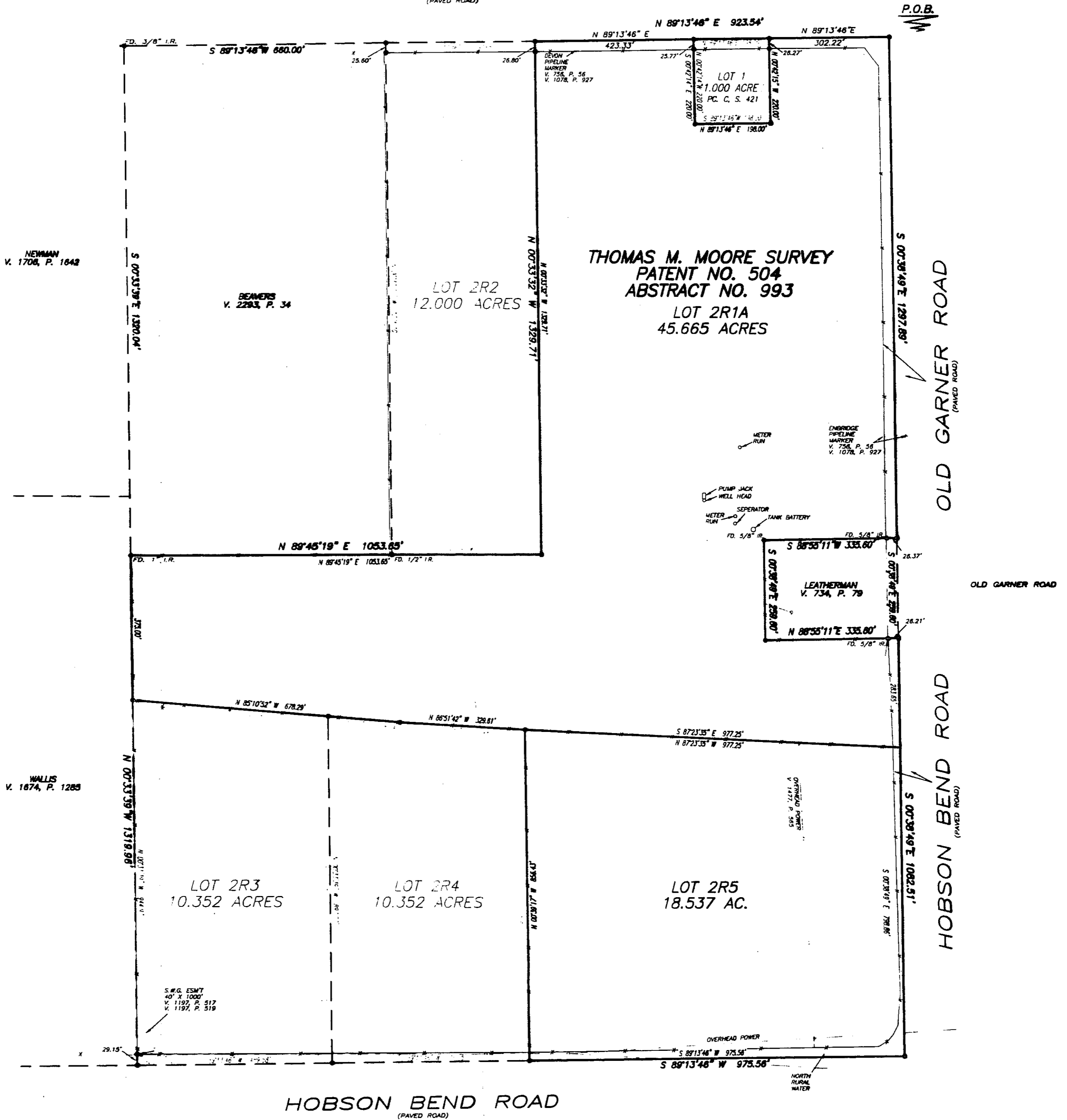


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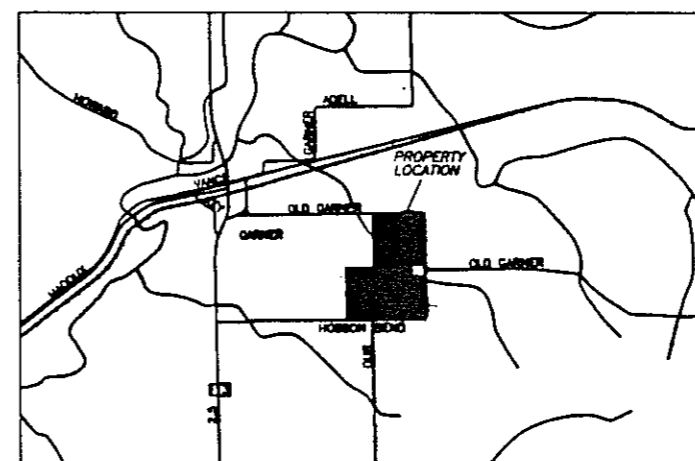
OLD GARNER ROAD  
(PAVED ROAD)



HOBSON BEND ROAD  
(PAVED ROAD)

ACCT. NO.: 14955  
SCH. DIST.: G/A  
CITY: NONE  
MAP NO.: C-12

- NOTES:
- 1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD ZONE ACCORDING TO F.L.R.M. COMMUNITY PANEL NO. 48367C 0220 E, DATED SEPTEMBER 26, 2008.
  - 2) APPROXIMATELY 95,764 SQUARE FEET BEING 2.198 ACRES LYING IN COUNTY ROAD (OLD GARNER ROAD & HOBSON BEND ROAD).
  - 3) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE, CALL UTILITY PROVIDERS AND/OR 1-800-DIG-TESS, BEFORE CONSTRUCTION.
  - 4) WATER WILL BE PROVIDED BY PUBLIC WATER SUPPLY. (NORTH RURAL WATER SUPPLY)
  - 5) SEWER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
  - 6) BEARINGS CORRELATED TO THE CALCULATED WEST LINE OF THAT CERTAIN 20 ACRES TRACT OF LAND DESCRIBED IN V. 2293, P. 34, R.R.P.C.T.
  - 7) ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - 8) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.
  - 9) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A COUNDMAN CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0013. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.



REPLAT  
LOT 2R1A AND LOT 2R5  
A.V. McDONALD ESTATES  
AN ADDITION TO PARKER COUNTY, TEXAS  
BEING A REPLAT OF LOT 2R1, A.V. McDONALD ESTATES  
ACCORDING TO THE PLAT AS RECORDED IN  
PLAT CABINET D, SLIDE 145  
PLAT RECORDS, PARKER COUNTY, TEXAS  
FEBRUARY 2012  
CARTER SURVEYING  
& MAPPING  
Weatherford, TX 76086  
110 A Palo Pinto Street  
817-594-0400 FAX: 817-594-0403

NORTH

OWNER/DEVELOPER:  
ROYCE & KATHLEEN LEATHERMAN  
6099 OLD GARNER ROAD,  
TEXAS 76088

SURVEYOR:  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76088

200 0 200 400 600  
GRAPHIC SCALE - FEET  
1" = 200'