FINAL PLAT
LOTS 1, 2 AND 3, BLOCK 1
JAXON PARK
AN ADDITION IN PARKER COUNTY, TEXAS
Being 3.075 Acres situated in and being a portion of the James Shadle Survey, Abstract No. 1279, Parker County, Texas

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DONALD BRAD PARKER being the sole owner of 3.075 Acres situated in and being a portion of the James Shadle Survey, Abstract No. 1279, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Cartwright Park Road, the southerly portion or corner of a 2.0 Acre Tract and described by deed to Brad Parker recorded in Volume 1948, Page 1423, Real Records, Parker County, Texas, said line being called to be South, 1088.11 feet and East, 1444.42 feet from the south from the corner of the William Beekman Survey, Abstract No. 41, Parker County, Texas;

THEENCE N 86°31'57" W, on said a 436.63 feet to a point not found;

THEENCE N 07°00'39" E, 339.47 feet to an iron rod found in the northwest corner of said Brad Parker Tract;

THEENCE S 88°45'47" E, with the west line of said Brad Parker Tract, 355.37 feet to the POINT OF BEGINNING and containing 3.075 Acres (113,847 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DONALD BRAD PARKER does hereby add to this plat the tract described hereinabove described real property as LOTS 1, 2 AND 3, BLOCK 1, JAXON PARK, AN ADDITION IN PARKER COUNTY, TEXAS being 3.075 Acres situated in and being a portion of the James Shadle Survey, Abstract No. 1279, Parker County, Texas, and does hereby dedicate to the public use the streets, alleys, parks and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 12 day of August, 2005.

Donald Brad Parker

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the aforesaid notary public, on this day personally appeared DONALD B. PARKER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

DONE UNDER MY HAND AND SEAL OF OFFICE on this 12 day of August, 2005.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as foreman, do execute the survey described inplat, hereby confirms to such subdivision and plats in the dedication of the streets and easements.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 20___.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the aforesaid notary public, on the date personally appeared DONALD B. PARKER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

DONE UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 20___.

Notary Public in and for the State of Texas

NOTE: We do hereby warn all claims for damages against the County occasioned by the establishment of the lines or the alterations of the surface of any portion of the existing streets and alleys, or natural features, to conform to the grades established in the subdivision.

STATEMENT ACKNOWLEDGING VISIBLE TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

COLLABORATOR:

DATE: April, 2005

PROFESSIONAL LAND SURVEYOR:

Dwight W. Irwin, Jr.
Registered Professional Land Surveyor, No. 2074

DRAWN BY:

Dwight W. Irwin, Jr.
Dwight W. Irwin, Jr.

GRAPHIC SCALE 1" = 100'