## 201923723 PLAT Total Pages:

NOTICE: Selling a portion of any lot by metes and bounds is a violation of state law and City ,ordinance and is subject to fines and withholding of utility services and building permits.

## STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by City Ordinances.

NOTE: We do hereby waiver all claims for damages against the City 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

WATER: INDIVIDUAL PRIVATE WELLS

1/2" IRON ROD UNLESS NOTED

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS COUNTY OF PARKER

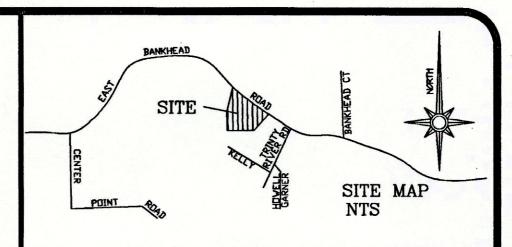
The owners of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Warellor Physena Signature of Owner

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD BOUNDARY MAP.

MAP NUMBER: 48367 C 0425 E

DATE: SEPTEMBER 26, 2008



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.

Local Government Code, Section 232.0032. 1/2" IRON ROD (HARLAN, 2074 "CAP") Buyer is advised to question the seller as to the groundwater availability. **BOBBY WALLIS VOLUME 375, PAGE 351** STATE PLANE COORDNATES N 6954068.418 E 2207701.474 **PRESENT ZONING SF-2A BONNIE BAKER** KEVIN McCASLAND VOLUME 1797, PAGE 867 DOC# 201512299 4.609 ACRES (200768 SF) STATE PLANE COORDNATES N 6954447.266 S 19°02'20"W E 2207731.475 3.052 ACRES ANGELA ALANIS, etux. DOC# 201920143 (132931 SF) Owners/Developers: Kelsey & Chancellor Gasperson Contact - 817-308-7502 ANTHONY LAVITE, Jr. VOLUME 1094, PAGE 250 REMAINDER 192 Private Rd. No. 1525
Bridgeport, TX 76426 and
Angela Alanis & J. Reyes Alanis
3902 E. Bankhead Hwy
Hudson Oaks, Texas 76087 CHANCELLOR GASPERSON, etux. DOC# 201703695 DOC# 201810665 ABRAHAM PIPKIN SURVEY C. J. EDDLEMAN SURVEY **ABSTRACT No. 1067 ABSTRACT No. 439** 

CITY LIMIT LINE,

197.57

329.72

TRINITY RIVER ESTATES VOLUME 362-A, PAGE 41

N 88°49'05"W

SHEET ONE OF TWO

"This plat represents property which has been platted without a Groundwater

Certification as prescribed in the 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.

Registered Professional Land Surveyor, No. 2074

JULY 2019

ACCT. NO.: 12694
SCH. DIST.: WE
CITY: J-15
MAP NO.:

MINOR PLAT LOT 1 AND LOT 2 GASPERSON ESTATES

AN ADDITION IN THE CITY OF HUDSON OAKS PARKER COUNTY, TEXAS

Being 8.15 acres situated in and being a portion of the Abraham Pipkin Survey Abstract No. 1067 and the C. J. Eddleman Survey Abstract No 439 in the City of Hudson Oaks, Parker County, Texas

20439.008.006.00

21067.002-000-00

100 200 300

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

E-MAIL; harlanland@yahoo.com

Cabinet/Instrument#\_\_\_\_\_E\_\_\_\_, Slide 373

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

GRAPHIC SCALE - FEET

E-MAIL; h