

THE BEARINGS SHOWN HEREON ARE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE WEST LINE OF LOT 46R.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

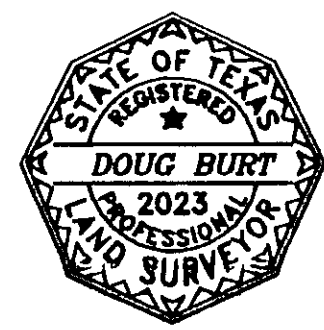
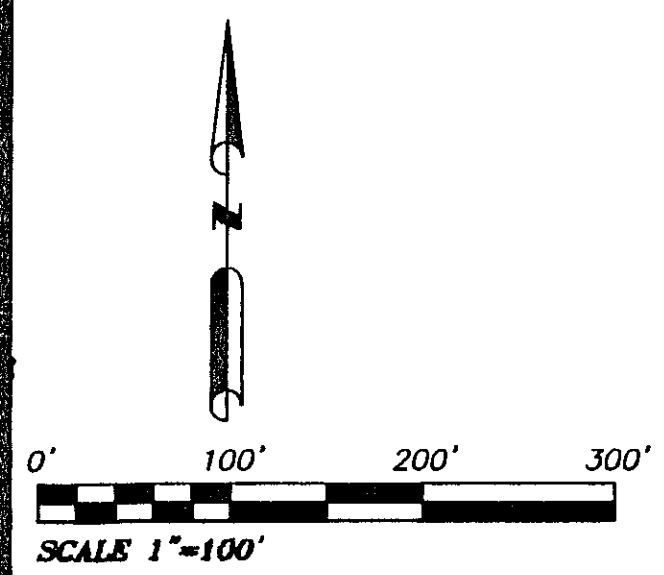
ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700275-E, DATED SEPTEMBER 24, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212.0032. BUYER IS ADMISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

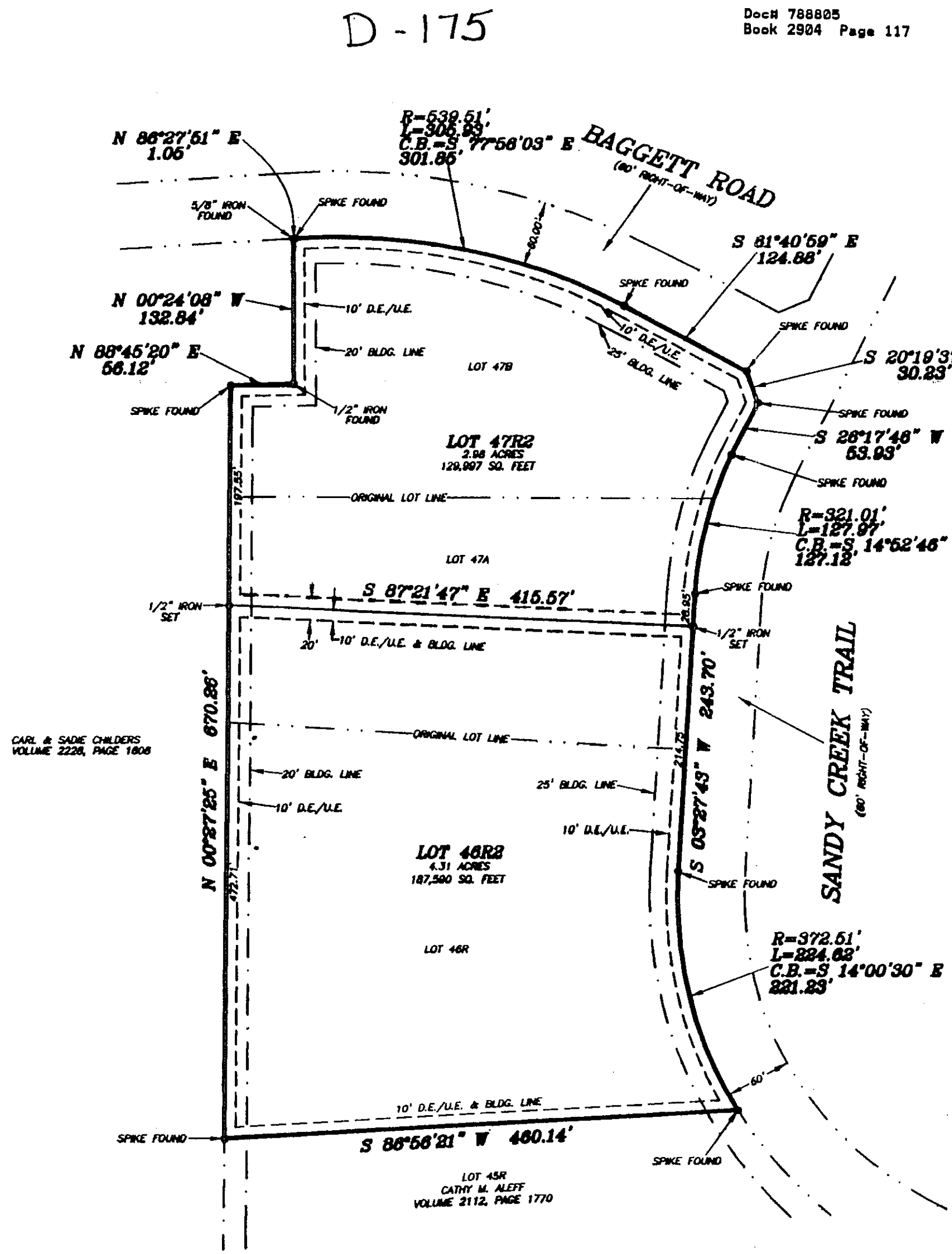
SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

OWNER/DEVELOPER
JUSTIN & ANDREA FERREIRA
136 SANDY CREEK TR.
WEATHERFORD, TEXAS 76085

OWNER/DEVELOPER
SHERRI ASBURY
490 BAGGETT ROAD
WEATHERFORD, TEXAS 76085



NRB SURVEYING
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RS# 817-584-9027
NLR# 817-405-6439



CARL & SADI CHILDERS
VOLUME 2228, PAGE 1808

LOT 45R
CATHY M. ALEFF
VOLUME 2112, PAGE 1770

Doc# 788805 Fees: \$66.00
03/28/2012 10:13AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEGANE BRIDGEMAN, COUNTY CLERK

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 20223
JANUARY 27, 2012

THE STATE OF TEXAS |
COUNTY OF PARKER |

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 28th DAY OF March 2012.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

Doc# 788805
Book 2904 Page 117

STATE OF TEXAS |
COUNTY OF PARKER |

WHEREAS Justin Ferreira and Andrea Ferreira, being the owners of Lot 46R, SANDY CREEK RANCHES ADDITION, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 680, Plat Records, Parker County, Texas, and Sherri Asbury, being the owner of Lots 47A and 47B, SANDY CREEK RANCHES ADDITION, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet C, Slide 325, Plat Records, Parker County, Texas and being more particularly described as follows:

Description for all of said Lot 46R and all of said Lots 47A and 47B, SANDY CREEK RANCHES ADDITION:

BEGINNING at a spike found at the Southwest corner of said Lot 46R and the Northwest corner of Lot 45R;

THENCE N 00°27'25" E, with the West line of said Lot 46R, at 370.00 feet passing the Northwest corner of said Lot 46R and the Southwest corner of said Lot 47A, and continuing with the West line of said Lot 47A, passing the Northwest corner of said Lot 47A and the Southwest corner of said Lot 47B and continuing in all, 670.26 feet to a spike found at the most Westerly Northwest corner of said Lot 47B;

THENCE N 88°45'20" E, with the most Westerly North line of said Lot 47B, 56.12 feet to a 1/2" iron found at an all corner of said Lot 47B;

THENCE N 00°24'08" W, with the most Northerly West line of said Lot 47B, 132.84 feet to a 3/8" iron found at the Northwest corner of said Lot 47B and being in the South line of Baggett Road;

THENCE N 86°27'51" E, with the South line of said Baggett Road, 1.05 feet to a spike found, said spike being for the beginning of a curve to the right whose radius is 539.51 feet;

THENCE with the South line of said Baggett Road and with said curve to the right, whose chord bears S 77°56'03" E, 301.85 feet and being an arc length of 305.93 feet to a spike found;

THENCE S 61°40'59" E, with the South line of said Baggett Road, 124.88 feet to a spike found;

THENCE S 20°19'37" E, 30.23 feet to a spike found in the West line of Sandy Creek Trail;

THENCE S 26°17'46" W, with the West line of said Sandy Creek Trail, 53.93 feet to a spike found, said spike being for the beginning of a curve to the left whose radius is 127.01 feet;

THENCE with the West line of said Sandy Creek Trail and with said curve to the left whose chord bears S 14°52'46" W, 127.12 feet and being an arc length of 127.97 feet to a spike found;

THENCE S 03°27'43" W, with the West line of said Sandy Creek Trail, 243.70 feet to a spike found, said spike being for the beginning of a curve to the left whose radius is 372.51 feet;

THENCE with the West line of said Sandy Creek Trail and with said curve to the left whose chord bears S 14°00'30" E, 221.23 feet and being an arc length of 224.62 feet to a spike found at the Southeast corner of said Lot 46R and the Northeast corner of said Lot 45R;

THENCE S 86°56'21" W, with the common line of said Lots 45R and 46R, 480.14 feet to the POINT OF BEGINNING and containing 7.29 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Justin Ferreira and Andrea Ferreira and Sherri Asbury, acting by and thru their duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 46R2 and 47R2,
SANDY CREEK RANCHES ADDITION,
Parker County, Texas

WITNESS my hand this the 28th day of March, 2012.

Andrea Ferreira

Sherri Asbury

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Andrea Ferreira, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of March, 2012.

Notary Public State of Texas

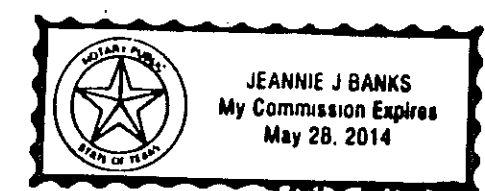
STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Sherri Asbury, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of March, 2012.

Notary Public State of Texas

ACCT. NO.: _____
SCH. DIST.: _____
CITY: _____
MAP NO.: _____



RE-PLAT
Lots 46R2 and 47R2,
SANDY CREEK RANCHES ADDITION,
an Addition in Parker County, Texas and being a re-plat of Lots 47A and 47B,
SANDY CREEK RANCHES ADDITION,
an Addition in Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 325, Plat Records, Parker County, Texas,
and Lot 46R,
SANDY CREEK RANCHES ADDITION,
an Addition in Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 325, Plat Records, Parker County, Texas,