



Doc# 582385 Fees: \$66.00
01/11/2006 9:22AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRY BRIDGEMAN, COUNTY CLERK

FINAL PLAT
LOTS 1 & 2, BLOCK 1, LAZY ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
Being 3.221 Acres situated in and being a portion of the
I. B. Majors Survey, Abstract No. 868, Parker County, Texas

ACCT. NO: 1475
SCH. DIST: BR
CITY: CO
MAP NO: 3-21
A.C.C. OF: 20968-14-3-10

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, DONALD R. ELLIOTT being the sole owner of 3.221 Acres situated in and being a portion of the I. B. MAJORS SURVEY, ABSTRACT No. 868, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the northwest right of way line of Lazy Bend Estates Road, as it exist, and being called by deed to be S 45°36'57" W, 2268.18 feet from the southeast corner of the P. H. Majors Survey, Abstract No. 867, Parker County, Texas; THENCE S 44°52'17" W, with the northwest right of way line of said Lazy Bend Estates Road, 709.62 feet to a pipe found at the beginning of a curve to the right with a radius of 22.27 feet and whose chord bears N 69°42'59" W, 40.72 feet; THENCE with said curve to the right through a central angle of 132°13'03" and a distance of 51.39 feet to a pipe found in the east right of way line of North Lazy Bend Estates Road; THENCE N 03°42'01" W, with the east right of way line of said North Lazy Bend Estates Road, 238.94 feet to an iron rod set; THENCE N 44°52'17" E, 543.62 feet to an iron rod set in a fence; THENCE S 51°41'02" E, on or about a fence line, 217.61 feet to the POINT OF BEGINNING and containing 3.221 acres (140300 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD R. ELLIOTT do hereby adopt this plat designating the hereinabove described real property as LOTS 1 & 2, BLOCK 1, LAZY ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 3.221 Acres situated in and being a portion of the I. B. Majors Survey, Abstract No. 868, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

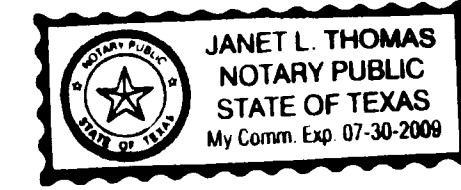
WITNESS my hand at Weatherford, Parker County, Texas this 10 day of January, 2006.

Donald R. Elliott
Donald R. Elliott

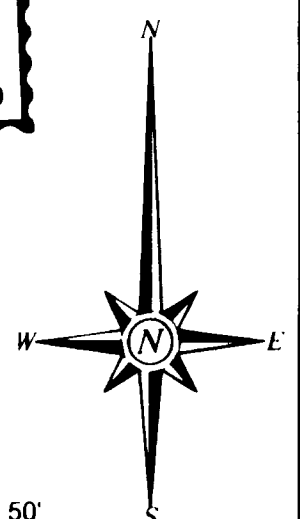
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Donald R. Elliott, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of January, 2006

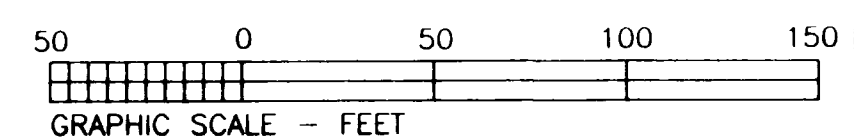
Janet Thomas
Notary Public in and for the State of Texas



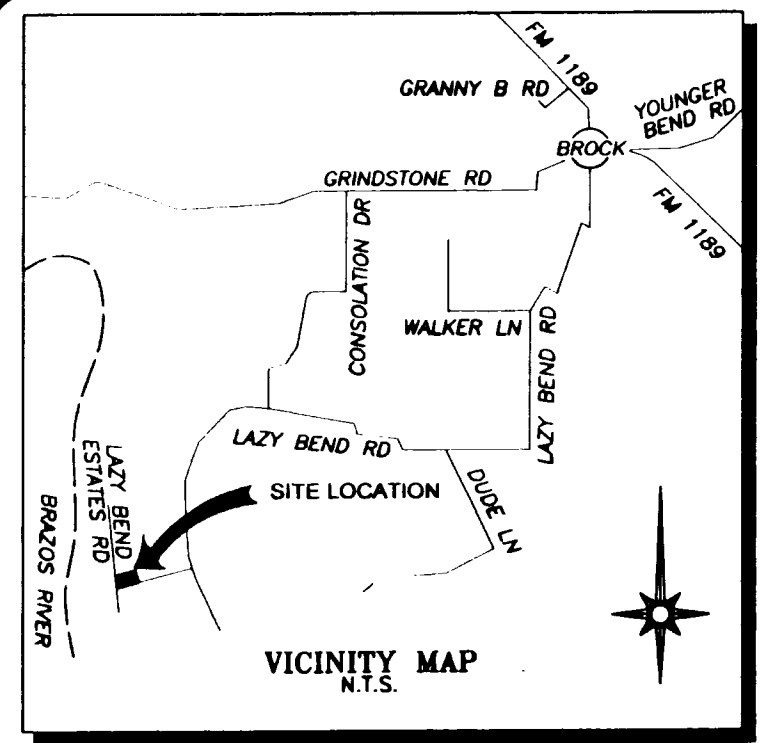
THE STATE OF TEXAS)
COUNTY OF PARKER)
I, Donald R. Elliott
being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.



SCALE: 1" = 50'



HARLAN LAND SURVEYING, INC.
215 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
*There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020 0250 B EFFECTIVE DATE: SEPTEMBER 22, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER ELECTRONIC SCALING.

DEVELOPER/OWNER:
Donald R. Elliott
1501 Country Place Road
Weatherford, TX 76087
817-596-7640

NORTH LAZY BEND ESTATES ROAD

C357

JACKSON S. WILSON
VOLUME 2188, PAGE 1860

ROGERICK D. HOBBS
VOLUME 2027, PAGE 1800

LOT 1
1.72 ACRES
(75,110 sq.ft.)

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2006.

Notary Public in and for the State of Texas

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 11th day of January, 2006.

ABSENT
County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
DECEMBER, 2005