



ACCORDING TO FLOOD INSURANCE RATE MAP, PARKER COUNTY, TEXAS PANEL NO. 480320 0100 B DATED SEPT. 27, 1991, THIS PROPERTY IS NOT LOCATED WITHIN A 100 FT. FLOOD HAZARD ZONE.

Doc 00511154 Bk 2198 Vol 1535 Pg

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Decret Number: 00511154

Count: 5.00

By Sherry Jackson

**STATE OF TEXAS**  
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 named records of Parker County as stamped hereon by me.

Mar 10, 2004

JENNE BRIDGES, COUNTY CLERK PARKER COUNTY

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, That Mr. John Hawkins and Shirley Hawkins (Vol. 1973, Pg. 1225; Vol. 1183, Pg. 14 & Vol. 1320, pg. 1281) owners of the tract herein described, do hereby adopt this plat of the above described real property to be known as:

**TRACTS 1 THROUGH 7**  
**HAWKINS ADDITION**  
**AN ADDITION IN PARKER COUNTY, TEXAS**

and do hereby convey to the Public's use forever, the streets, alleys, rights-of-way, easements and other public uses shown thereon.

Executed this the 20th day of February, 2004.

*John Hawkins*  
JOHN HAWKINS

*Shirley Hawkins*  
SHIRLEY HAWKINS

**STATE OF TEXAS**  
**COUNTY OF PARKER**

Before me, the undersigned authority, on this day personally appeared JOHN HAWKINS and SHIRLEY HAWKINS, known to me to be the persons whose names are subscribed to the above instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 20th day of February, 2004.

*Dorothy Parker*  
Notary Public

My Commission Expires: 12-03-06

**NOTARY PUBLIC, STATE OF TEXAS**  
Dorothy Parker  
December 03, 2006

Approved by the Commissioners Court of Parker County, Texas:  
THIS THE 10 DAY OF March, 2004

*Max D. J. [Signature]*  
COUNTY JUDGE

*[Signatures]*  
COUNTY COMMISSIONERS

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2004  
in Vol. (Cob.) \_\_\_\_\_ Pg. (Slide) \_\_\_\_\_ of the  
Plat Records of Parker County, Texas.  
County Clerk, Parker County, Texas.

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN JANUARY, 2004.

*B.F. Rivers*  
B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS



OWNER/DEVELOPER  
JOHN AND SHIRLEY HAWKINS  
4870 OLD BROCK ROAD  
WEATHERFORD, TEXAS 76087  
817-597-5909

ENGINEER/SURVEYOR  
**RIVERS & ASSOCIATES**  
ENGINEERS & SURVEYORS  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS  
940-325-8613  
FAX 940-325-8028

**NOTE:**  
THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.

**NOTE:**  
SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

**NOTE:**  
THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 10' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (5 FEET ON EACH LOT). DRAINAGE EASEMENTS ARE AS SHOWN ON PLAT.

**STATE OF TEXAS**  
**COUNTY OF PARKER**

WE, JOHN AND SHIRLEY HAWKINS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT:

BEING 15.44 ACRES OUT OF THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 939, PARKER COUNTY, TEXAS AND BEING THE SAME TRACTS CONVEYED TO JOHN & SHIRLEY HAWKINS BY DEEDS RECORDED IN VOLUME 1183, PAGE 14 AND VOLUME 1320, PAGE 1281 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND TO JOHN AND SHIRLEY HAWKINS BY DEED RECORDED IN VOLUME 1973, PAGE 1225 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE SOUTH LINE OF WALKER BEND ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ELDON YOUNGBLOOD BY DEED RECORDED IN VOLUME 1872, PAGE 489 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING N 00° 15' 43" E A DISTANCE OF 320.02 FEET FROM THE SOUTHWEST CORNER OF THE I. CRAWFILL SURVEY, ABSTRACT NO. 2100 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT:

THENCE S 89° 43' 22" E, ALONG AND WITH THE SOUTH LINE OF SAID WALKER BEND ROAD, A DISTANCE OF 597.94 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO HAWKINS BY DEED RECORDED IN VOLUME 749, PAGE 814 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 00° 38' 00" W, ALONG AND WITH THE BEST LINE OF SAID HAWKINS TRACT, A DISTANCE OF 285.20 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT;

THENCE S 89° 10' 00" E, ALONG AND WITH THE SOUTH LINE OF SAID HAWKINS TRACT, A DISTANCE OF 284.03 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 00° 28' 00" W, A DISTANCE OF 338.63 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE S 87° 11' 19" W, A DISTANCE OF 617.58 FEET TO A POINT ON THE WEST LINE OF THREATT LANE, A DEDICATED RIGHT-OF-WAY RECORDED IN VOLUME 1758, PAGE 1384 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR AN ELL CORNER OF THIS TRACT;

THENCE ALONG AND WITH THE BEST LINE OF SAID THREATT LANE AS FOLLOWS:

SOUTH, A DISTANCE OF 73.72 FEET TO THE P.C. OF A CURVE TO THE LEFT;

THENCE SOUTHERLY, ALONG AND WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 132° 38' 57" AND A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 140.40 FEET TO THE P.T. OF SAID CURVE;

SOUTH, A DISTANCE OF 35.17 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO JAMES AND ANN RANKIN BY DEED RECORDED IN VOLUME 2035, PAGE 1425 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE MOST WESTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N 82° 50' 46" W, ALONG AND WITH THE NORTH LINE OF SAID RANKIN TRACT, A DISTANCE OF 107.26 FEET TO A POINT;

THENCE S 80° 26' 54" W, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID RANKIN TRACT, A DISTANCE OF 114.04 FEET TO A POINT;

THENCE N 80° 25' 01" W, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID RANKIN TRACT, A DISTANCE OF 233.69 FEET TO A POINT;

THENCE S 85° 42' 52" W, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID RANKIN TRACT, A DISTANCE OF 143.92 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE NORTHWEST CORNER OF SAID RANKIN TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH, A DISTANCE OF 372.71 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ELDON YOUNGBLOOD BY DEED RECORDED IN VOLUME 1872, PAGE 489 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE S 89° 19' 00" E, ALONG AND WITH THE SOUTH LINE OF SAID YOUNGBLOOD TRACT, A DISTANCE OF 320.02 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID YOUNGBLOOD TRACT, A DISTANCE OF 544.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.44 ACRES.

DO HEREBY ADOPT THIS PLAT AND DESIGNATE THE SAME AS HAWKINS ADDITION.

ACCT. NO.: 13048  
SCH. DIST.: GA  
CITY: CO  
MAP NO.: P-11

FINAL PLAT  
**HAWKINS ADDITION**  
TRACTS 1 - 7  
15.44 ACRES OUT OF THE  
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 939  
PARKER COUNTY, TEXAS