

C-748

FLOOD PLAIN NOTE:
FLOOD INSURANCE RATE MAP PARKER COUNTY, TEXAS AND INCORPORATED AREAS PANEL NUMBER 125. MAP NUMBER 480520 0125 EFFECTIVE JANUARY 3, 1997. PER THE ABOVE LISTED FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

Doc# 694151
Book 2668 Page 1051

Doc# 694151 Fees: \$66.00
10/10/2008 3:25PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JAMES AND JEANNE ALLERA, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOLUME 2522, PAGE 119)
BEING 9.35 ACRES OUT OF SECTION 159, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1456 AND THE JAMES H. SEWELL SURVEY, ABSTRACT NO. 1212 PARKER COUNTY, TEXAS AND BEING THE SAME TRACTS CONVEYED TO JAMES AND JEANNE ALLERA BY DEEDS RECORDED IN VOLUME 2355, PG. 1939 AND VOLUME 2522, PAGE 119 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, SET, ON THE SOUTH LINE OF ZION HILL LOOP, SAID POINT BEING N 78D 53' 34" W A DISTANCE OF 1421.71 FEET FROM THE SOUTHEAST CORNER OF SAID JAMES H. SEWELL SURVEY FOR THE NORTHEAST CORNER OF THIS TRACT:
THENCE S 01D 09' 01" W, A DISTANCE OF 557.04 FEET TO A POINT FOR AN ANGLE POINT OF THIS TRACT;
THENCE SOUTH, A DISTANCE OF 512.22 FEET TO A 1/2 INCH IRON ROD, SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S 88D 30' 17" W, A DISTANCE OF 417.08 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE SOUTHWEST CORNER OF THIS TRACT
THENCE N 01D 49' 31" E, A DISTANCE OF 146.06 FEET TO A 1/2 INCH IRON ROD, SET, ON THE SOUTH LINE OF ZION HILL LOOP FOR A CORNER OF THIS TRACT;

THENCE ALONG AND WITH THE EAST AND SOUTH LINES OF SAID ZION HILL LOOP THE FOLLOWING COURSES AND DISTANCES:

- N 13D 40' 18" E, 51.19 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE;
- N 07D 46' 11" E, 52.38 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE;
- N 05D 24' 05" E, 142.69 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE;
- N 00D 10' 59" W, 585.85 FEET TO A 1/2 INCH IRON ROD, SET;
- N 63D 25' 09" E, 194.41 FEET TO A 1/2 INCH IRON ROD, SET;
- N 84D 57' 57" E, 207.68 FEET TO A 1/2 INCH IRON ROD, SET;
- S 89D 29' 30" E, 12.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.35 ACRES.

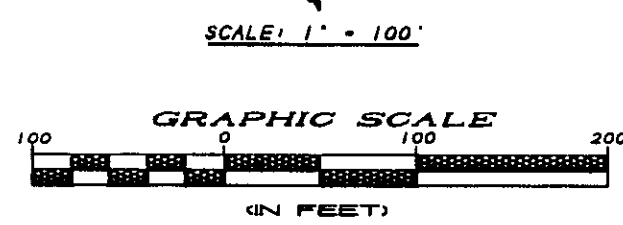
THEREFORE I
JAMES ALLERA AND JEANNE ALLERA DO HEREBY ADOPT THIS PLAT DESIGNATING THE SAME AS:
LOTS 1 THROUGH 9, HARVEST ACRES, AN ADDITION IN PARKER COUNTY, TEXAS,
AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, EASEMENTS AND PUBLIC WAYS SHOWN HEREON.

BY: James Allera DATE: 20 September 2007
JAMES ALLERA
BY: Jeanne Allera DATE: 20 September 2007
JEANNE ALLERA

STATE OF ~~PENNSYLVANIA~~ WESTMORELAND
COUNTY OF ~~PENNSYLVANIA~~ PENNSYLVANIA
Before me, the undersigned authority, on this day personally appeared JAMES ALLERA AND JEANNE ALLERA,.....
Known to me to be the person whose name is subscribed to the above instrument and acknowledged to me that he executed to same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 20 day of September, 2007.
Gertrudann K. Tatananni
Notary Public
My Commission Expires: _____
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gertrudann K. Tatananni, Notary Public
Vandergrift Boro, Westmoreland County
My Commission Expires Apr. 15, 2008
Member, Pennsylvania Association Of Notaries

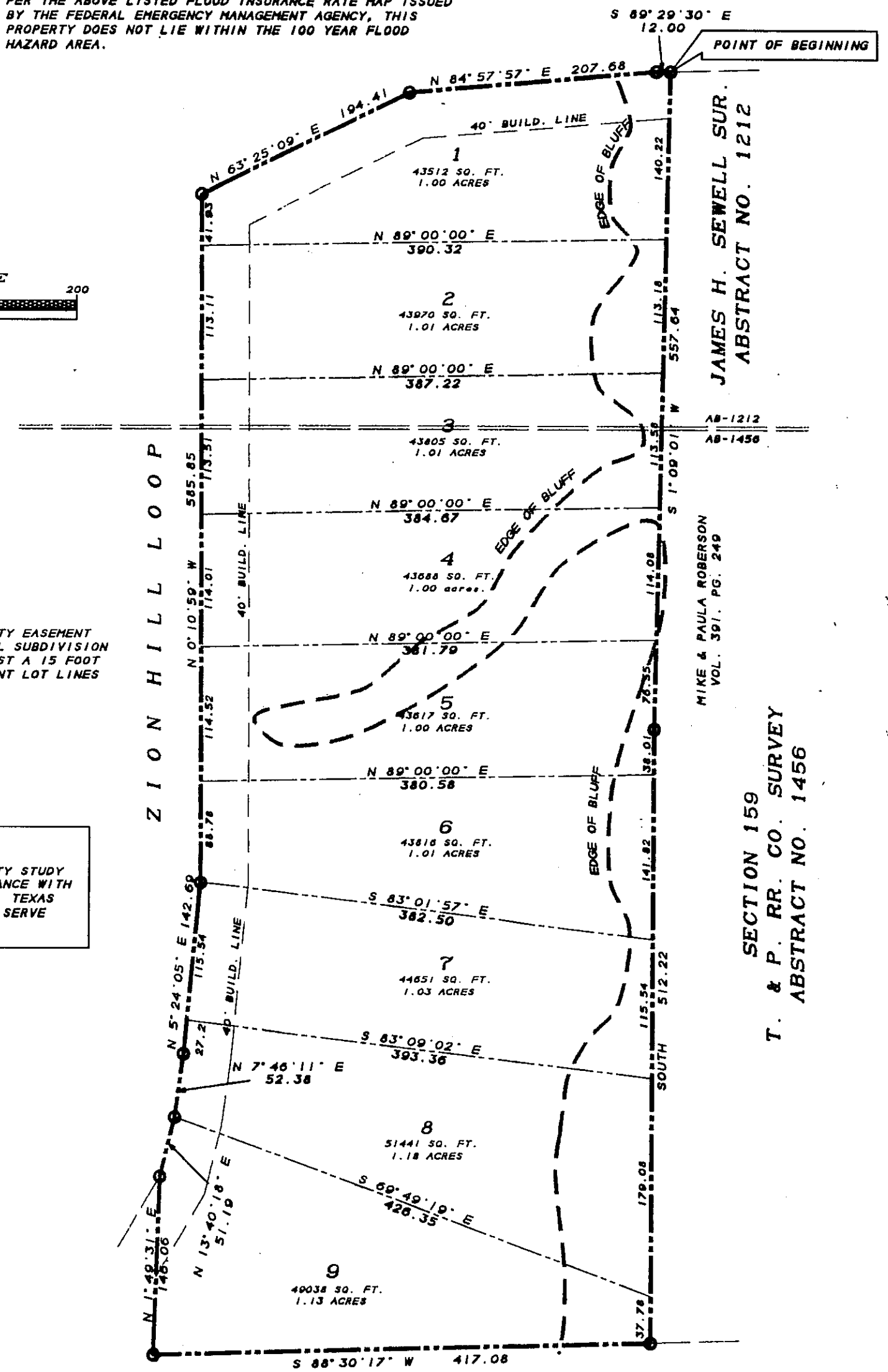
Approved by the Commissioners Court of Parker County, Texas:
THIS THE 20 DAY OF September, 2007
MARK RILEY - COUNTY JUDGE
DANNY CHADATE - COMMISSIONER PCT. 1
JOEL ENKLEY - COMMISSIONER PCT. 2
JOHN ROTH - COMMISSIONER PCT. 3
JIM WEBSTER - COMMISSIONER PCT. 4

Recorded on this _____ day of _____, 2007.
in Vol. (Cub.) _____, Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.
County Clerk, Parker County, Texas.



NOTE:
THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET LOT LINES AND ALL SUBDIVISION PERIMETER LINES. THERE SHALL EXIST A 15 FOOT UTILITY EASEMENT ALONG ALL ADJACENT LOT LINES (CENTERED - 7.5 FEET ON EACH LOT)

NOTE:
THE RESULTS OF A WATER AVAILABILITY STUDY PERFORMED ON THIS TRACT IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY, TEXAS INDICATES ADEQUATE GROUNDWATER TO SERVE THE SUBDIVISION.



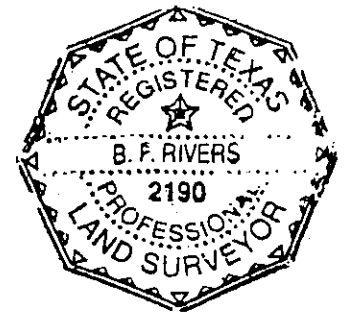
JAMES H. SEWELL SUR.
ABSTRACT NO. 1212

MINE & PAULA ROBERSON
VOL. 391, PG. 249

SECTION 159
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1456

LUCY CERVENY
VOL. 387, PG. 280

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN APRIL, 2007.
B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



I, JAMES ALLERA, HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY TOWN OR CITY.
James Allera
JAMES ALLERA
DATE: 20 September 2007

DEVELOPER
BO FINLEY
4329 FM 920
WEATHERFORD, TEXAS 76086
817-594-7157

SURVEYOR
RIVERS SURVEYING, INC.
139 CROWLEY LANE
MINERAL WELLS, TX 76067
940-325-8613

ACCT. NO.: 13135
SCH. DIST.: PEA
CITY: CO
MAP NO.: G-11

SECTION 159, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1456 AND THE
JAMES H. SEWELL SURVEY, ABSTRACT NO. 1212
PARKER COUNTY, TEXAS
SHEET 1 OF 1 SHEET

FINAL PLAT OF
LOTS 1 THROUGH 9
HARVEST ACRES
9.35 ACRES
OUT OF