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 FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 ON Sep 15, 2001 at 11:00A  
 Document Number: 00426324  
 Amount: .00  
 By: E. J. Blevins  
 STATE OF TEXAS  
 COUNTY OF PARKER  
 I 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 public records of Parker County as stamped herein by me.  
 Sep 19, 2001  
 JEROME MARSHALL COUNTY CLERK  
 PARKER COUNTY

APPROVED BY ORDER OF COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

this the 13TH day of SEPTEMBER, 2001

NOT PRESENT  
 County Judge

Commissioner, Precinct No. 1: *Mark D. Dalk*  
 Commissioner, Precinct No. 2: *JUDGE PRO-TEM*  
 Commissioner, Precinct No. 3: *Flora Amador*  
 Commissioner, Precinct No. 4: *Harry Blugge*

FLOOD PLAIN NOTE

NO PART OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEMA'S Flood Insurance Rate Map No. 480520 0008 A, dated 27 December, 1977.

GENERAL NOTES

1. ALL STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENTS.
2. ALL PRIVATE STREET EASEMENT INTERSECTION RADII ARE 25 FEET AND THE CUL-DE-SAC RADIUS IS 60 FEET.
3. UTILITY EASEMENTS, UNLESS OTHERWISE SPECIFIED, ARE 10 FEET ON EACH SIDE OF EACH LOT LINE.
4. NO INDIVIDUAL PRIVATE DRIVEWAYS ARE TO OPEN ONTO AIRPORT ROAD.
5. ALL SIDE AND REAR MINIMUM SETBACKS ARE 25 FEET UNLESS OTHERWISE NOTED.

THE STATE OF TEXAS §  
 COUNTY OF PARKER §  
 THAT, H. P. HOMES, INC. being the owner of the following described property, to wit:

SITUATED in Parker County, Texas, and being a tract of land in the A. R. JACKSON SURVEY, Abstract No. 767, and being a portion of that certain tract conveyed to Charles R. Lewis by deed recorded in Volume 1850, Page 1487, of the Parker County Deed Records, and said portion being more fully described as follows: BEGINNING at a 5/8" iron rod with "RPLS 1640" cap set in the northerly line of Airport Road (variable width right-of-way) and a southerly line of said Lewis tract, said point being 95.95 feet North 71 degrees, 14 minutes, 55 seconds West (base bearings along this line from Lewis deed), 232.58 feet North 87 degrees, 09 minutes, 30 seconds West, and 60.74 feet North 85 degrees, 13 minutes, 40 seconds West from a 5/8" iron rod with "RPLS 1640" cap found in place for the southwest corner of that certain 14.00 acre tract conveyed by said Lewis to Kendall P. and Sharon G. Craig by deed recorded in Volume 1858, Page 1483, of said Deed Records; THENCE with said northerly line of Airport Road and southerly line of said Lewis tract, the following courses and distances:

- North 85 degrees, 13 minutes, 40 seconds West, 130.45 feet;
- South 89 degrees, 46 minutes, 25 seconds West, 197.02 feet; and
- North 89 degrees, 24 minutes, 05 seconds West, 448.0 feet to a 5/8" iron rod with "RPLS 1640" cap set for corner;
- THENCE North, 563.72 feet to a 5/8" iron rod with "RPLS 1640" cap set for corner;
- THENCE East, 235.0 feet to a 5/8" iron rod with "RPLS 1640" cap set for corner;
- THENCE South, 45.0 feet to a 5/8" iron rod with "RPLS 1640" cap set for corner;
- THENCE East, 540.0 feet to a 5/8" iron rod with "RPLS 1640" cap set for corner;
- THENCE South, 533.48 feet to the PLACE OF BEGINNING, and containing 9.543 acres.

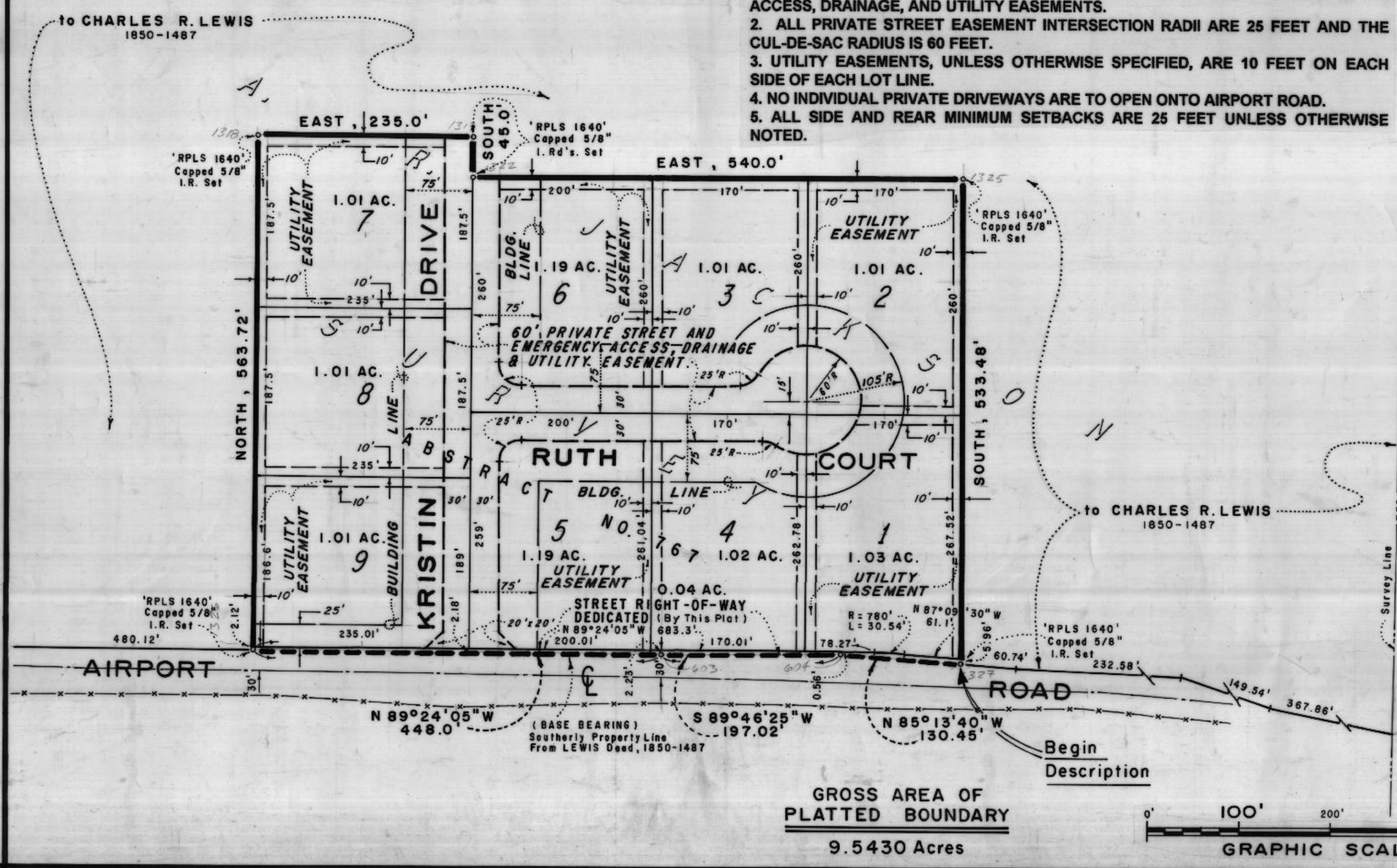
DOES HEREBY ADOPT THE PLAT HEREON as its plan for subdividing same, to be known as MUIR CREEK ESTATES PHASE I, Parker County, Texas, and does hereby dedicate to the use of the public the public easements and rights-of-way hereon designated. FURTHER, I hereby certify that this subdivision does not lie within the Extra-Territorial Jurisdiction of any City or Town.

H. P. HOMES, INC.  
 By: *Sid Whitener*  
 Sid Whitener, President

SOUTHWEST BANK (lender)  
 By: *Larry Kilgore*  
 Larry Kilgore, Executive Vice President

THE STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 This instrument acknowledged before me on 13th day of August, 2001 by: Sid Whitener, President of H. P. Homes, Inc.

*Dorcas Egge*  
 Notary Public, State of Texas  
 My commission expires 5-19-2004



C. LUTTRELL SURVEY ABSTRACT NO. 1079

FINAL PLAT OF  
**MUIR CREEK ESTATES PHASE I**  
 Parker County, Texas  
 being a subdivision of a tract of land in the A. R. JACKSON SURVEY, Abstract No. 767

COMPILED FROM RECORDS & SURVEYS

*Gerald A. Curtis*  
 10 September 2001

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, 2001.

GERRY CURTIS ASSOCIATES, INC.  
 Surveyors  
 P.O. Box 9668 817/334-0381  
 Fort Worth, Texas 76147-2668