

# 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.

LINEAR FEET OF ROADS: NO NEW ROADS.

WATER: PRIVATE INDIVIDUAL WATER RIGHTS

WASTEWATER: PRIVATE INDIVIDUAL SEWER SYSTEMS

NOTE: 0.811 ACRES LOCATED IN THE EXISTING ROAD (CAT TRACK ROAD) IS DEDICATED FOR SAID ROAD

| LINE | TABLE                |
|------|----------------------|
| L1   | N 78°15'00"E 105.71' |
| L2   | N 21°07'15"E 107.26' |
| L3   | N 71°18'12"E 42.71'  |

1

Owner/Developer:  
Contact: Jamie Shawver  
817-999-3208  
1006 Aransas Dr  
Eulea, TX 76039  
Carl Hopkins  
Virginia Melissa Holt

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.

*Carl W. Hopkins*  
Signature of Owner

202103276 PLAT Total Pages: 1

THE STATE OF TEXAS  
COUNTY OF PARKER

I, *Carl W. Hopkins*, 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.

THE 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 *CARL WILLIAM HOPKINS*, 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 15 day of January, 2021.

Notary Public in and for the State of Texas

*JAMIE TIERCE*  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
NotaryID 10347742

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, CARL WILLIAM HOPKINS (V. 1406, P. 287); GLENN SPARKS (Dec No. 201424715) and JAMES HOPKINS & KRISTA L. HOWARD (V. 2206, P. 870), are the sole owners of Lots 5 and 6, Block 1, DIAMOND "G" ESTATES, an addition in Parker County, Texas, according to the plat recorded in Volume 362A, Page 21, Deed 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 "W" unless noted) in the south right of way line of Cat Track Road (60' county road), at the northeast corner of said Lot 5 and the southwest corner of Lot 4, said Diamond "G" Estates;

THENCE S 27°35'00" E, with the common line of said lots, 1342.74 feet to an iron rod found at the southwest corner of said Lot 4 and the southwest corner of said Lot 5 in the south line of said Diamond "G" Estates;

THENCE with the south and west line of said Diamond "G" Estates the following courses and distances:  
S 84°32'13" W, 411.42 feet to an iron rod found;  
S 84°29'19" W, 809.48 feet to a post;  
N 47°04'04" W, 171.80 feet to a point;  
N 58°00'04" W, 199.23 feet to a point;

N 02°02'08" E, 242.50 feet to an iron rod set (iron rods set are "W" with cap Harlan 2074) at the most westerly northwest corner of Lot 6 and the most southerly corner of Lot 7, said Diamond "G" Estates;

THENCE with the common line of said lots the following courses and distances:  
N 61°12'05" E, 437.10 feet to an iron rod found;  
N 07°50'07" W, 804.74 feet to an iron rod found in the south right of way line of said Cat Track Road in a non-tangent curve to the right with a radius of 379.30 feet and whose chord bears N 78°27'44" E, 55.85 feet;

THENCE with the south right of way line of said Cat Track Road the following courses and distances:  
With said curve to the left through a central angle of 08°28'30" and a distance of 55.90 feet to an iron rod set;  
N 78°15'00" E, 105.71 feet to an iron rod found at the beginning of a curve to the left with a radius with a radius 225.17 feet and whose chord bears N 49°12'07" E, 205.36 feet;

With said curve to the left through a central angle of 54°13'27" and a distance 213.24 feet to an iron rod found;

N 27°35'00" E, 107.86 feet to an iron rod found at the beginning of a curve to the right with a radius of 128.59 feet and whose chord bears N 46°21'22" E, 109.06 feet;

With said curve to the right through a central angle of 50°35'41" and a distance of 113.84 feet to an iron rod found;

N 71°39'12" E, 40.78 feet to an iron rod found at the beginning of a curve to the left with a radius of 254.45 feet and whose chord bears N 67°18'46" E, 153.85 feet;

With said curve to the left through a central angle of 23°35'02" and a distance of 104.53 feet to the POINT OF BEGINNING and containing 13.189 acres of land (1358603 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CARL WILLIAM HOPKINS, GLENN SPARKS and JAMES HOPKINS & KRISTA L. HOWARD, does hereby adopt this plat designating the hereinabove described real property as LOTS 5R, 5R1, 6R AND 6R1, BLOCK 1, DIAMOND "G" ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lots 5 and 6, Block 1, Diamond "G" Estates an addition in Parker County, Texas, according to the plat recorded in Volume 362A, Page 21, Deed Records, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and seal of office on this the 15 day of January, 2021.

*Carl W. Hopkins*  
Signature of Owner  
*GleNN Sparks*  
*James Hopkins*  
*Krista L. Howard*

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 *GLENN SPARKS*, 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 15 day of January, 2021.

Notary Public in and for the State of Texas

*JAMIE TIERCE*  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
NotaryID 10347742

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 *JAMES HOPKINS*, 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 15 day of January, 2021.

Notary Public in and for the State of Texas

*JAMIE TIERCE*  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
NotaryID 10347742

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 *KRISTA L. HOWARD*, 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 15 day of January, 2021.

Notary Public in and for the State of Texas

*JAMIE TIERCE*  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
NotaryID 10347742

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 15 day of January, 2021.

*George A. Conley*  
County Judge  
*George Conley*  
Commissioner Precinct #1  
*Donna Wilson*  
Commissioner Precinct #3  
*Pat Deen*  
County Judge  
*Chris Ponder*  
Commissioner Precinct #2  
*Steve Dugan*  
Commissioner Precinct #4

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LOTS 5R, 5R1, 6R AND 6R1, BLOCK 1  
DIAMOND "G" ESTATES  
AN ADDITION IN PARKER COUNTY, TEXAS

Being a replat of Lots 5 and 6, Block 1, Diamond "G" Estates an addition in Parker County, Texas, according to the plat recorded in Volume 362A, Page 21, Deed Records Parker County, Texas

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.*  
Signature of Surveyor

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

November 2020

Cabinet/Instrument#

E

Slide 655

200 0 200 400 600  
GRAPHIC SCALE - FEET

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106 EUREKA STREET  
WEATHERFORD, TX 76086  
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FIRM #10088500 harlanland@yahoo.com

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