

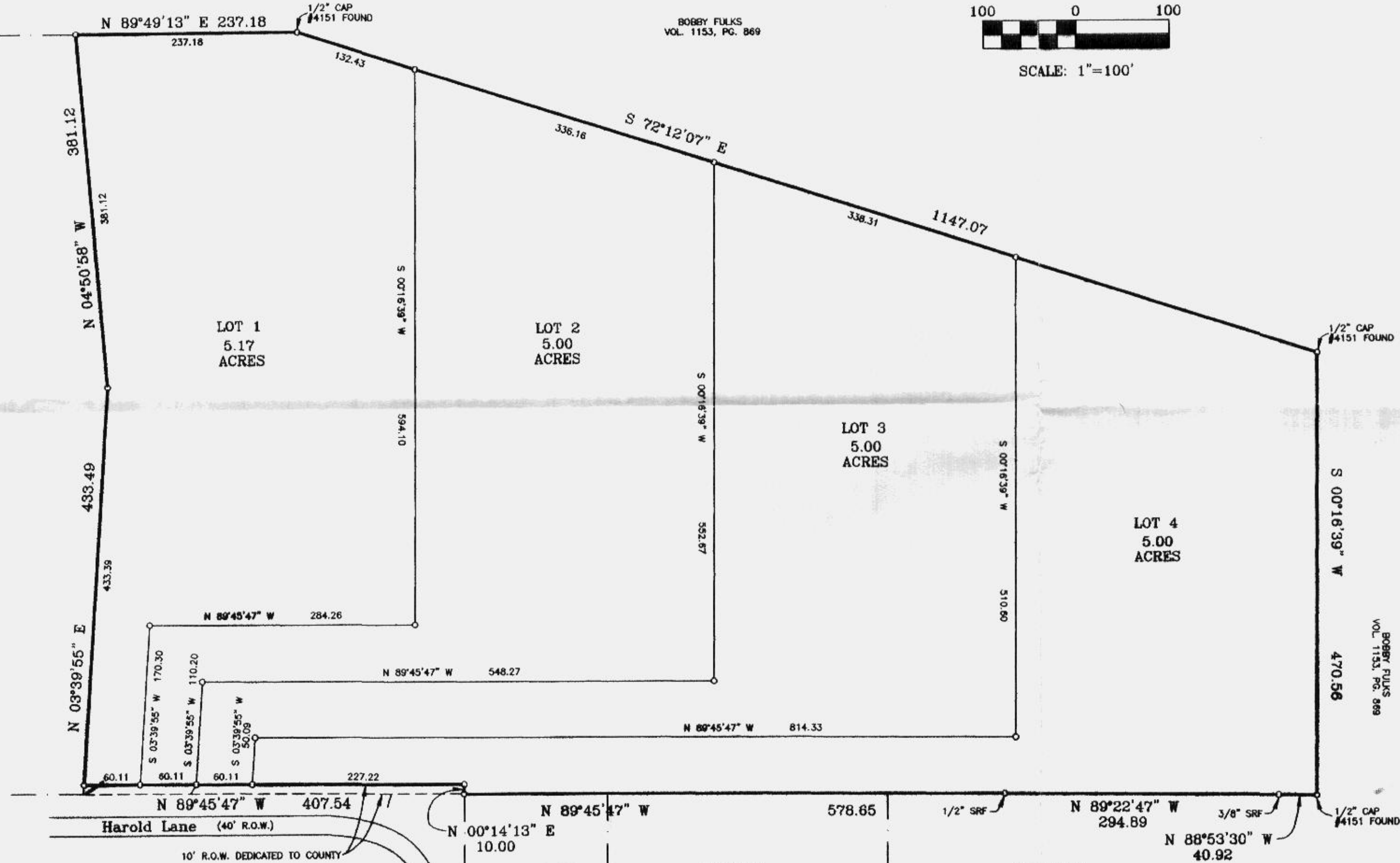
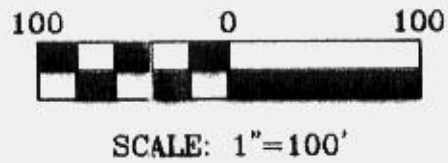
Doc 68485794 OR 2124 PB 1154

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
ON JUL 16, 2003 AT 10:47 AM  
Document Number: 08485794  
Amount: \$5.00  
By: Leann Franklin

STATE OF TEXAS  
COUNTY OF PARKER  
I, Jeane Brunson, Clerk of the County Court, do hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

JUL 09, 2003

JEANE BRUNSON  
CLERK  
PARKER COUNTY



OWNER'S ACKNOWLEDGEMENT AND DEDICATION  
STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, I Don Mankin being the owner of a tract of land out of the R.W. JOHNSON Survey, Abstract No. 756, Parker County, Texas, said tract being described by metes and bounds as follows.

FIELD NOTES

Description for a 20.17 acre tract of land out of the R.W. JOHNSON SURVEY, Abstract No. 756, Parker County, Texas.  
Beginning at a 1/2" capped iron # 2023 set in the North line of Harold Lane, said iron being deed call, South, 1462.74 feet, East, 204.67 feet, South, 1318.99 feet and S 89°45'47" feet from the Northwest corner of said R.W. JOHNSON SURVEY.  
THENCE N 03°39'55" E, leaving said road, 433.49 feet to a 1/2" capped iron #2023 set;  
THENCE N 04°50'58" W, 381.12 feet to a 1/2" iron set in the Southerly Southwest line of vol. 1153, Pg. 869, D.R.P.C.T.;  
THENCE N 89°49'13" E, with the Southerly Southwest line of said Vol. 1153, Pg. 869, 237.18 feet to a 1/2" capped iron # 4151 found being for an angle point in said Vol. 1153, Pg. 869;  
THENCE S 72°12'07" E, with the Southerly line of said Vol. 1153, Pg. 869, 1147.07 feet to a 1/2" capped iron # 4151 found being for an angle point in said Vol. 1153, Pg. 869;  
THENCE S 00°16'39" W, with the most Westerly East line of said Vol. 1153, Pg. 869, 470.56 feet to a 1/2" capped iron # 4151 found for the most Westerly Southwest corner of said Vol. 1153, Pg. 869;  
THENCE N 88°53'30" W, 40.92 feet to a 3/8" iron rod found;  
THENCE N 89°22'47" W, 294.89 feet to a 1/2" iron rod found;  
THENCE N 89°45'47" W, 578.65 feet to a 1/2" capped iron # 2023 set;  
THENCE N 00°14'13" E, 10.00 feet to a 1/2" capped iron #2023 set in the North line of said Harold Lane;  
THENCE N 89°45'47" W, with the North line of said Harold Lane, 407.54 feet to the POINT OF BEGINNING and containing 20.17 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Don Mankin do hereby adopt this Plat as Mankin Acres, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

*Don Mankin*  
Don Mankin

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Don Mankin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 09 day of July, 2003.

*Shelia A. Reed*  
Notary Public State of Texas

2-16-200  
My Commission Expires



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 9th day of July, 2003.

*Shelia A. Reed* Commissioner #1  
*Shelia A. Reed* Commissioner #3  
*Shelia A. Reed* Commissioner #2  
*Absent* Commissioner #4  
*Absent* County Judge

STATE OF TEXAS  
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. And duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in \_\_\_\_\_ Records of said County in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Jeane Brunson  
Clerk, County Court  
Parker County, Texas

By: \_\_\_\_\_  
Deputy

ACCT. NO.: 14855  
SCH. DIST.: SP  
CITY: CO  
MAP NO.: K-8

GENERAL NOTES:

- 25' FRONT BUILDING LINES
- 10' REAR & SIDE BUILDING LINES UNLESS OTHERWISE NOTED.
- 10' UTILITY EASEMENT INSIDE ALL LOT LINES.
- SUBJECT PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY CITY OR TOWN.

ACCORDING TO THE F.L.R. MAP FOR PARKER CO. TEXAS, PANEL NO. 4805200075-B, DATED SEPT. 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE 1/2" IRONS CAPPED RPLS#2023, UNLESS OTHERWISE NOTED.

TOPO ELEVATIONS SCALED PER USGS QUAD MAP NO. 3297-343.

OWNER/DEVELOPER: DON MANKIN  
2829 TIMBER HILL DR.  
GRAPEVINE, TX. 76051

*Don Mankin*

**PLAT CAB C-22**

DKB &  
ASSOCIATES, LLC  
1250 HWY. NO. 199 E.  
SPRINGTOWN, TEXAS, 76082  
220-5888 FAX: 220-2678



I, DOUG BURT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Doug Burt*  
30 JUNE/2003

FINAL PLAT  
SHOWING  
MANKIN ACRES

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 20.17 ACRES OF LAND OUT OF THE R.W. JOHNSON SURVEY, ABSTRACT NO. 1428, PARKER COUNTY, TEXAS.