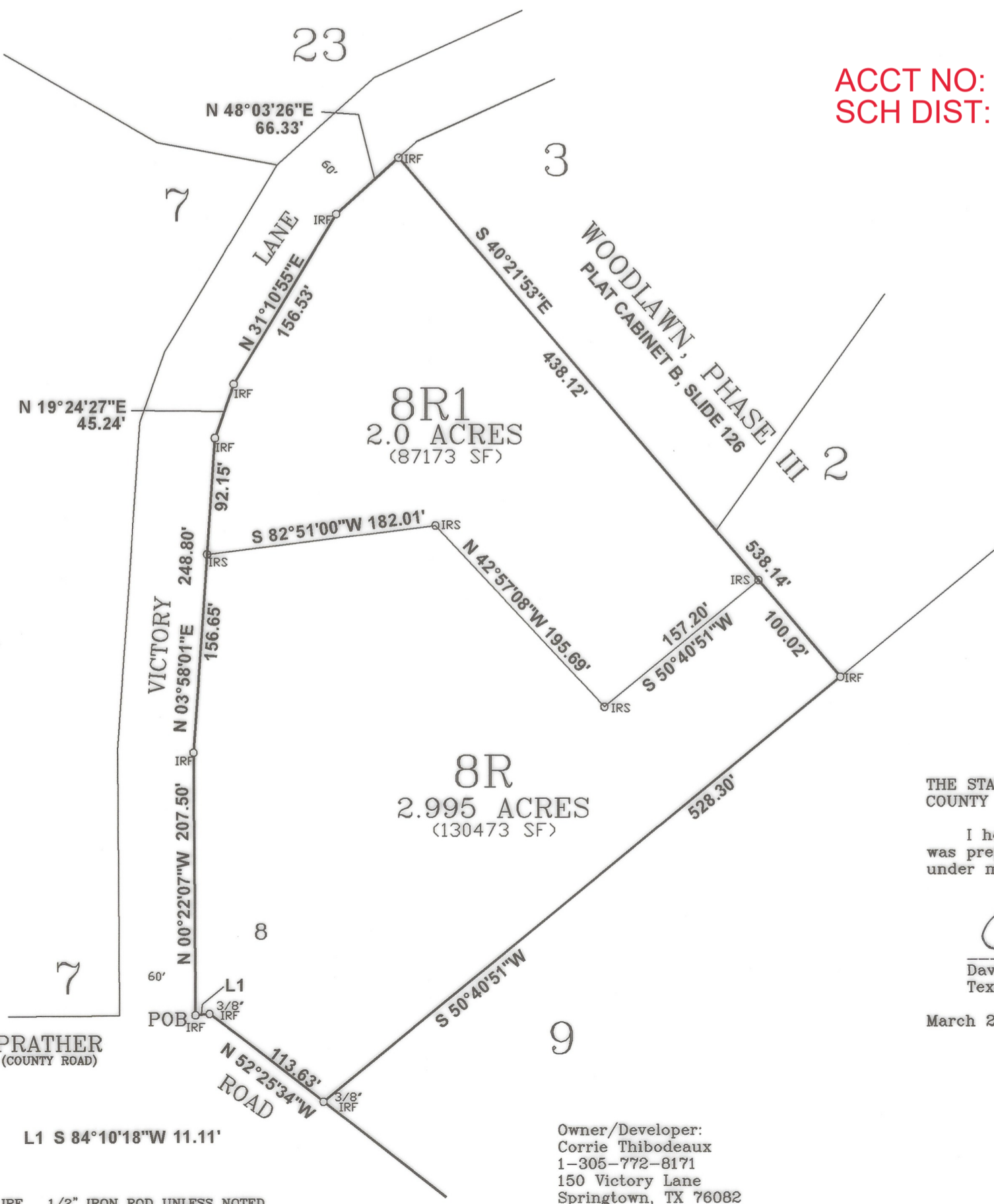
APPROVED by the Commissioners Court of Parker County, Texas, this 10 day of May, 2021.

[Signature]
Pat Deen, County Judge
[Signature]
George Conley, Commissioner Precinct #1
[Signature]
Larry Walden, Commissioner Precinct #3
[Signature]
Craig Peacock, Commissioner Precinct #2
[Signature]
Steve Dugan, Commissioner Precinct #4

LOT 8R AND LOT 8R1
WOODLAWN ADDITION, PHASE I
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 8
Woodlawn Addition, Phase I
an addition in Parker County Texas
according to the plat recorded in Plat
Cabinet B, Slide 019, Parker County, Texas



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



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

Owner/Developer:
Corrie Thibodeaux
1-305-772-8171
150 Victory Lane
Springtown, TX 76082