

CURVE #1
 RADIUS = 444.84'
 ARC LENGTH = 107.60'
 CHORD LENGTH = 254.01'
 CHORD B'G = N 23° 30' 23" W
 DELTA ANGLE = 33° 10' 44"

SURVEYOR:
 PATRICK CARTER, R.P.L.S.
 110 A PALO PINTO
 WEATHERFORD, TEXAS, 76086
 817-594-0400

OWNER/DEVELOPER:
 DIANA L. WALLACE
 P.O. BOX 214
 DENNIS, TX 76439
 817-360-3110



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201407902
 04/28/2014 09:43 AM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE
 DAY OF 4-28, 2014.

George H. Conley
 COMMISSIONER PRECINCT #1

George H. Conley
 COMMISSIONER PRECINCT #2

George H. Conley
 COMMISSIONER PRECINCT #3

George H. Conley
 COMMISSIONER PRECINCT #4

D-327

- NOTES**
- 1) THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48307C05000E, DATED SEPTEMBER 30, 2008.
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) WATER IS PROVIDED BY PRIVATE ON-SITE FACILITIES.
 - 5) SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
 - 6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - 7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 92.00032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL, TEXAS ZONE 4902.

STATE OF TEXAS
 COUNTY OF PARKER

BEING A 9.701 ACRES TRACT OF LAND OUT OF THE T & P R.R. Co. SURVEY, SECTION No. 83, ABSTRACT No. 1464, PARKER COUNTY, TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC# 201308174, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE WEST LINE OF A TRACT OF LAND AS RECORDED IN VOLUME 9943, PAGE 282, R.R.P.C.T. FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF THE S.C. TATE SURVEY, ABSTRACT No. 9436 IS CALLED BY DEED TO BEARS S 12° 30' 47" W 5060.46 FEET.

THENCE S 00° 14' 53" W 206.67 FEET ALONG THE WEST LINE OF SAID V. 9943, P. 282, R.R.P.C.T. TO A 3" STEEL PIPE FENCE CORNER POST FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 49° 47' 58" W 413.81 FEET TO A FOUND 1/2" IRON ROD IN THE CALLED NORTHEAST LINE OF BROWN CREEK ROAD (A PAVED SURFACE) FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 444.84 FEET AND WHOSE LONG CHORD BEARS N 23° 30' 23" W 254.01 FEET.

THENCE ALONG THE NORTHEAST LINE OF SAID BROWN CREEK ROAD AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 257.60 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 40° 14' 30" W 207.83 FEET TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE NORTHEAST LINE OF SAID BROWN CREEK ROAD AND THE CALLED EAST LINE OF OLD SPRINGTOWN ROAD (A PAVED SURFACE) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 30° 50' 27" E 42.76 FEET ALONG THE EAST LINE OF SAID OLD SPRINGTOWN ROAD TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 00° 14' 30" E 105.03 FEET ALONG THE EAST LINE OF SAID OLD SPRINGTOWN ROAD TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80° 45' 00" E AT 360.06 FEET PASSING A FOUND 1/2" IRON ROD AND IN ALL 765.62 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT DIANE L. WALLACE (OWNER) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, BROWN CREEK ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
 THIS THE 28 DAY OF April, 2014.

Diane L. Wallace
 DIANE L. WALLACE

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 DIANE L. WALLACE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 DAY OF April, 2014.

Robin D. Parrish
 ROBIN D. PARRISH
 MY COMMISSION EXPIRES
 February 27, 2017

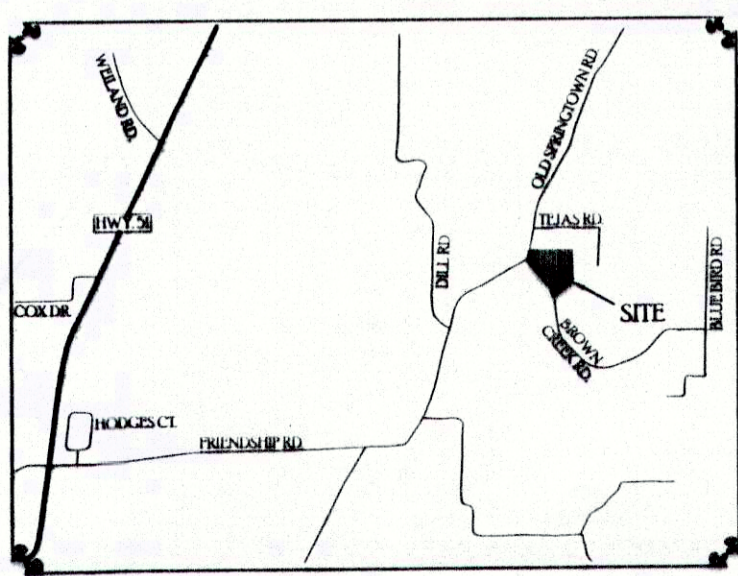
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Patrick Carter
 PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
 CARTER SURVEYING & MAPPING, 110 A PALO PINTO, WEATHERFORD, TX, 76086
 JN13050 - MARCH 2014.

ACCT. NO.: 10192
 SCH. DIST.: WE
 CITY: WWE
 MAP NO.: 3-10



FINAL PLAT
 LOTS 1-3 OF
BROWN CREEK ESTATES
 AN ADDITION TO
 PARKER COUNTY, TEXAS.
 DECEMBER 2013

CARTER SURVEYING
 & MAPPING, INC.

110 A PALO PINTO STREET - WEATHERFORD, TEXAS
 (P) 817-594-0400 - (F) 817-594-0403