FINAL PLAT
LOT 2A & 2B, KELLI HURST ADDITION
BEING 9.71 ACRES AND BEING A REVISION OF LOT 2,
KELLI HURST ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS,

ACCT. NO.: 1404
SCH. DIST.: 30
CITY: 00
MAP NO.: 0-7

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY’S NATIONAL FLOOD INSURANCE PROGRAM’s FLOOD INSURANCE RATE MAP COMMUNITY PANEL, NUMBER 10225858 & EFFECTIVE DATE: SEPTEMBER 27, 1986, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS
COUNTY OF PARKER
TOWN OF CHARLESTON

APPROVED BY
Commissioner’s Court of Parker County
County Judge
COMMISSIONER’S COURT

NOTES:
1. Bearings are based on the north, as determined by the magnetic north using control points A and B, which are adjusted for the current declination (2°53') and transferring the most northerly line of this subdivision.
2. Distances marked (A) are measured; distances marked (B) are by tape.
3. 1/10" Fort note at all top corners, unless otherwise noted.
4. The property is not located within the extragradation of any city or town.
5. There shall be a 10' utility easement along all subdivisions lines and at streets.

KNOW ALL MEN BY THESE PRESENTS
That I, Charles Robert Riffe, do hereby certify that I prepared the plat from an accurate and accurate survey of the land and that the corners mentioned in the plat were established by the use of a surveying transit or a surveying prismatic compass.

MCGIRL ROY ENGINEERING
123 Main Street, Weatherford, Texas 76086
Technical Services Division

Prepared By:
February 21, 2007
Date:

C552

PHILIP H. TONE, JR.
Vol. 2340, Pg. 599

J. W. GREGORY SURVEY
A-212

P.O.B.
N 85°07'36" W, 882.07'

James Russell & daugh R. Rowell
Vol. 534, Pg. 480

4' dia. steel pipe fence corner post found

4' dia. steel pipe fence corner post found

4' dia. steel pipe fence corner post found

4' dia. steel pipe fence corner post found

4' dia. steel pipe fence corner post found

1/4" dia. pipe

P.O.B. & fence corner post

4' dia. steel pipe fence corner post found