

C-325

The State of Texas)
County of Parker)

THE STATE OF TEXAS)
COUNTY OF PARKER)

Part of the P.H. Anderson Survey, Abstract Number 16, situated in Parker County, Texas, Lot 47 of Sandy Creek Ranches Addition, an addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 648, of the Plat Records of Parker County, Texas; being bounded on the west by the tract of land described in Book 1073, Page 138, of the Real Property Records of Parker County, Texas; bounded on the north by Baggett Road, a 60 feet wide public right of way; bounded on the east by Sandy Creek Trail, a 60 feet wide public right of way; and bounded on the south by Lot 46R of said Sandy Creek Ranches Addition, as shown on the Plat recorded in Cabinet B, Slide 660 of said Deed Records.

Weatherford EAS Construction, Inc., a Texas limited partnership, the owner of the land shown on this plat, and whose name is subscribed hereto, dedicates to the public forever all easements shown thereon for the purpose and consideration therein expressed.
E.C. Swafford, President
Eric Swafford, President

Beginning at a spike found at the intersection of the south line of said Baggett Road with the east line of said tract described in Book 1073, Page 138, for the most northerly northwest corner of said Lot 47.

THE STATE OF TEXAS)
COUNTY OF PARKER)

Thence North 89 degrees 41 minutes 38 seconds East, along the south line of Baggett Road, and the north line of said Lot 47, a distance of 1.05 feet to a 5/8 inch iron rod set at the beginning of a curve to the right.

Before Me, the undersigned authority on this day personally appeared Eric Swafford, President of EAS Construction, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Thence along the south line of Baggett Road, and the north line of said Lot 47, in an easterly direction along said curve to the right having a radius of 539.51 feet, an arc length of 306.31 feet, and a chord which bears South 77 degrees 55 minutes 50 seconds East, a chord distance of 302.21 feet to a spike found at the end of said curve.

Given under my hand and seal on the 12th day of October, 2005.
Deanna Parker
Notary Public, Parker County, Texas

Thence South 81 degrees 40 minutes 59 seconds West, along the south line of said Baggett Road, and the north line of said Lot 47, a distance of 128.85 feet to a spike found where the south line of Baggett Road intersects a cutback line running between the south line of Baggett Road and the West line of Sandy Creek Trail for the most northerly northeast corner of said Lot 47.

THE STATE OF TEXAS)
COUNTY OF PARKER)

Thence South 20 degrees 16 minutes 11 seconds East, along the cutback line between the south line of Baggett Road and the West line of Sandy Creek Trail and along the northeast line of said Lot 47, a distance of 30.22 feet to a spike found where said cutback line between the south line of Baggett Road and the West line of Sandy Creek Trail intersects the West line of Sandy Creek Trail.

APPROVED by the commissioners Court of Parker County, Texas, this the 12th day of October, 2005.

Thence South 26 degrees 31 minutes 33 seconds West, along the West line of Sandy Creek Trail and along the East line of said Lot 47, a distance of 53.93 feet to a spike found at the beginning of a curve to the left.

Absent
Mark Riley, County Judge

Thence, continuing along the west line of Sandy Creek Trail and the east line of said Lot 47, in a southerly direction along said curve to the left having a radius of 321.01 feet, an arc length of 128.09 feet, and a chord which bears South 15 degrees 06 minutes 05 seconds West, a chord distance of 127.27 feet to a spike found at the end of said curve.

Commissioner # 1
Darryl Choate
Commissioner # 2
Joe Strickley
Commissioner # 3
John Roth
Commissioner # 4
Jim Webster

Thence South 03 degrees 42 minutes 13 seconds West, along the west line of Sandy Creek Trail and the east line of said Lot 47, a distance of 137.51 feet to a spike found for the northeast corner of said Lot 46R and for the southeast corner of said Lot 47.

THE STATE OF TEXAS)
COUNTY OF PARKER)

Thence North 86 degrees 18 minutes 26 seconds West, along the north line of said Lot 46R and the south line of said Lot 47, a distance of 410.14 feet to a spike found in the east line of said tract described in Book 1073, Page 138, of said Real Property Records for the northwest corner of said Lot 46R and the southwest corner of said Lot 47.

Thence along the east line of said tract described in Book 1073, Page 138, of said Real Property Records, and along the west line of said Lot 47 North 00 degrees 41 minutes 12 seconds East, a distance of 300.28 feet to a spike found for a corner.

Thence North 86 degrees 59 minutes 07 seconds East, a distance of 56.12 feet to a 1/2 inch iron rod found for a corner, and North 00 degrees 10 minutes 21 seconds West, a distance of 132.84 feet to the point of beginning and containing 3.985 acres of land.

Flood Plain Statement:
According to Community Panel Number 480520 0125 C, dated January 3, 1997, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

THE STATE OF TEXAS)
COUNTY OF PARKER)

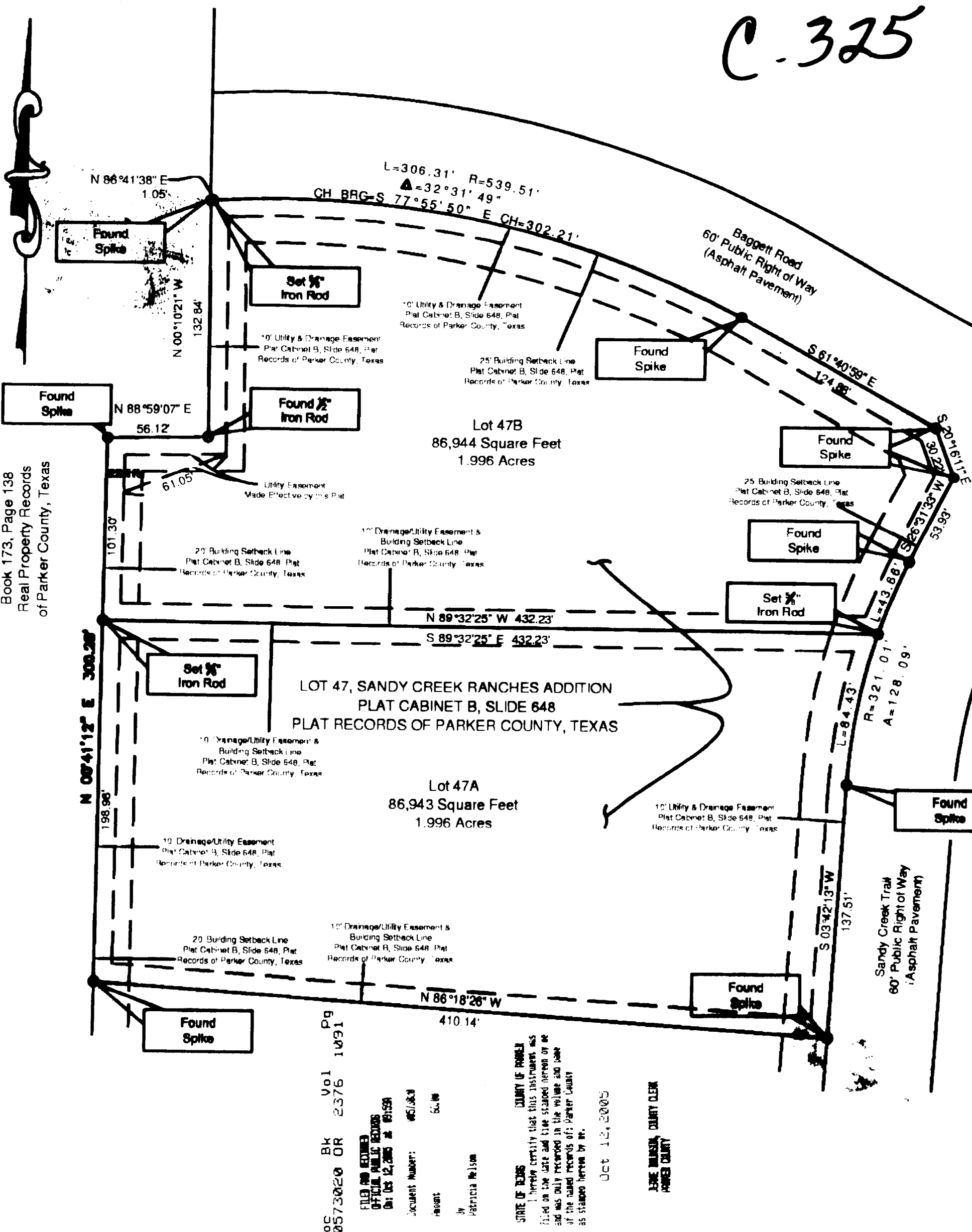
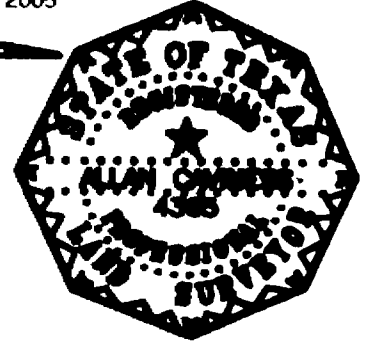
I, Allan Caviness, Registered Professional Land Surveyor Number 4365, State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property prepared on the ground by me in August, 2005.

THE STATE OF TEXAS)
COUNTY OF PARKER)

Before Me, the undersigned authority on this day personally appeared Eric Swafford, President of EAS Construction, Inc., 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.

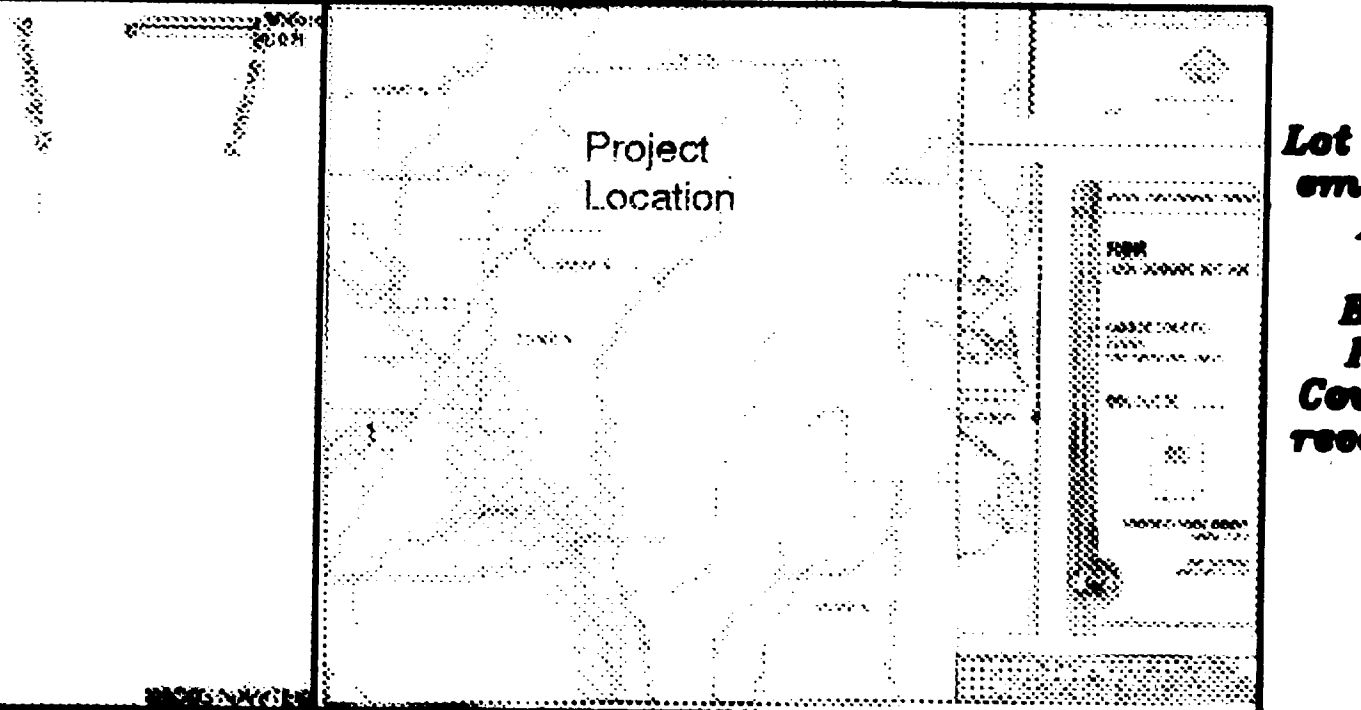
Given under my hand and seal on the 12th day of October, 2005.
Deanna Parker
Notary Public, Parker County, Texas

Allan Caviness, R.P.L.S.
October 12, 2005



Vicinity Map

FEMA Map



Sketch Showing Lot 47A and Lot 47B of Sandy Creek Ranches, embracing part of the P.H. Anderson Survey, Abstract Number 16, situated in Parker County, Texas, Being a replat of Lot 47 of Sandy Creek Ranches Addition, an addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 648, of the Plat Records of Parker County, Texas.

SCALE : 1" = 60'

THE 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 certificate of authentication, was filed for record in my office the ___ day of ___, 2005, at ___ o'clock ___ M., and duly recorded the ___ day of ___, 2005, at ___ o'clock ___ M., in the records of said County in Plat Cabinet ___ page ___.

In Testimony Whereof, witness my hand and official seal of office, this the ___ day of ___, 2005, at ___ o'clock ___ M.

Jeane Brunson, County Clerk
Parker County, Texas

By: _____ ACCT. NO: 17251
Deputy SCH. DIST: 10
CITY: _____
MAP NO.: 110

Replat of Lot 47 Sandy Creek Ranches Addition, an addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 648, of the Plat Records of Parker County, Texas.

