## BRAZOS NO SCALE

## (.330

## FINAL PLAT **LOT 1 AND LOT 2, BLOCK 1 MKM ADDITION**

## AN ADDITION IN PARKER COUNTY, TEXAS

Being 7.983 Acres situated in and being a portion of the P. H. MAJORS SURVEY, ABSTRACT No. 367, Parker County, Texas

ACCT. NO: 15275 SCH. DIST.: BR CITY: C.21 MAP NO.: 20844-22-0-0.50

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

STATE OF TEXAS

COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared 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.

STATE OF TEXAS ) COUNTY OF PARKER )

WHEREAS, RICKY LYNN SMITH being the sole owner of 7.983 Acres situated in and being a portion of the P. H. MAJORS SURVEY, ABSTRACT No. 367, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in Lazy Bend Road, said iron being called by deed to be West, 1105.87 feet; North, 191.02 feet; N 02 °11'00" W, 130.7 feet and N 07°43'00" E, 318.7 feet from the southeast corner of said P. H. Majors Survey; THENCE N 80°00'00" W, 1314.21 feet to an iron rod found in the east

line of North Lazy Bend Estates Road, as it exist; THENCE N 04°48'01" E, with the east line of said North Lazy Bend Estates Road, 263.33 feet to an iron rod found;

THENCE S 80°03'07" E, 1334.31 feet to an iron rod found in said Lazy Bend Road; THENCE with said Lazy Bend Road the following courses and distances;

S 10°10'00" W, 156.40 feet to a PK nail set; S 07°44'37" W, 107.14 feet to the POINT OF BEGINNING and containing 7.983 aces (347739 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RICKY LYNN SMITH does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1, MKM ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, Being 7.983 Acres situated in and being a portion of the P. H. MAJORS SURVEY, ABSTRACT No. 367, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

Parker County,

ROAD

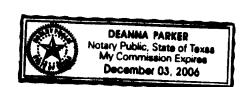
BEND

LAZY

156.40

5 TO TO OU **W** 

STATE OF TEXAS COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared RICKY LYNN SMITH, 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.



Doc Bk 00574609 DR

Pátricia Helson

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 maned records of: Parker County as stamped hereon by me.

Oct 26,2005

Jeane Brunson, County Cleri

FEET

GRAPHIC SCALE

SCALE 1" 100"

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

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YEAR FLOOD PLAIN. AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL No.: 484520 0250 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THE STATE OF TEXAS ) COUNTY OF PARKER ) GIVEN UNDER MY HAND AND SEAL OF OFFICE on Notary Public in and for the State of Texas County Judge ZONE "AE" Commissioner Precinct #2 **Commissioner Precinct #1** ROAD Absent Commissioner Precinct #4 **Commissioner Precinct #3** TES STA S 80°03'07"E 田 DÖNALD PRAT VOLUME 1589, PACE 959 ZONE "X" BEND 1334.31 688.00 4.993 ACRES LAZY 3.05 ACRES NORTH N 80°00'00"W 703.24" N 80.00.00.M 35.07 JACK THOMAS VOLUME 1163, PAGE 1296 S 07'44'37"W 72 07~ 1314 21 STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES 10/.14 "There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes. NOTE: We do hereby waiver 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 STATE OF TEXAS ) the subdivision. COUNTY OF PARKER ) I, RICKY LYNN SMITH being the dedicator and developers of the attached plat of said subdivision, THIS is to certify that I, David Harlan Jr., a Registered Public Land do hereby certify that is not within the Extra-Territorial Surveyor of the State of Texas, have platted the above subdivision Jurisdiction of any City or Town. 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.

Registered Professional Land Surveyor, No. 2074 September, 2005

DAVID HARLAN, JR. 2074

DEVELOPER/OWNER: Ricky Lynn Smith 5800 Lazy Bend Road Weatherford, TX 76066 817-341-3514