

C-276

FINAL PLAT
LOT 1, BLOCK 2
LOT 1 AND LOT 2, BLOCK 3
CHAPMAN HILLS ESTATES, PHASE IV
AN ADDITION IN PARKER COUNTY, TEXAS
 Being 6.976 Acres situated in and being a portion of the
I & G N RR Company Survey, Abstract No. 1994
 Parker County, Texas

ACCT. NO: 11149
 SCH. DIST: 1
 CITY: ANNETTA
 MAP NO: 1
 OUT OF: 21924

STATE OF TEXAS)
 COUNTY OF PARKER)
 This plat was approved by the City of Annetta,

on the 16 day of June, 2005.
 Mayor Alan Walker
 City Secretary Richard White

APPROVED by the Commissioners Court of Parker County
 Texas, this 20 day of June, 2005.

County Judge David R. Day
 Commissioner of Precinct #1 David R. Day
 Commissioner of Precinct #2 John Brinkley
 Commissioner of Precinct #3 Jim Webster
 Commissioner of Precinct #4 Jim Webster

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 ON JUN 22, 2005 AT 09:04A
 COUNTY OF PARKER
 CLERK
 JERRY JACKSON
 C-276
 SINCE LE 11:50S
 I hereby certify that this instrument was
 filed on the date and time stamped hereon by me
 and was duly recorded in the volume and page
 of the aforesaid records of Parker County
 as stated herein by me.

JAMES HARRISON, COUNTY CLERK
 PARKER COUNTY

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, LLOYD W. CHAPMAN AND VEARL DEAN CHAPMAN being
 the sole owners of 6.976 Acres in two blocks situated in and being a portion
 of the I & G N RR COMPANY SURVEY, ABSTRACT No. 1994, Parker County,
 Texas and being more particularly described by metes and bounds as
 follows:

BLOCK 2 - 2 Acres
 BEGINNING at an iron rod found in the west right of way line of Chandler
 Drive, said iron being the northwest corner of Chapman Hills Estates,
 Phase II, an addition to Parker County, Texas, according to the plat recorded
 in Plat Cabinet B, Slide 149, Plat Records, Parker County, Texas;
 THENCE S 00°33'09" E, with the west right of way line of said Chandler
 Drive, 348.50 feet to an iron rod set;
 THENCE N 89°52'39" W, 250.0 feet to an iron rod set,
 THENCE N 00°33'09" E, 348.50 feet to an iron rod set,
 THENCE S 89°52'39" E, 250.0 feet to the POINT OF BEGINNING and
 containing 2.0 acres (87120 square feet) of land.

BLOCK 3 - 4.98 Acres
 COMMENCING from an iron rod found in the west right of way line of
 Chandler Drive, said iron being the northwest corner of Chapman Hills
 Estates, Phase II, an addition to Parker County, Texas, according to the plat
 recorded in Plat Cabinet B, Slide 149, Plat Records, Parker County, Texas;
 THENCE S 00°33'09" E, with the west right of way line of said Chandler
 Drive, 656.58 to an iron rod set and POINT OF BEGINNING;
 THENCE S 00°33'09" E, at 70.0 feet passing the south right of way line
 of said Chandler Drive and the northwest corner of Lot 15, said Chapman
 Hills Estates, Phase II and in all 370.0 feet to an iron rod set at the
 southwest corner of said Lot 15;
 THENCE N 89°52'39" W, on or about a fence line, 557.96 feet to a post;
 THENCE N 39°32'33" W, on or about a fence line, 27.15 feet to a post;
 THENCE N 06°19'20" W, on or about a fence line, 158.66 feet to a post;
 THENCE N 00°05'55" W, on or about a fence line, 191.41 feet to an iron
 rod set;
 THENCE S 89°52'39" E, 589.48 feet to the POINT OF BEGINNING and
 containing 4.98 acres (216739 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, LLOYD W. CHAPMAN AND VEARL DEAN CHAPMAN do hereby adopt
 this plat designating the hereinabove described real property as LOT 1,
 BLOCK 2 AND LOT 1 AND LOT 2, BLOCK 3, CHAPMAN HILLS ESTATES,
 PHASE IV, AN ADDITION IN PARKER COUNTY, TEXAS, BEING 6.976 ACRES
 SITUATED IN AND BEING A PORTION OF THE I & G N RR COMPANY SURVEY
 ABSTRACT No. 1994, PARKER COUNTY, TEXAS and does hereby dedicate to
 the public's use the streets, (alleys, parks) and easements shown thereon.

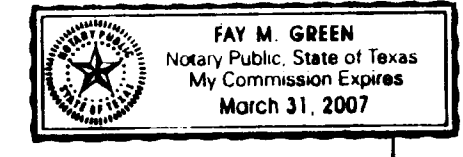
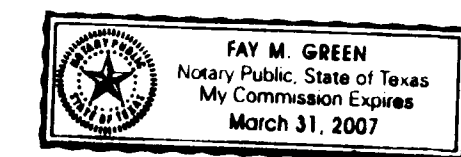
WITNESS my hand at 1320 AIRPORT RD., Parker County,
 Texas this 17th day of JUNE, 2005.
Lloyd W. Chapman Vearl Dean Chapman
 Lloyd W. Chapman Vearl Dean Chapman

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day
 personally appeared LLOYD W. CHAPMAN known to me
 by the person whose name is subscribed to the above and
 foregoing instrument, and acknowledged to me that he executed
 the same for the purposes and consideration expressed and in
 the capacity therein stated.

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day
 personally appeared VEARL DEAN CHAPMAN known to me
 by the person whose name is subscribed to the above and
 foregoing instrument, and acknowledged to me that he executed
 the same for the purposes and consideration expressed and in
 the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
 this the 17th day of JUNE, 2005
Fay M. Green
 Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
 this the 17th day of JUNE, 2005
Fay M. Green
 Notary Public in and for the State of Texas



STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the average subdivided
 according to this plat, hereby consents to such subdivision
 and joins in the dedication of the streets and easements

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day
 personally appeared _____ known to me
 by the person whose name is subscribed to the above and
 foregoing instrument, and acknowledged to me that he executed
 the same for the purposes and consideration expressed and in
 the capacity therein stated

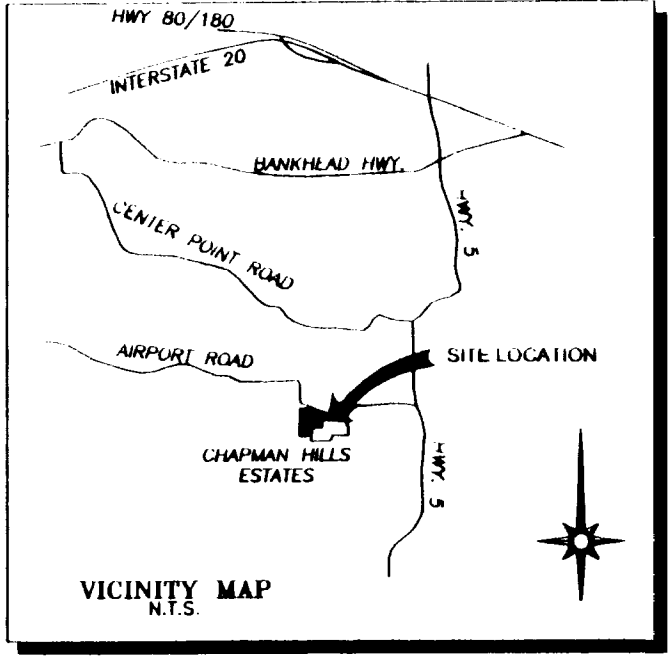
GIVEN UNDER MY HAND AND SEAL OF OFFICE on
 this the _____ day of _____, 2005

 Notary Public in and for the State of Texas

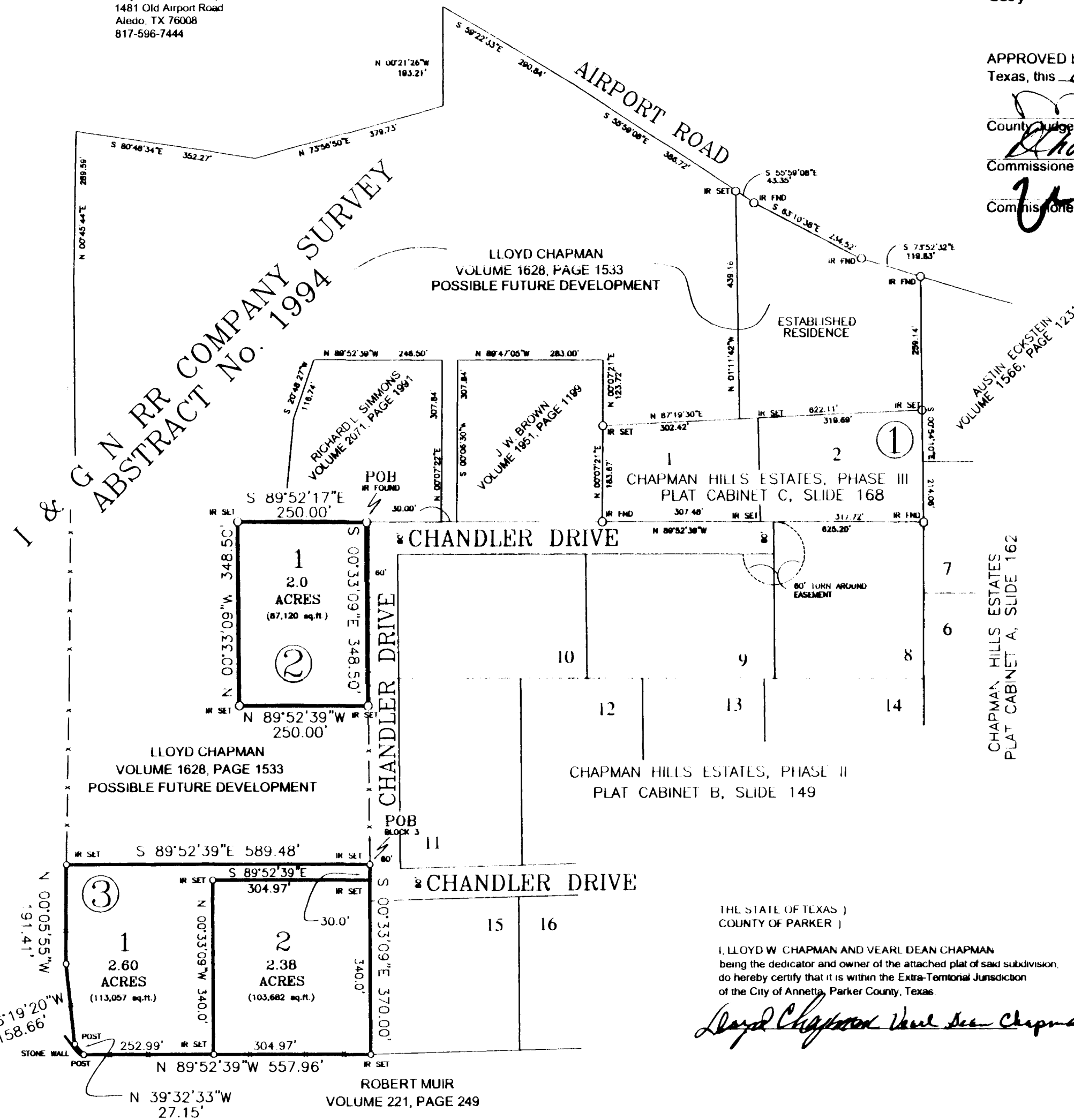


This is to certify that David Harlan, Jr., Registered
 Public Land Surveyor of the State of Texas, have plotted
 the above subdivision from an actual survey on the ground
 and all lot corners, angle points and points of curve are
 properly marked on the ground and that this plat correctly
 represents that survey made by me or under my supervision
David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 APRIL 2005

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, LLOYD W. CHAPMAN AND VEARL DEAN CHAPMAN
 being the dedicator and owner of the attached plat of said subdivision,
 do hereby certify that it is within the Extra-Territorial Jurisdiction
 of the City of Annetta, Parker County, Texas.
Lloyd Chapman Vearl Dean Chapman



OWNER:
 Lloyd and Vearl Chapman
 1481 Old Airport Road
 Aledo, TX 76008
 817-596-7444

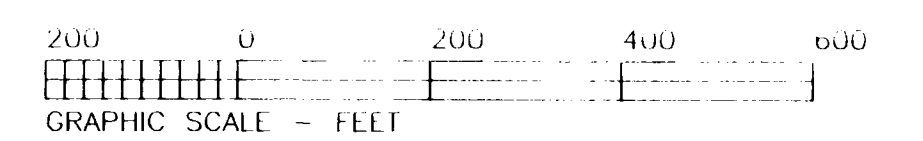


NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING
 AND URBAN DEVELOPMENT FEDERAL INSURANCE
 ADMINISTRATION FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NUMBER: 48020 0215 C
 EFFECTIVE DATE: JANUARY 3, 1997
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
 FLOOD HAZARD AREA.

**NOTE
 30' FRONT SET BACK LINE
 10' BACK SET BACK LINE AND UTILITY EASEMENT
 7.5' SIDE SET BACK LINE AND UTILITY EASEMENT

NORTH

SCALE 1" = 200'



HARLAN SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 MLIR(817)596-9700 (817)599-0880
 FAX: METRO(817) 341-2833