

Plat Cabinet B-305

308045

RECEIVED JUN 12 1998

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that I, Randall C. Perkins do hereby dedicate to Parker County, Texas, the rights-of-ways shown hereon.

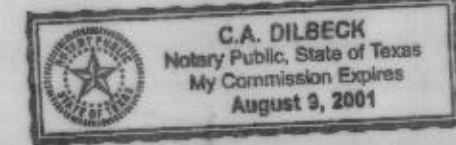
EXECUTED this the 12<sup>th</sup> day of May 19 98

*Randall C. Perkins*  
Randall C. Perkins

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Randall C. Perkins, known to me to be the person whose name is subscribed to the above and foregoing instrument, acknowledged to me that he executed the same for the purposes and considerations therein expressed.

*C.R. Hathaway*  
Notary Public, Parker County, Texas  
My Commission Expires Aug. 9, 2001



STATE OF TEXAS  
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 30 day of March 19 98

*Bes Long*  
County Judge  
*Charli Noster*  
Commissioner Precinct No. 3

*Mark Dabbs*  
Commissioner Precinct No. 2  
*Rena Feden*  
Commissioner Precinct No. 4

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volumes and pages of the named records of Parker County as stamped here on by me.

RECORDED JUN 12 1998  
*Jeanne Brunson*  
County Clerk, Parker County, Texas

ANY PROMOTION HEREIN WHICH RESTRICTS THE SALE OF LAND OR THE COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.

B.B.B. & C. RR. CO.  
SURVEY, Abst. No. 159

JAMES A. GLENN SURVEY  
Abst. No. 528

EDWIN BEARS RANGE  
VOL. 1539, PG. 265

POINT OF BEGINNING

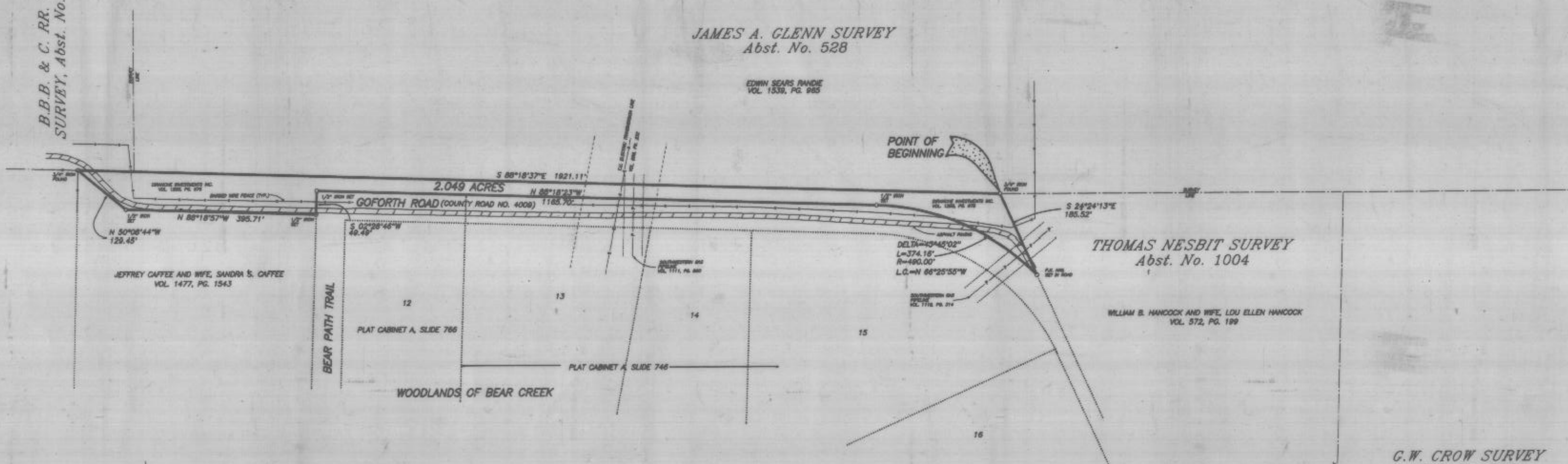
THOMAS NESBIT SURVEY  
Abst. No. 1004

WILLIAM B. HANCOCK AND WIFE, LOU ELLEN HANCOCK  
VOL. 272, PG. 199

C.W. CROW SURVEY  
Abst. No. 295

LEGAL DESCRIPTION

2.049 acres situated in the THOMAS NESBIT SURVEY, Abst. No. 1004, Parker County, Texas, being a portion of that certain tract of land conveyed to Dinwiche Investments Inc. by deed recorded in Volume 1255, Page 675, Real Records, Parker County, Texas, said 2.049 acres being more particularly described, as follows:  
Beginning at a 3/4" iron found in the called north line of said NESBIT SURVEY, at the northeast corner of said Dinwiche Investments tract, and the northeast corner of that certain tract of land conveyed to William B. Hancock and wife, Lou Ellen Hancock, by deed recorded in Volume 272, Page 199, Real Records, Parker County, Texas, said point being North 88 degrees 18 minutes 37 seconds East, 714.10 feet from the northeast corner of said NESBIT SURVEY;  
THENCE South 24 degrees 24 minutes 13 seconds East, along the common line of said Dinwiche Investments tract and said Hancock tract, 185.52 feet to a P.K. nail set at the beginning of a non-tangent curve to the left whose radius is 490.00 feet and whose long chord bears North 66 degrees 25 minutes 55 seconds West, 365.13 feet;  
THENCE along said curve in a northeasterly direction, through a central angle of 43 degrees 45 minutes 02 seconds, a distance of 374.16 feet to a 1/2" iron set at the end of said curve;  
THENCE North 88 degrees 18 minutes 23 seconds West, 1165.70 feet to a 1/2" iron set;  
THENCE South 02 degrees 28 minutes 46 seconds West, 42.49 feet to a 1/2" iron set at the northeast corner of that certain tract of land conveyed to Jeffrey Coffee and wife, Sandra S. Coffee, by deed recorded in Volume 1477, Page 1543, Real Records, Parker County, Texas, said point being in the south line of Goforth Road (County Road No. 4009 R.O.W. varies);  
THENCE North 88 degrees 18 minutes 57 seconds West, along the south line of said Goforth Road, 385.71 feet to a 1/2" iron set;  
THENCE North 50 degrees 08 minutes 44 seconds West, along the southeasterly line of said Goforth Road, 129.48 feet to a 3/4" iron found at the northwest corner of said Dinwiche Investments tract and the northeast corner of said Coffee tract, said point being in the called north line of the NESBIT SURVEY;  
THENCE South 88 degrees 18 minutes 37 seconds East, along the north line of said Dinwiche Investments tract and the called north line of said NESBIT SURVEY, 1821.11 feet to the POINT OF BEGINNING and containing 2.049 acres of land.



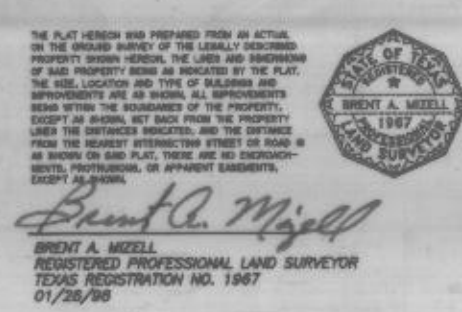
CERTIFICATE OF RECORD

THE STATE OF TEXAS  
COUNTY OF PARKER  
I, Jeanne Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the \_\_\_ day of \_\_\_, 19\_\_\_ at \_\_\_ o'clock \_\_\_ M., in \_\_\_ Records of said County in Plat cabinet, pages \_\_\_

In Testimony Whereof, witness my hand and official seal of office, this the \_\_\_ day of \_\_\_, 19\_\_\_

*Jeanne Brunson*  
Jeanne Brunson, County Clerk  
Parker County, Texas

By: \_\_\_\_\_  
Deputy



NOTE:  
SUBJECT TO THE U.S. DEPARTMENT OF MINING AND OTHER REGULATORY AGENCIES, OBTAINING PLAT INFORMATION FROM THE COUNTY CLERK'S OFFICE DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RECORDS CORRELATED TO THE ORIGINAL SURVEY UNDER THE SUPERVISION OF BRENT A. MIZELL, REGISTERED PROFESSIONAL LAND SURVEYOR.

FINAL PLAT  
GOFORTH ROAD R.O.W.  
2.049 Acres Situated in The  
THOMAS NESBIT SURVEY  
Abst. No. 1004  
Parker County, Texas