

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.

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.

"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."

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: WALNUT CREEK SPECIAL UTILITY DISTRICT
CONTACT: (817) 220-7707

WASTEWATER: INDIVIDUAL PRIVATE 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.

Ricky D. Thomas
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, RICKY D. THOMAS (Doc No. 201916776), being the sole owner of Lot 13, 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 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 east right of way line of Victory Lane at the northwest corner of said Lot 13 and the southwest corner of Lot 14, said Woodlawn Phase III;

THENCE S 80°48'01" E, with the common line of said lots, 423.58 feet to an iron rod found at the southeast corner of said Lot 14 and the northeast corner of said Lot 13 in the west line of Lot 12, said Woodlawn Phase III;
THENCE S 00°17'19" E, with the common line of said lots, 261.08 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the north right of way line of said Victory Lane;
THENCE with the right of way line of said Victory Lane the following courses and distances:
S 86°16'03" W, 215.00 feet to an iron rod found at the beginning of a curve to the right with a radius of 58.89 feet and whose chord bears N 59°38'28" W, 66.02 feet;
With said curve to the right through a central angle of 68°11'15" and a distance of 70.08 feet to an iron rod found;
N 25°33'08" W, 342.97 feet to the POINT OF BEGINNING and containing 2.29 acres (55,987 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICKY D. THOMAS, does hereby adopt this plat designating the hereinabove described real property as LOT 13R AND LOT 13R1, WOODLAWN PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 13, 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 and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *1000 Main* Parker County, Texas this *16* day of *September*, 2019.
Ricky D. Thomas
Ricky D. Thomas

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared RICKY D. THOMAS, 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 *16* day of *September*, 2019.

Notary Public in and for the State of Texas

My Comm. Expires *BELLYNN TIERCE*
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Ricky D. Thomas*, 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.

Ricky D. Thomas

THE STATE OF TEXAS
COUNTY OF PARKER

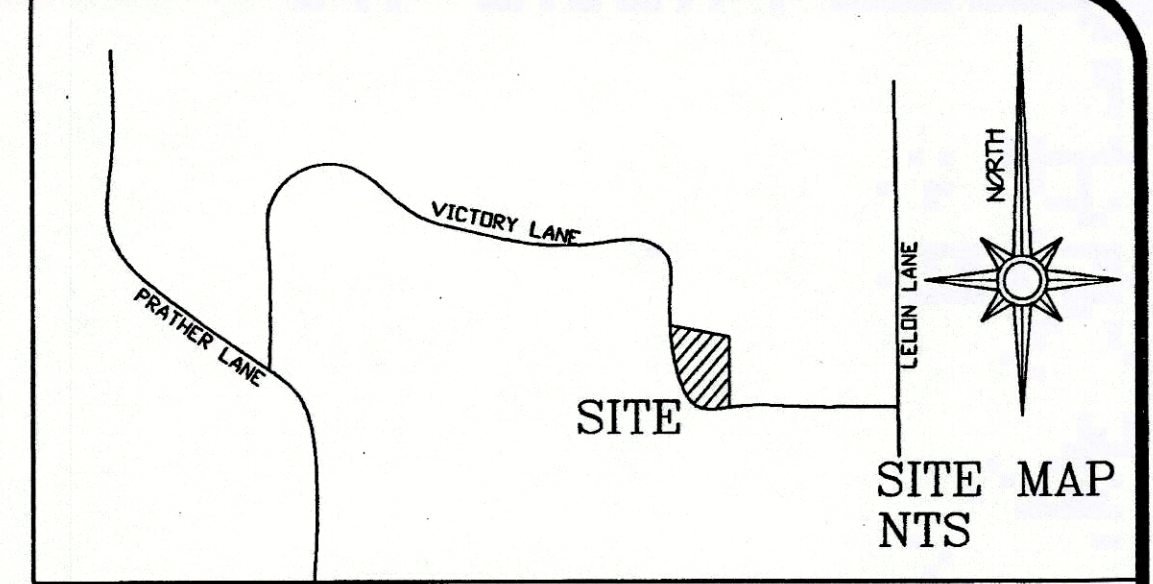
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

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

August 2019



Cabinet/Instrument# *E* Slide *380*



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

N/A

Signature of Lien holder

This the ___ day of _____, 2019.

Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this *16* day of *September*, 2019.

George Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Pat Deen, County Judge

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

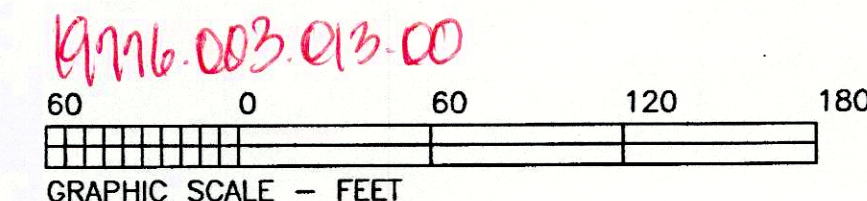
Lila Deakle

201925060
09/23/2019 11:50 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

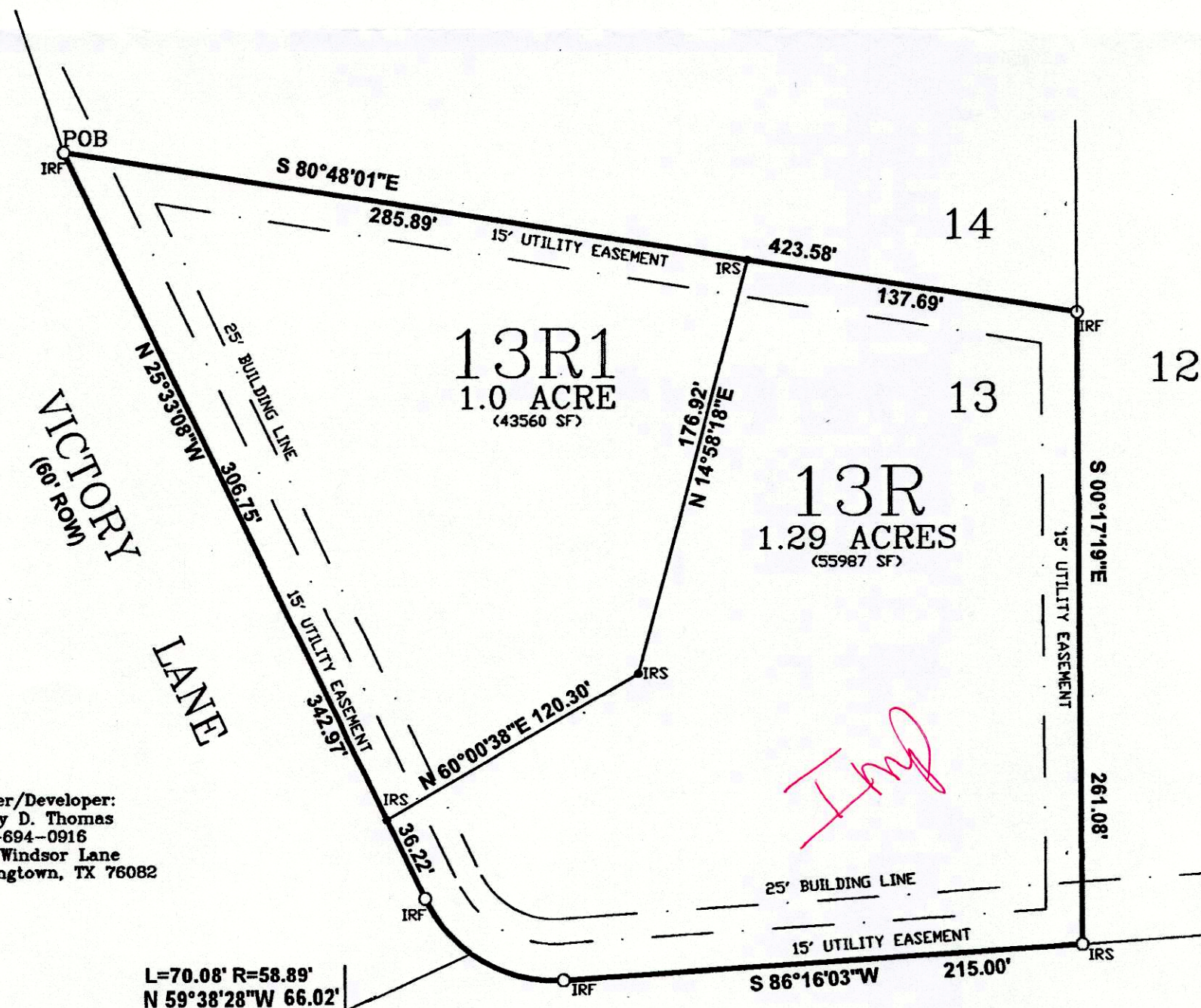
ACCT. NO.: *19776*
SCH. DIST.: *SP*
CITY: *FT*
MAP NO.:

MINOR PLAT
LOT 13R AND LOT 13R1
WOODLAWN PHASE III

AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 13, 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



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500



Owner/Developer:
Ricky D. Thomas
817-694-0916
951 Windsor Lane
Springtown, TX 76082

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