

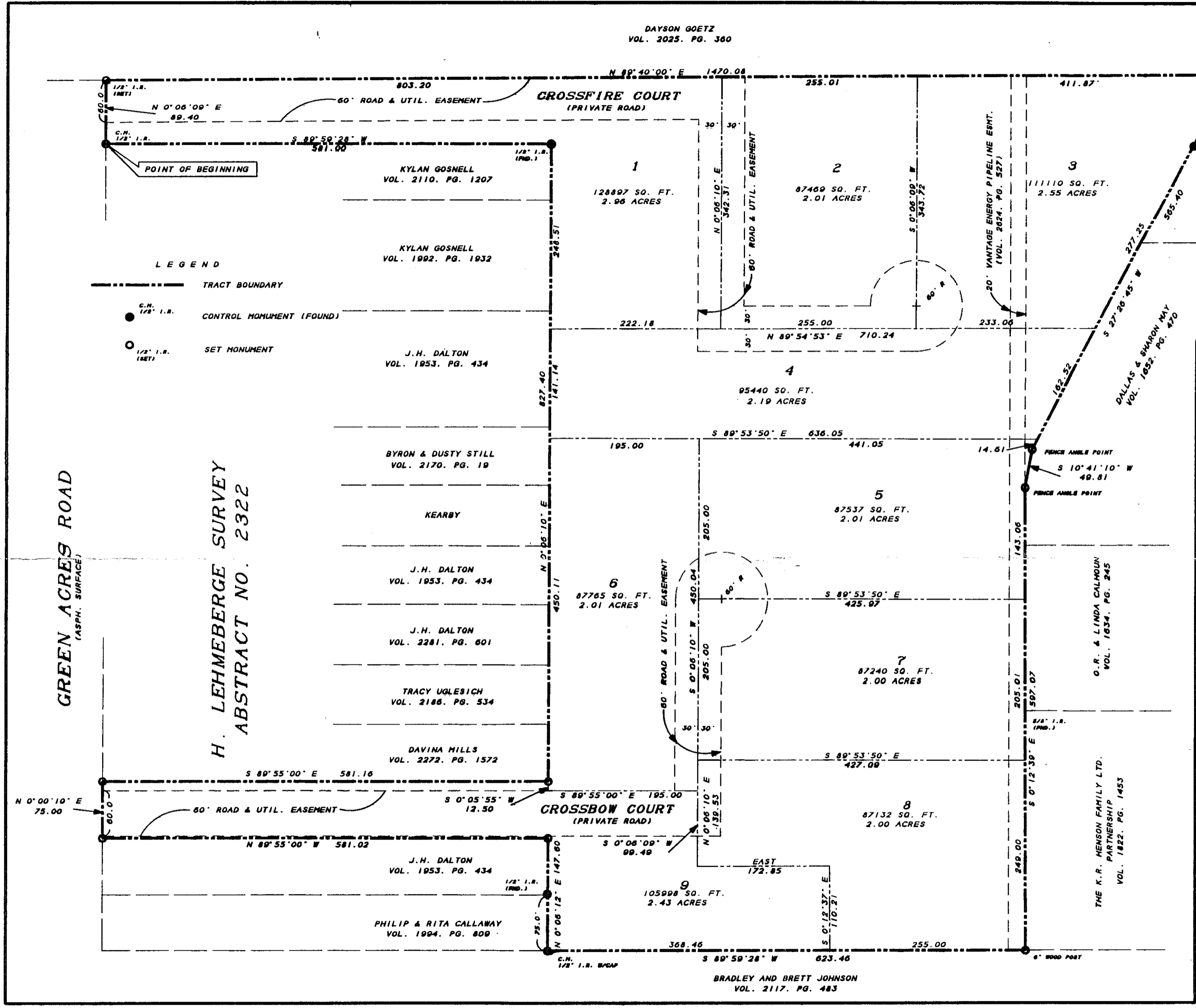
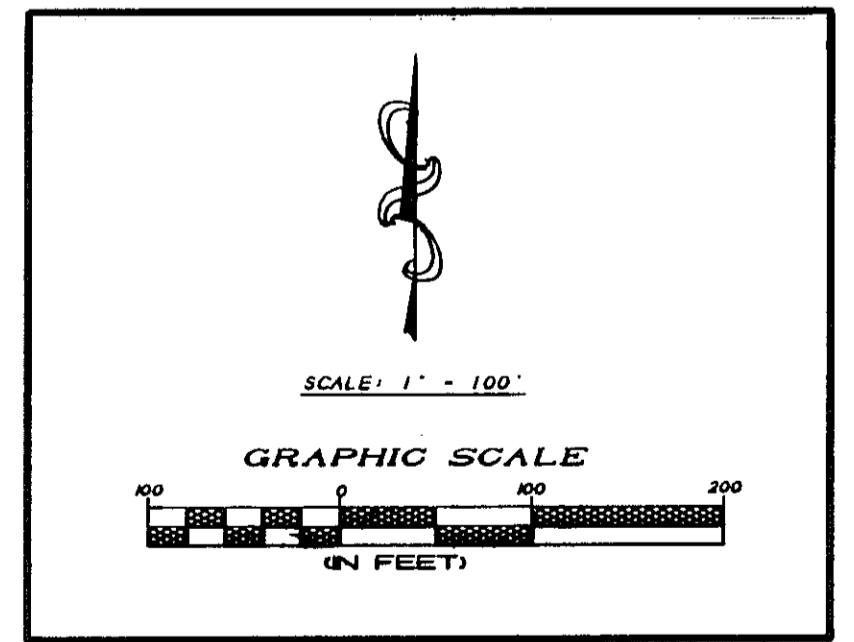
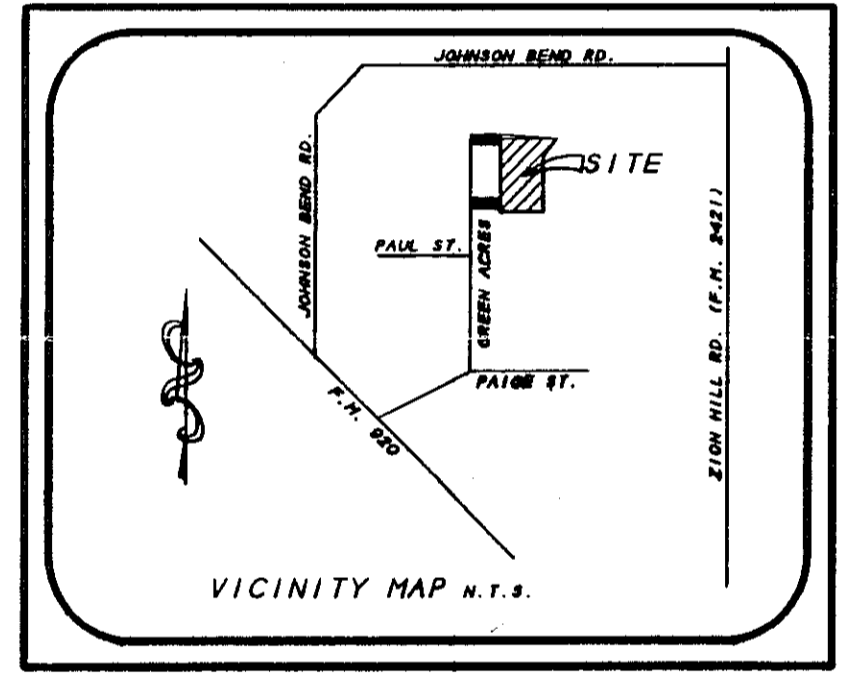
D93

DAYSON GOETZ
VOL. 2025, PG. 360

Doc# 754507
Book 2813 Page 29

CENTERLINE ROADWAY LENGTHS	
CROSSFIRE COURT	1400.5 L.F.
CROSSBOW COURT	1071.6 L.F.

NOTE:
THERE SHALL BE A 10.00 FOOT UTILITY EASEMENT ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
THERE SHALL BE A 15.00 FOOT UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES (CENTERED - 7.50 FEET ON EACH LOT)
THE FRONT BUILDING LINE SHALL BE 30.00 FEET.



LEGEND

--- TRACT BOUNDARY

● C.M. 1/2" I.R. CONTROL MONUMENT (FOUND)

○ 1/2" I.R. SET MONUMENT

KNOW ALL MEN BY THESE PRESENTS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN SEPT., 2010 AND THAT ALL CORNERS ARE MARKED ON THE GROUND AS SHOWN, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.

B.F. Rivers

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

OWNER/DEVELOPER
BRAD COCKBURN
109 BUCKINGHAM CT.
WEATHERFORD, TEXAS 76088
817-598-8144

SURVEYOR
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
840-325-8613
FAX 840-325-8028

FINAL PLAT
LOTS 1 THROUGH 9
ARROWHEAD POINT
BEING 20.13 ACRES OUT OF
THE H. LEHMEBERGE SURVEY
ABSTRACT NO. 2322
PARKER COUNTY, TEXAS

ACCT. NO.: 10242
SCH. DIST.: PEISD
CITY: CO
MAP NO.: G-12

SHEET 1 OF 2

D93

STATE OF TEXAS

COUNTY OF PARKER

BEING 20.13 ACRES OUT OF THE H. LEMMEBERGE SURVEY, ABSTRACT NO. 2322, PARKER COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO TOPLINE CUSTON CONTRACTING, INC. BY DEEDS RECORDED IN VOLUME 2804, PAGE 877 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE EAST LINE OF GREEN ACRES ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO KYLAN GOSNELL BY DEED RECORDED IN VOLUME 2110, PAGE 1207 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING BY DEED CALL N 00D 05' 10" E, 1050 FEET FROM THE SOUTHEAST CORNER OF THE L.D. SKIDMORE SURVEY, ABSTRACT NO. 1204 FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT:

THENCE N 00D 05' 09" E, ALONG AND WITH THE EAST LINE OF SAID GREEN ACRES ROAD, A DISTANCE OF 89.40 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DAYSON GOETZ BY DEED RECORDED IN VOLUME 2025, PAGE 360 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 89D 40' 00" E, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE SOUTH LINE OF SAID GOETZ TRACT, A DISTANCE OF 1470.08 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO NANCY SANDERS AND MICHAEL CLARK BY DEED RECORDED IN VOLUME 1739, PAGE 1497 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 27D 26' 45" W, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE WEST LINE OF SAID SANDERS/CLARK TRACT, AND ALONG AND WITH THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO DALLAS AND SHARON MAY BY DEED RECORDED IN VOLUME 1652, PAGE 470 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS A DISTANCE OF 565.40 FEET TO A FENCE ANGLE POINT:

THENCE S 10D 41' 10" W, CONTINUING ALONG AND WITH THE WEST LINE OF SAID MAY TRACT, A DISTANCE OF 49.81 FEET TO A FENCE ANGLE POINT:

THENCE S 00D 12' 39" E, GENERALLY ALONG AN EXISTING FENCE LINE AND CONTINUING ALONG AND WITH THE WEST LINE OF SAID MAY TRACT, AND ALONG AND WITH THE WEST LINE OF THOSE CERTAIN TRACTS CONVEYED TO O.R. & LINDA CALHOUN (VOLUME 1834, PAGE 245) AND THE K.R. HENSON FAMILY LTD. PARTNERSHIP (VOLUME 1822, PAGE 1453), A DISTANCE OF 597.07 FEET TO AN 8 INCH WOOD POST, FOUND IN PLACE, ON THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO BRADLEY AND BRETT JOHNSON BY DEED RECORDED IN VOLUME 2117, PAGE 483 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE S 89D 59' 28" W, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE NORTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 623.48 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT:

THENCE N 00D 06' 12" E, A DISTANCE OF 147.60 FEET TO A 1/2 INCH IRON ROD, SET, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO J.H. DALTON BY DEED RECORDED IN VOLUME 1953, PAGE 434 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR AN ELL CORNER OF THIS TRACT:

THENCE N 89D 55' 00" W, ALONG AND WITH THE NORTH LINE OF SAID DALTON TRACT, A DISTANCE OF 581.02 FEET TO A 1/2 INCH IRON ROD, SET ON THE EAST LINE OF SAID GREEN ACRES ROAD FOR A CORNER OF THIS TRACT:

THENCE N 00D 00' 10" E, ALONG AND WITH THE EAST LINE OF SAID GREEN ACRES ROAD, A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD, SET, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DAVINA MILLS BY DEED RECORDED IN VOLUME 2272, PAGE 1572 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR A CORNER OF THIS TRACT:

THENCE S 89D 55' 00" E, ALONG AND WITH THE SOUTH LINE OF SAID MILLS TRACT, A DISTANCE OF 581.16 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT:

THENCE N 00D 06' 10" E, A DISTANCE OF 827.40 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT:

THENCE S 89D 59' 28" W, ALONG AND WITH THE NORTH LINE OF SAID GOSNELL TRACT, A DISTANCE OF 581.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20.13 ACRES.

STATE OF TEXAS

COUNTY OF PARKER

THEREFORE, BRAD COCKBURN, BEING PRESIDENT OF TOPLINE CUSTON CONTRACTING, INC. THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON (VOLUME 2804, PAGE 877) DO HEREBY ADOPT THIS PLAT AS:

LOTS 1 THROUGH 9, ARROWHEAD POINT

AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS IN PARKER COUNTY, TEXAS THIS THE 2 DAY OF November, 2010.

BY: Brad Cockburn, BRAD COCKBURN, PRESIDENT

STATE OF TEXAS

COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRAD COCKBURN, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Gives under my hand and seal of office, this 2nd day of November, 2010.

Laurie Ball, Notary Public in and for the State of Texas, 3-17-12, My Commission Expires On:



STATE OF TEXAS

COUNTY OF PARKER

THAT, FIRST NATIONAL BANK OF WEATHERFORD, TEXAS, BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, AS LIEN HOLDER ON THE HEREINABOVE DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, DOES HEREBY CONSENT TO AND HAS NO OBJECTION TO THE FILING OF SUCH PAT.

BY: Greg Edwards, GREG EDWARDS

DATE: November 2, 2010

OWNER/DEVELOPER BRAD COCKBURN 100 BUCKINGHAM CT. WEATHERFORD, TEXAS 76088 817-506-8144

SURVEYOR RIVERS SURVEYING, INC. LAND SURVEYOR P.O. BOX 1447 - 138 CROWLEY LANE MINERAL WELLS, TEXAS 76768-1447 840-325-8813 FAX 840-325-8828

Doc# 754507 Fees: \$66.00 11/12/2010 9:22AM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared GREG EDWARDS, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Gives under my hand and seal of office, this 2nd day of November, 2010.

Laurie Ball, Notary Public in and for the State of Texas, 3-17-12, My Commission Expires On:



NOTE: THIS PROPERTY IS NOT LOCATED WITHIN THE E.T.J. OF ANY CITY OR TOWN.

FLOODPLAIN NOTE:

ACCORDING TO 'FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS' PANEL NO. 48367C0273E, DATED SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

NOTICE: SELLING OF A PORTION OF THIS PROPERTY BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF COUNTY AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.

NOTE: I DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

Approved by the Commission of Parker County, Texas:

Signatures of County Judge and Commissioners: George A. Coker, Albert Olson, etc.

ACCT. NO.: 10242 SCH. DIST.: PE CITY: CO MAP NO.: G-12

FINAL PLAT LOTS 1 THROUGH 9 ARROWHEAD POINT

BEING 20.13 ACRES OUT OF THE H. LEMMEBERGE SURVEY ABSTRACT NO. 2322 PARKER COUNTY, TEXAS

SHEET 2 OF 2