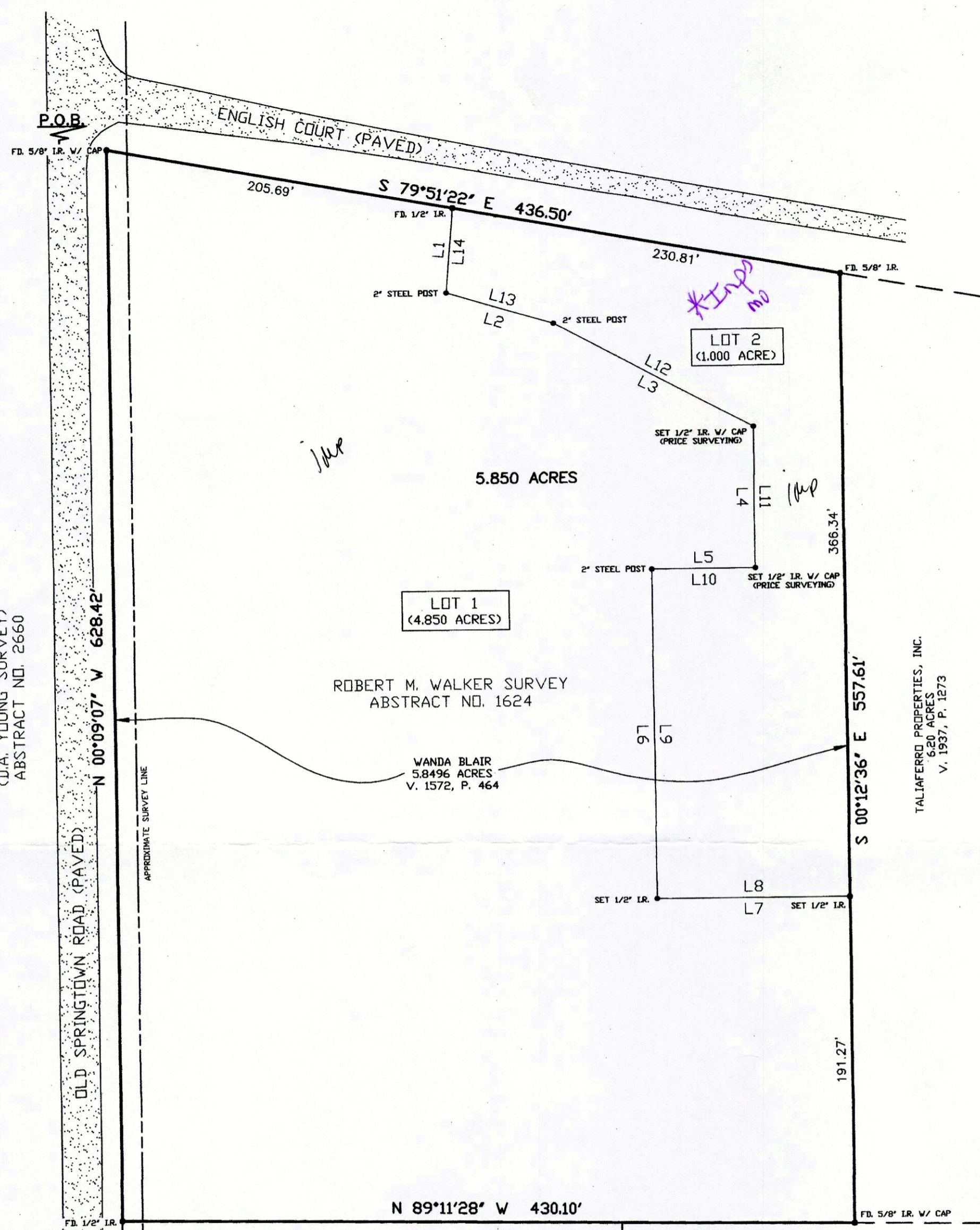


FRACTIONAL PART OF SECTION NO. 68
T. & P. RR. CO. SURVEY
(D.A. YOUNG SURVEY)
ABSTRACT NO. 2660



EDDIE G. CASH
1.38 ACRES
V. 2516, P. 1222

LOT 2, BLOCK 1
WINDWOOD ESTATES, PH. 1
CAB. B, SL. 137
P.R.P.C.T.

TALIAFERRO PROPERTIES, INC.
6.20 ACRES
V. 1937, P. 1273

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 04°52'51" W | 49.85' |
| L2 | S 73°48'17" E | 65.45' |
| L3 | S 61°55'51" E | 132.12' |
| L4 | S 00°12'36" E | 83.00' |
| L5 | N 89°55'27" W | 60.77' |
| L6 | S 00°13'20" E | 193.83' |
| L7 | S 89°55'27" E | 113.06' |
| L8 | N 89°55'27" W | 113.06' |
| L9 | N 00°13'20" W | 193.83' |
| L10 | S 89°55'27" E | 60.77' |
| L11 | N 00°12'36" W | 83.00' |
| L12 | N 61°55'51" W | 132.12' |
| L13 | N 73°48'17" W | 65.45' |
| L14 | N 04°52'51" E | 49.85' |

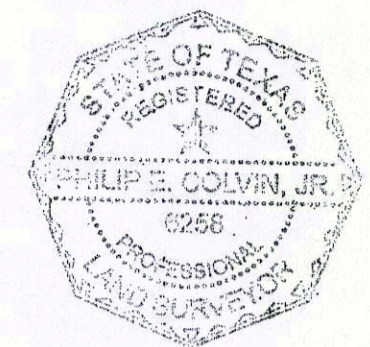
BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO
F.I.R.M. MAP NO. 48367C0175E, DATED SEPTEMBER 26, 2008
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND
STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE
SELLER AS TO THE GROUNDWATER AVAILABILITY.
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS
AND WALNUT CREEK SPECIAL UTILITY DISTRICT (1155 W HWY
199, SPRINGTOWN, TX 76082, 817-220-7707).
NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on FEBRUARY 14, 2020.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN20137 20137B.dwg FN200231



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 13 DAY OF MARCH, 2020.

George A. Conley
COUNTY JUDGE
Judge pro Tem

George A. Conley
COMR. PRECINCT #1

Chas. P. ...
COMR. PRECINCT #2

Jan ...
COMR. PRECINCT #3

...
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202007825
03/23/2020 11:27 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

LEGAL DESCRIPTION

Of a 5.850 acres tract of land out of the R.M. Walker Survey, Abstract No. 1624 and the Fractional Part of Section No. 68, T. & P. RR. Co. Survey (D.A. Young Survey), Abstract No. 2660, both in Parker County, Texas; being the same tract described in Volume 1572, Page 464 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod with cap in the east line of Old Springtown Road (paved) and in the south line of English Court (paved) for the northwest and beginning corner of this tract. Whence the northeast corner of said R.M. Walker Survey is called to bear N. 00 deg. 09 min. 07 sec. W. 469.76 feet and N. 89 deg. 47 min. 07 sec. E. 2775.31 feet. Thence S. 79 deg. 51 min. 22 sec. E. 436.50 feet along the south line of said English Court to a found 5/8" iron rod at the northwest corner of a certain 6.20 acres tract described in Volume 1937, Page 1273 of said Real Records for the northeast corner of this tract. Thence S. 00 deg. 12 min. 36 sec. E. 557.61 feet to a found 5/8" iron rod with cap at the southwest corner of said 6.20 acres tract and in the north line of Lot 2 of Block 1 in Windwood Estates, Phase I, according to plat recorded in Cabinet B, Slide 137 of the Plat Records, for the southeast corner of this tract. Thence N. 89 deg. 11 min. 28 sec. W. 430.10 feet to a found 1/2" iron rod in the east line of said Old Springtown Road and at the northwest corner of a certain 1.38 acres tract described in Volume 2516, Page 1222 of the Official Records for the southwest corner of this tract. Thence N. 00 deg. 09 min. 07 sec. W. 628.42 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, WANDA BLAIR, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as BLAIR SUBDIVISION. This being a subdivision of 5.850 acres out of the Robert M. Walker Survey, Abstract No. 1624 and the Fractional Part of Section No. 68, T. & P. RR. Co. Survey (D.A. Young Survey), Abstract No. 2660, both in Parker County, Texas. I, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 18 DAY OF MARCH, 2020

BY: *Wanda Blair*
WANDA BLAIR

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WANDA BLAIR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18 day of March, 2020

Jamie Tierce
Signature
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
NotaryID 10347742

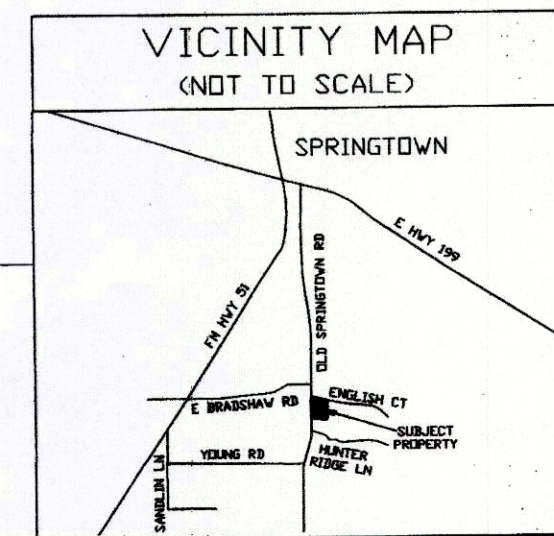
ACCT. NO.: 10558
SCH. DIST.: SP
CITY: K-6+K-7
MAP NO.:

OWNER INFORMATION

WANDA BLAIR
8790 OLD SPRINGTOWN RD,
SPRINGTOWN, TX 76082
PH. 817-845-3468

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E, SLIDE 490

DATE _____



21624.005.000.50
22660.001.000.00
21624.005.000.00
21624.005.000.00

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
BLAIR SUBDIVISION
BEING A SUBDIVISION OF 5.850 ACRES OUT OF THE ROBERT M. WALKER SURVEY, ABSTRACT NO. 1624 AND THE FRACTIONAL PART OF SECTION NO. 68, T. & P. RR. CO. SURVEY (D.A. YOUNG SURVEY), ABSTRACT NO. 2660, BOTH IN PARKER COUNTY, TX
PLAT DATE: MARCH 17, 2020

