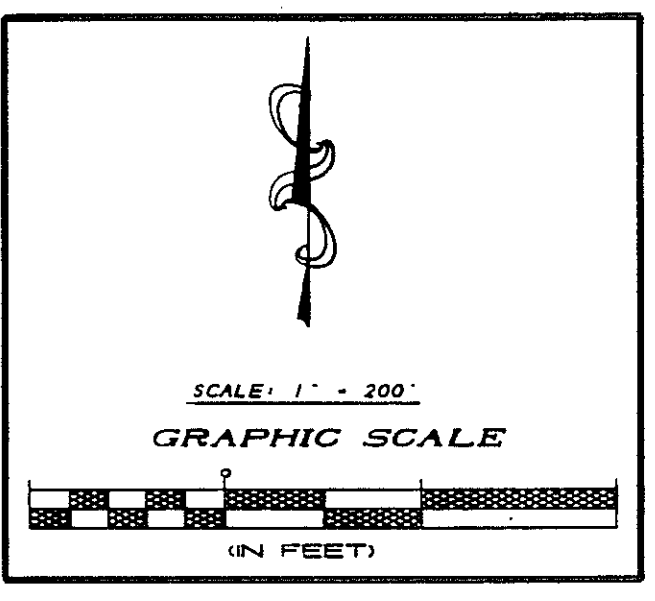
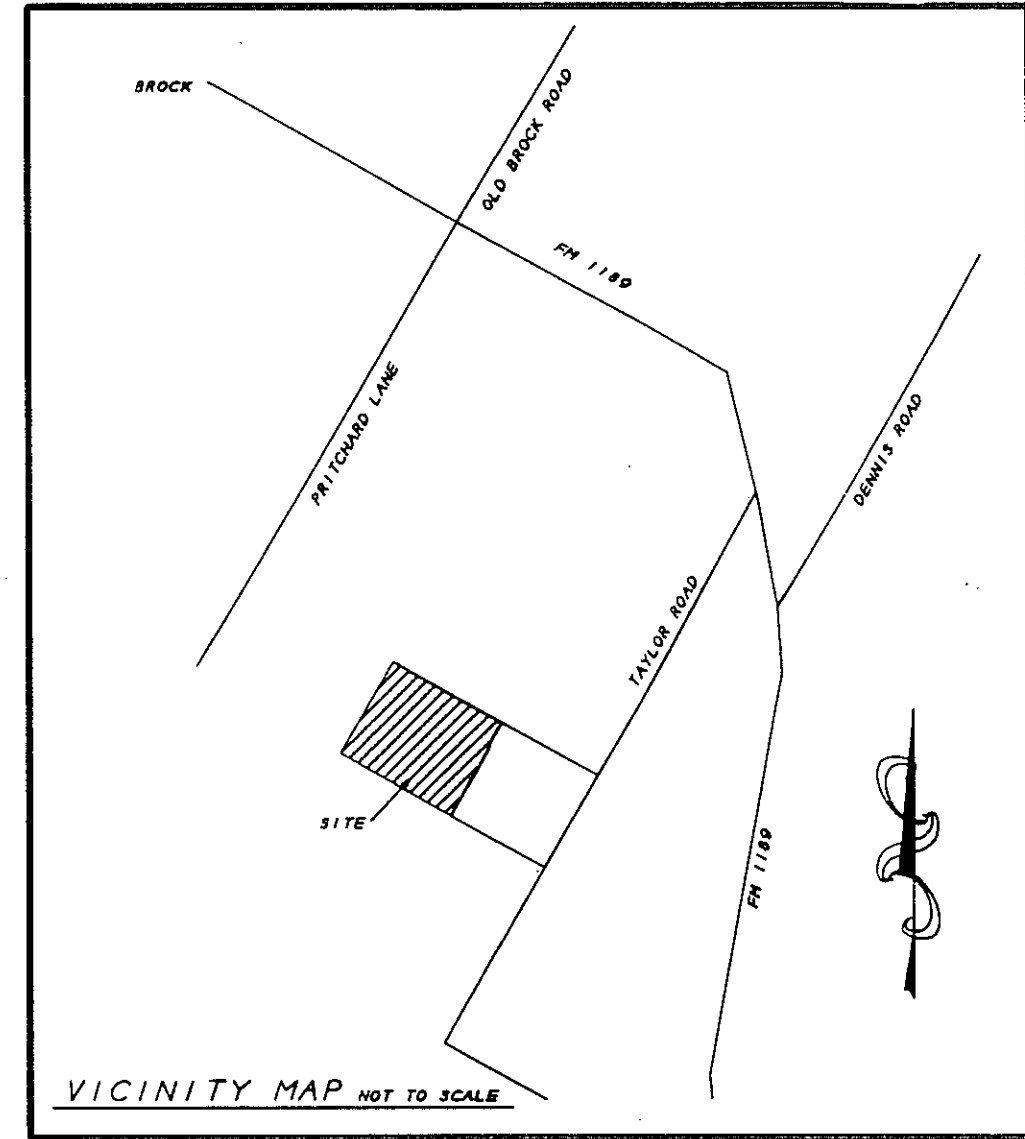
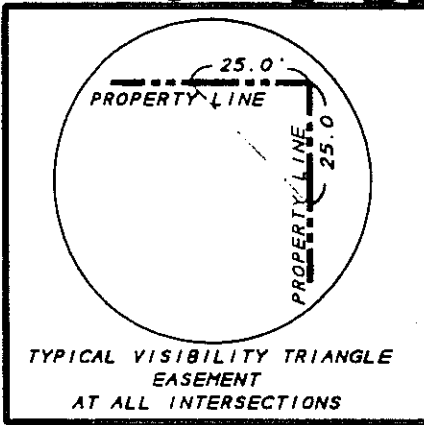
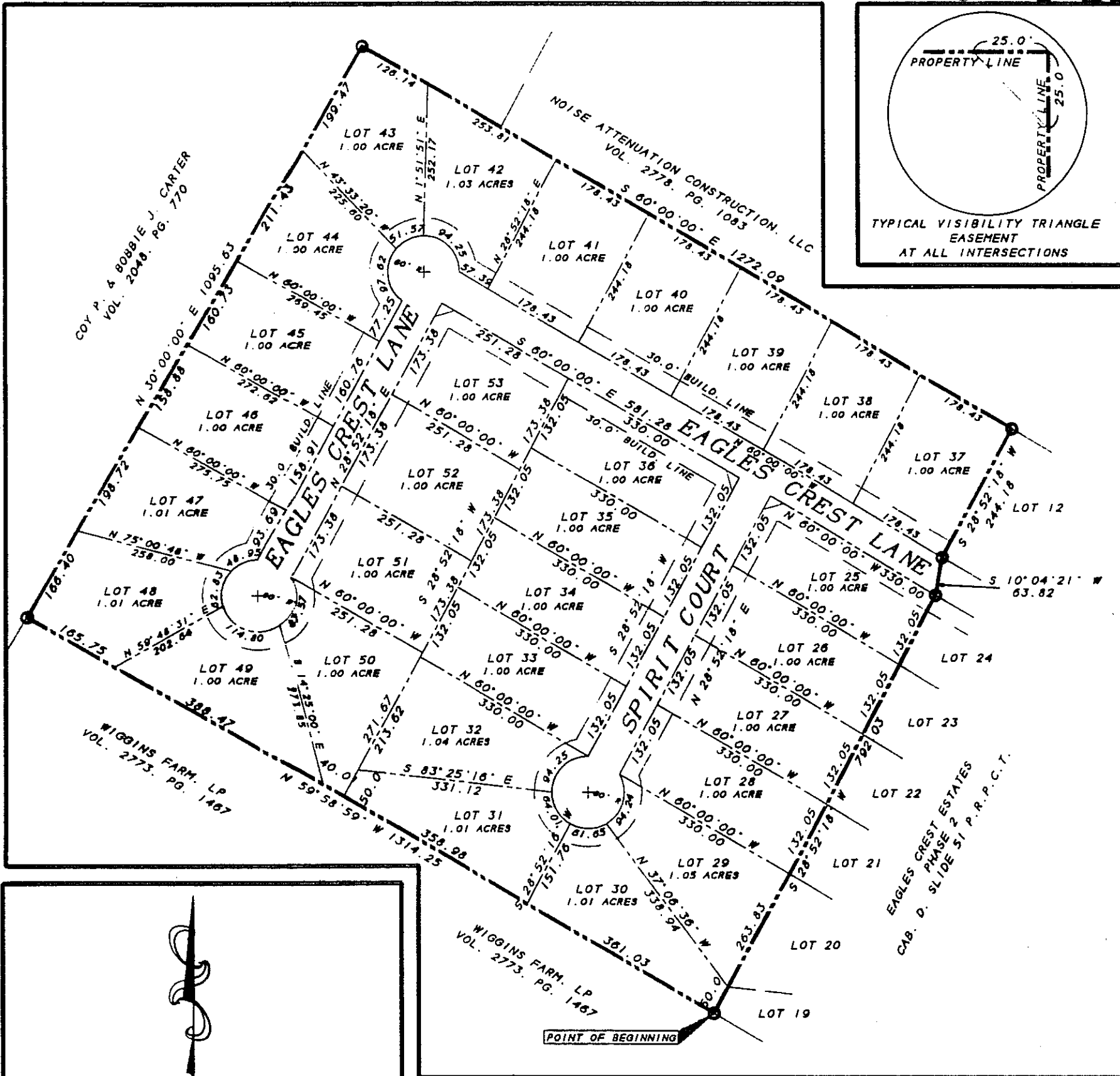


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Street Lengths:	1615.51 feet
Eagles Crest Lane	610.18 feet
Spirit Court	
Total	2225.69 feet

SEWER SHALL BE PRIVATE ON-SITE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY AND T.N.R.C.C.

EASEMENTS:
THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES. A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5' ON EACH LOT).

NOTICE:
SELLING 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:
I, William Atwood, HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.
BY: William Atwood DATE: 7/17/13

FLOODPLAIN NOTE:
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS PANEL NO. 48367C0375E, DATED SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN OF ANY CREEK OR RIVER.
BY: William Atwood DATE: 7/17/13

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

WATER SHALL BE PROVIDED BY PARKER COUNTY WATER SUPPLY CORPORATION

STATE OF TEXAS 1
COUNTY OF PARKER 1
WILLIAM ATWOOD AND ROSEMARY ATWOOD, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOLUME 2441, PG. 894 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS).
BEING 32.66 ACRES OUT OF THE SAMUEL RIDDLE SURVEY, ABSTRACT NO. 1129, PARKER COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO WILLIAM AND ROSEMARY ATWOOD BY DEED RECORDED IN VOLUME 2441, PAGE 894 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 NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO WIGGINS FARM, LP BY DEED RECORDED IN VOLUME 2773, PG. 1467 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 19, EAGLES CREST ESTATES, PHASE 2, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 51 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS AND BEING S 38D 15' 02" W, A DISTANCE OF 610.51 FEET FROM THE NORTHEAST CORNER OF SAID SAMUEL RIDDLE SURVEY, ABSTRACT NO. 1129, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N 59D 58' 59" W, ALONG AND WITH THE NORTH LINE OF SAID WIGGINS FARM, LP TRACT, A DISTANCE OF 1314.25 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO COY P. AND BOBBIE J. CARTER BY DEED RECORDED IN VOLUME 2048, PG. 770 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID WIGGINS FARM, LP TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N 30D 00' 00" E, ALONG AND WITH THE EAST LINE OF SAID CARTER TRACT, A DISTANCE OF 1095.63 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING AN ELL CORNER OF SAID CARTER TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE S 60D 00' 00" E, ALONG AND WITH THE SOUTH LINE OF SAID CARTER TRACT AND CONTINUING ALONG AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO NOISE ATTENUATION CONSTRUCTION, LLC BY DEED RECORDED IN VOLUME 2778, PAGE 1083 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, A DISTANCE OF 1272.09 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 12, OF SAID EAGLES CREST ESTATES, PHASE 2, FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 28D 52' 18" W, ALONG AND WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 244.18 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF EAGLES CREST LANE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 12, FOR AN ANGLE POINT OF THIS TRACT;
THENCE S 10D 04' 21" W, A DISTANCE OF 63.82 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 24, OF SAID EAGLES CREST ESTATES, PHASE 2, FOR AN ANGLE POINT OF THIS TRACT;
THENCE S 28D 52' 18" W, ALONG AND WITH THE WEST LINE OF SAID EAGLES CREST ESTATES, PHASE 2, A DISTANCE OF 792.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.66 ACRES.

NOT THEREFORE, WE, WILLIAM ATWOOD AND ROSEMARY ATWOOD, DO HEREBY ADOPT THIS PLAT AND DESIGNATE THE SAME AS: LOTS 25-53, EAGLES CREST, PHASE 3 AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENTS, AND PUBLIC WAYS SHOWN HEREON.
BY: William Atwood WILLIAM ATWOOD
BY: Rosemary Atwood ROSEMARY ATWOOD
DATE: 7/17/13 DATE: 7-17-13

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201316515
07/22/2013 10:04 AM
Fee: \$5.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Approved by the Commissioners Court of Parker County, Texas:
THIS THE 17th DAY OF July, 2013.
M. V. Viles COUNTY JUDGE
George Conley COUNTY COMMISSIONER
John Wald COUNTY COMMISSIONER
Craydon Absent COUNTY COMMISSIONER

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2013.
B.F. Rivers
B. F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

STATE OF TEXAS 1
COUNTY OF PARKER 1
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM ATWOOD AND ROSEMARY ATWOOD, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this 17th day of July, 2013.
J. D. Driver
Notary Public in and for the State of Texas
My Commission Expires on 2/28/2014

ACCT. NO.: 11900
SCH. DIST.: RR
CITY: NONE
MAP NO.: E-19

OWNER/DEVELOPER
WILLIAM ATWOOD
714 OLD BROCK ROAD
WEATHERFORD, TEXAS 76088
817-917-1807

SURVEYOR:
RIVERS SURVEYING, INC.
139 CROWLEY LANE
MINERAL WELLS, TEXAS 76067
940-325-8013

FINAL PLAT
EAGLES CREST ESTATES, PHASE 3
32.66 ACRES OUT OF THE SAMUEL RIDDLE SURVEY
ABSTRACT NO. 1129, PARKER COUNTY, TEXAS
SHEET 1 OF 1

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