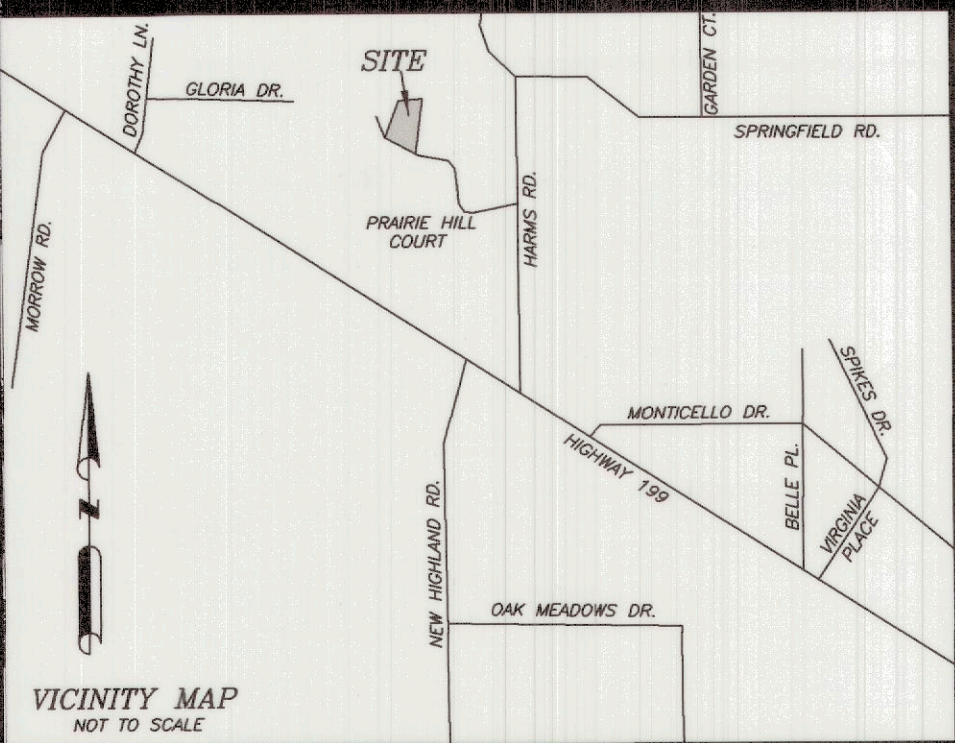




BASIS OF BEARING PER G.P.S. OBSERVATIONS. STATE PLANE COORDINATE SYSTEM NAD83, NORTH TEXAS ZONE 4202. TRIMBLE RTK NETWORK.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE OSS'S.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

DRIVEWAY CULVERT IS PREEXISTING. ANY ADDITIONAL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" CMP.

POSTED SPEED LIMIT ALONG PRAIRIE HILL CT. IS 30 MPH.

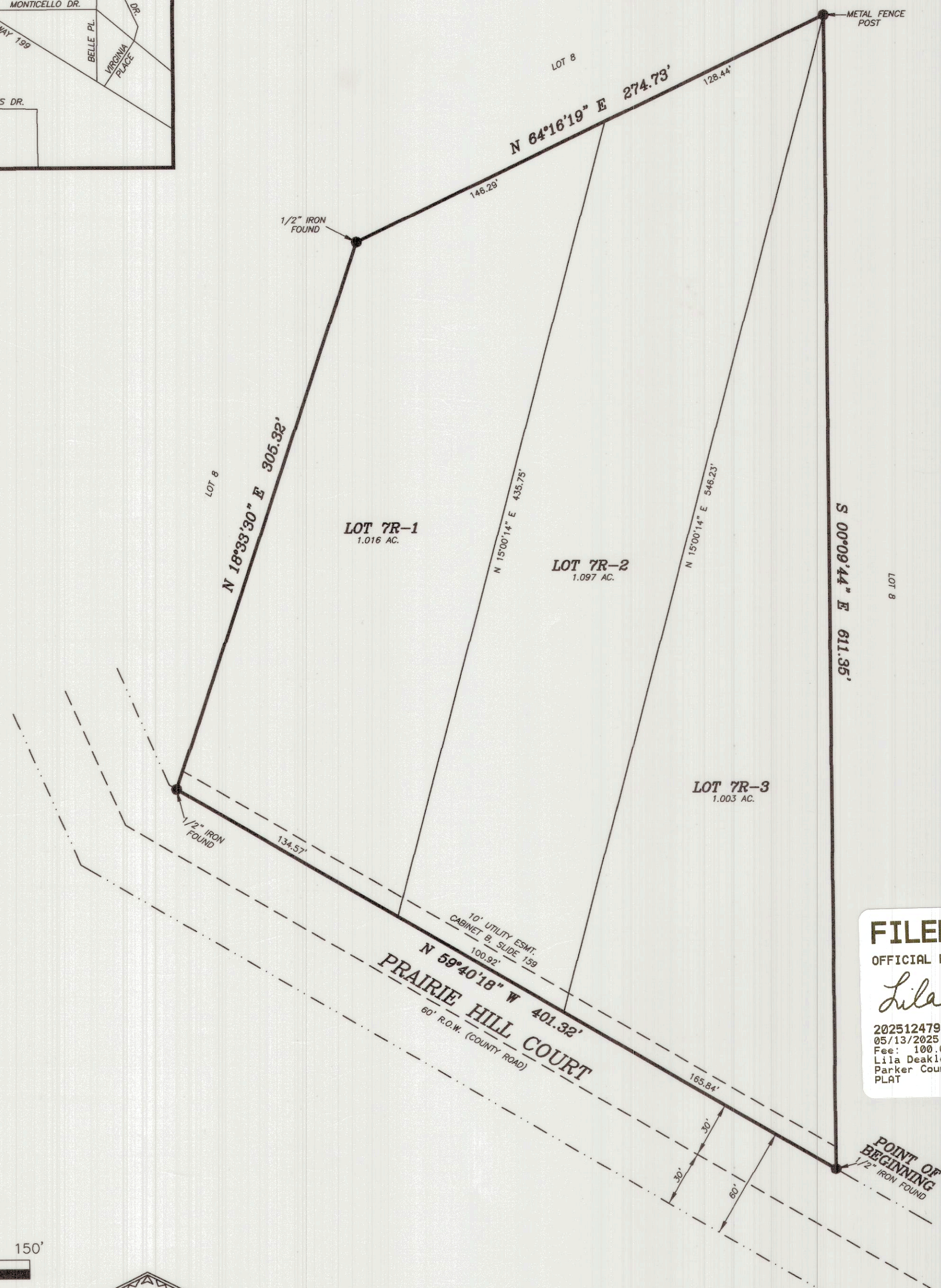
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2006, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

Variance for driveway distances was approved in the Commissioners Court May 12, 2025

ASI CONTRACTING, 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.

Robert Murphy
ROBERT MURPHY (PARTNER ASI CONTRACTING, LLC.)

202512479 PLAT Total Pages: 1



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SP
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10901.001.007.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202512479
05/13/2025 10:14 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER
ASI CONTRACTING, LLC.
145 C.R. 4797,
BOYD, TEXAS 76023

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS ASI Contracting, LLC, being the owner of that certain tract of land more particularly described as follows:

Description for all of Lot 7, C.C. ACRES, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 159, Plat Records, Parker County, Texas and being more particularly described as follows

BEGINNING at a 1/2" iron found in the North line of Prairie Hill Court and being for the Southeast corner of said Lot 7 and a Southwest corner of Lot 8;

thence N 59°40'18" W, with the North line of said Prairie Hill Court, a distance of 401.32 feet to a 1/2" iron found at the Southwest corner of said Lot 7 and a Southeast corner of said Lot 8;

thence N 18°33'30" E, with the common line of said Lot 7 and said Lot 8, a distance of 305.32 feet to a 1/2" iron found;

thence N 64°16'19" E, with the common line of said Lot 7 and said Lot 8, a distance of 274.73 feet to a metal fence post;

thence S 00°09'44" E, with the common line of said Lot 7 and said Lot 8, a distance of 611.35 feet to the POINT OF BEGINNING and containing 3.116 acres of land.

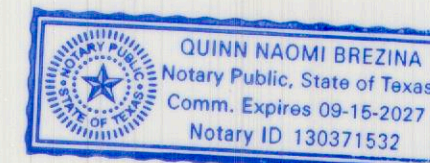
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that ASI Contracting, LLC., acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 7R-1, 7R-2 & 7R-3,
C.C. ACRES, Parker County, Texas

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

Executed this the 3rd day of April, 2025.

Robert Murphy
Robert Murphy (Partner ASC Contracting, LLC.)



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Robert Murphy, 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 3rd day of April, 2025.

George A. Conley
Notary Public State of Texas

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 13th DAY OF May, 2025.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

James H. ...
COMMISSIONER PRECINCT #2

James H. ...
COMMISSIONER PRECINCT #3

James H. ...
COMMISSIONER PRECINCT #4

RePlat Showing
Lots 7R-1, 7R-2 & 7R-3,
C.C. ACRES,

an Addition to Parker County, Texas and being a replat of all of Lot 7, C.C. ACRES, recorded in Plat Cabinet B, Slide 159, Plat Records, Parker County, Texas, and being 3.116 acres of land.