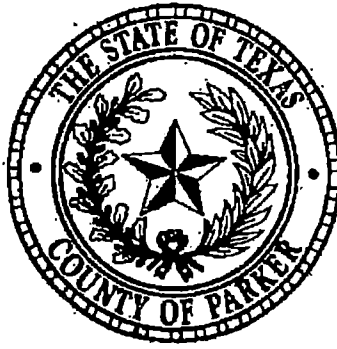




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Sunset Highland Estates

Description Lots 1R-1 & 1R-2 & 1R-3 Block 1

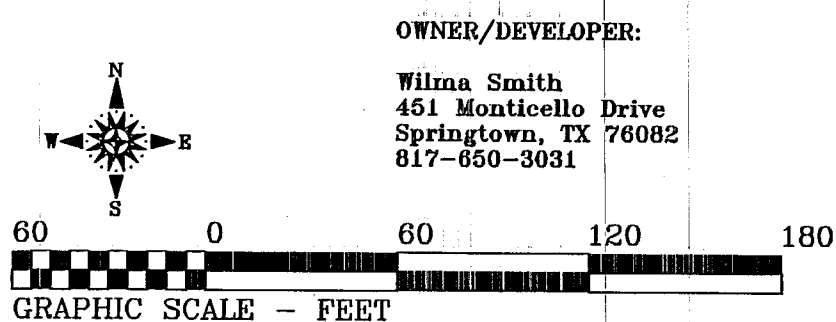
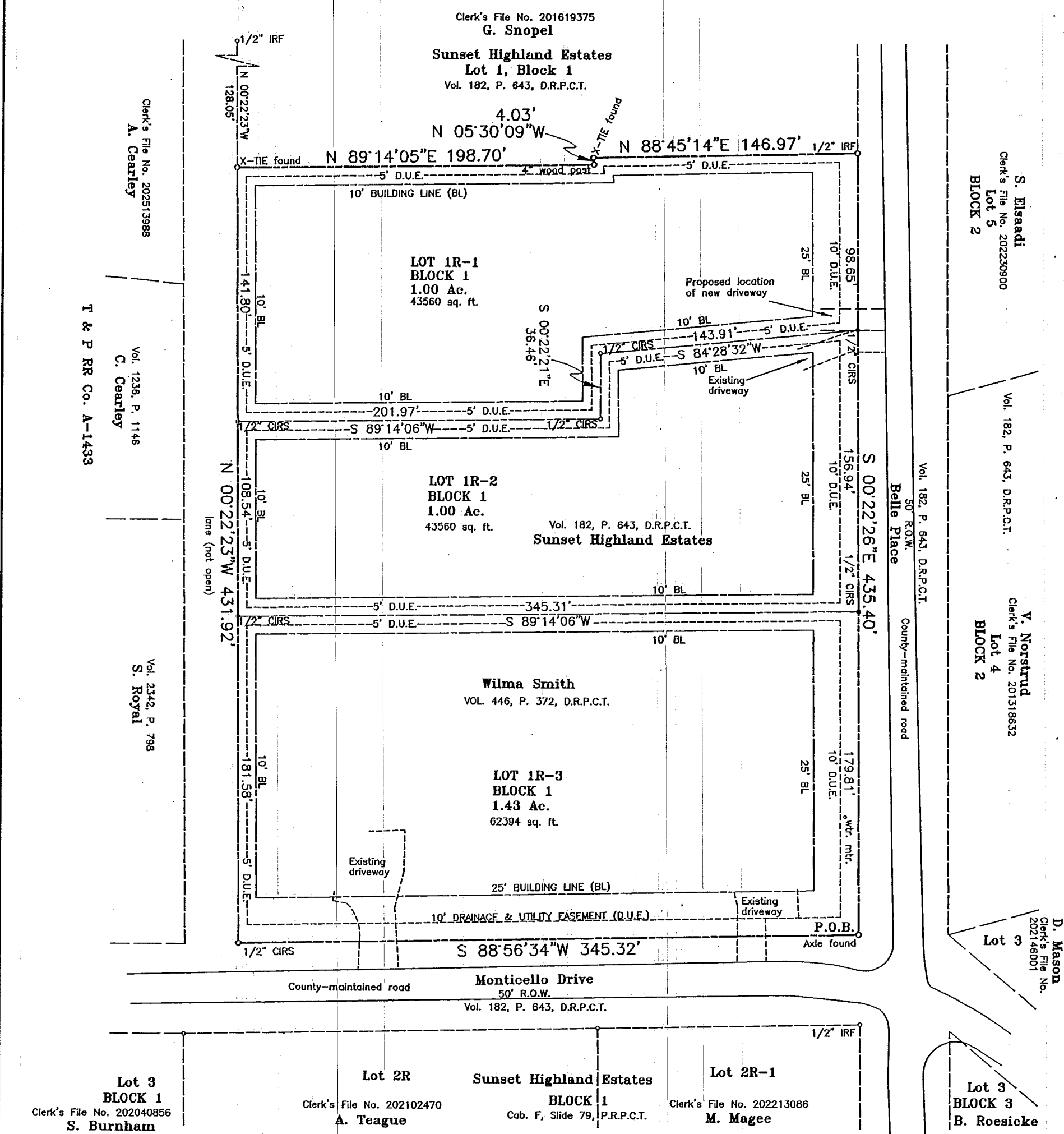
Filed in Plat Cabinet G slide # 285

File Date 5/27/26 Instrument Date 5/16/26

of pages 1

Official Public Record Filed
Recorded on: 05/27/2026 09:38:10 AM
Doc # 202614956
Lila Deakle, County Clerk
Parker County Texas





Notes:

Statement Acknowledging Visibility Triangles:
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

We do hereby waive all claims for damages against the County occasioned by the establishment of grades or 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 groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

Contact 811 for exact location of pipelines and/or underground utilities.

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 penalties.

According to a copy of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map Number 48367C0175 E effective date September 26, 2008 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

Bearings referenced to NAD-83 North Central Texas Zone (4202)

All iron rods set are 1/2" iron rods with an orange plastic cap stamped MDH RPLS 5947.

Water: Walnut Creek SUD
Sewer: private septic system

Linear feet of roads: No new roads

IRF: Iron rod found
CIRS: Capped iron rod set
D.U.E.: Drainage & utility easement
BL: Building line

The purpose of this replat is to divide the remainder of Lot 1 into Lots 1R-1, 1R-2 and 1R-3.

Owner is required to consult with the Parker County Precinct Commissioner regarding drive entrance culverts.

Reflective house numbers are required and shall be placed so that they are visible and legible at all times from public roads.

The posted speed limit for Belle Place and Monticello Drive is 30 mph.

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.

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Wilma Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this May day of 2026.

Allison Bedore
Notary Public in and for The State of Texas

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, on this the 27 day of May, 2026.

George Conley
Commissioner Precinct #1

Larry Walden
Commissioner Precinct #3

Cabinet/Instrument #

Pat Deen, County Judge

Jacob Holt
Commissioner Precinct #2

Mike Hale
Commissioner Precinct #4

Slide: 285

STATE OF TEXAS {}
COUNTY OF PARKER {}

Whereas Wilma Smith, the owner of a portion of Lot 1, Block 1, Sunset Highland Estates, an addition in Parker County, Texas, according to the plat recorded in Volume 182, Page 643, Deed Records, Parker County, Texas, being part of the same tract described in Volume 446, Page 372, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an axle found in the North right-of-way of Monticello Drive and the West right-of-way of Belle Place for the Southeast corner of said Lot 1;

THENCE South 88°56'34" West with said North right-of-way a distance of 345.32 feet to a 1/2" capped iron rod stamped "MDH RPLS 5947" set for the Southwest corner of said Lot 1;

THENCE North 00°22'23" West with the West line of said Lot 1 a distance of 431.92 feet to an X-tie found for the Northwest corner of the tract herein described and the Southwest corner of a certain called 1.00 acre tract recorded in Clerk's File Number 201619375, Official Records, Parker County, Texas;

THENCE North 89°14'05" East with the South line of said 1.00 acre tract a distance of 198.70 feet to a 1/2" wood post found for a corner of said 1.00 acre tract and a corner of the tract herein described;

THENCE North 05°30'09" West a distance of 4.03 feet to an X-tie found for a corner of said 1.00 acre tract and a corner of the tract herein described;

THENCE North 88°45'14" East with the South line of said 1.00 acre tract a distance of 146.97 feet to a 1/2" iron rod found in the West right-of-way of said Belle Place and the East line of said Lot 1 for the Southeast corner of said 1.00 acre tract and the Northeast corner of the tract herein described;

THENCE South 00°22'23" East with the East line of said Lot 1 and said West right-of-way a distance of 435.40 feet to the POINT OF BEGINNING and containing 3.43 acres (149514 square feet) of land

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Wilma Smith, does hereby adopt this plat as Lots 1R-1, 1R-2 and 1R-3, Block 1, SUNSET HIGHLAND ESTATES, an addition in Parker County, Texas, being a portion of Lot 1, Block 1, Sunset Highland Estates, according to the plat recorded in Volume 182, Page 643, Deed Records, Parker County, Texas and hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Wilma Smith
Wilma Smith

Date: 5/6/2026

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

I, Wilma Smith, 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.

Wilma Smith
Wilma Smith

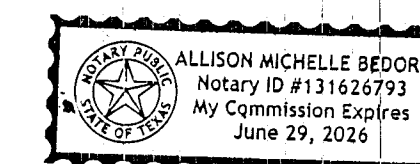
STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Wilma Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this May day of 2026.

Allison Bedore
NOTARY PUBLIC
PARKER COUNTY, TEXAS
6/29/26

My Commission Expires On:



FINAL REPLAT

SUNSET HIGHLAND ESTATES

LOTS 1R-1 & 1R-2 & 1R-3, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS.

Being 3.43 acres out of Lot 1, Block 1, Sunset Highland Estates, an addition in Parker County, Texas, according to the plat recorded in Volume 182, Page 643, Deed Records, Parker County, Texas.