



OWNER'S DEDICATION

STATE OF TEXAS }  
COUNTY OF PARKER } KNOW ALL MEN BY THESE PRESENTS {

THAT WE, Lloyd W. Chapman and wife Vearl Dean Chapman, are the owners of the following described property, to wit:

BEING a 27.629 acre tract of land situated in the I. & G.H. R.R. Co. SURVEY, A-1994, Parker County, Texas and being a portion of that certain tract conveyed to Lloyd W. Chapman and wife Vearl Dean Chapman according to the deed recorded in Volume 1400, Page 1849 of the Parker County Deed Records and being more particularly described by metes and bounds as follows:

- BEGINNING at a 1/2 inch rebar rod at the southeast corner of said Chapman tract for the occupied southeast corner of said I. & G.H. R.R. Co. SURVEY;
- THENCE S. 89°42'10"W., a distance of 855.01 feet along the south line of said Chapman tract and the occupied south line of said SURVEY to a 1/2 inch rebar rod;
- THENCE N. 00°33'18"W., a distance of 522.26 feet to a 1/2 inch rebar rod;
- THENCE N. 89°26'42"E., a distance of 317.12 feet to a 1/2 inch rebar rod on a curve to the right having a radius of 50.00 feet;
- THENCE Northerly with said curve along a chord bearing N. 00°33'18"W., 60.00 feet, an Arc length of 64.35 feet to a 1/2 inch rebar rod for the end of said curve;
- THENCE S. 89°26'42"W., a distance of 500.00 feet to a 1/2 inch rebar rod;
- THENCE N. 00°33'18"W., a distance of 512.31 feet to a 1/2 inch rebar rod;
- THENCE N. 89°26'42"E., a distance of 453.82 feet to a 1/2 inch rebar rod on a curve to the right having a radius of 492.33 feet;
- THENCE Northerly with said curve along a chord bearing N. 05°12'24"W., 73.95 feet, an arc length of 79.94 feet to a 1/2 inch rebar rod for the end of said curve;
- THENCE N. 00°33'18"W., a distance of 62.73 feet to a 1/2 inch rebar rod for the beginning of a curve to the left having a radius of 168.00 feet;
- THENCE Northwesteryly with said curve along a chord bearing N. 77°21'03"W., 178.52 feet, an arc length of 157.14 feet to a 1/2 inch rebar rod for the end of said curve;
- THENCE N. 54°08'48"W., a distance of 204.40 feet to a 1/2 inch rebar rod on the southeasterly ROW line of Old Airport Road;
- THENCE N. 79°15'28"E., a distance of 45.92 feet along said ROW line to a metal fencepost;
- THENCE N. 51°46'03"E., a distance of 27.70 feet along said ROW line to a 1/2 inch rebar rod;
- THENCE S. 54°08'48"E., a distance of 165.25 feet to a 1/2 inch rebar rod for the beginning of a curve to the right having a radius of 228.00 feet;
- THENCE Southeasteryly with said curve along a chord bearing S. 43°50'40"E., 81.55 feet, an arc length of 81.99 feet to a 1/2 inch rebar rod for the end of said curve;
- THENCE N. 56°27'28"E., a distance of 41.82 feet to a 5/8 inch rebar rod located at the southwest corner of that certain tract conveyed to William Jesse Taylor and wife Wendy Sue Taylor according to the deed recorded in Volume 1431, Page 907 of the Parker County Deed Records;
- THENCE S. 89°40'40"E., a distance of 540.06 feet along the south line of said Taylor tract to a 1/2 inch rebar rod for the southeast corner of said Taylor tract located on the east line of said Chapman tract and the occupied east line of said I. & G.H. R.R. Co. SURVEY;
- THENCE S. 00°09'44"E., a distance of 1380.49 feet along said east tract line and occupied east line of said SURVEY to the POINT OF BEGINNING and embracing 27.629 acres of land.

DO HEREBY ADOPT the attached plat as our plan to subdivide the same, to be known as CHAPMAN HILLS ESTATES, an addition to the City of Annetta and Parker County, Texas.

SHEET 1 OF 2

# CHAPMAN HILLS ESTATES

AN ADDITION TO THE CITY OF ANNETTA AND PARKER COUNTY, TEXAS.

- ELEVATIONS & CONTOUR LINES SHOWN WERE SCALED FROM U.S.G.S. QUAD MAP "ANNETTA".
- 1/2" REBAR RODS ARE LOCATED AT ALL LOT CORNERS & POINTS OF CURVE EXCEPT AS SHOWN OTHERWISE.

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.

Registered Professional Land Surveyor #4562



OWNED:

LLOYD W. CHAPMAN &  
VEARL DEAN CHAPMAN

SURVEYOR:

KERRY M. HOEFNER  
REGISTERED PROFESSIONAL LAND SURVEYOR

123 SPRING VALLEY CIRCLE  
AZLE, TEXAS 76020  
817 - 444 - 5935