

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	5729.00'	64.87'	129.73'	1°17'51"	8°03'08"	129.73'	N 62°54'25" W
C2	711.55'	85.48'	170.13'	13°41'59"	8°03'08"	169.73'	N 67°18'46" E

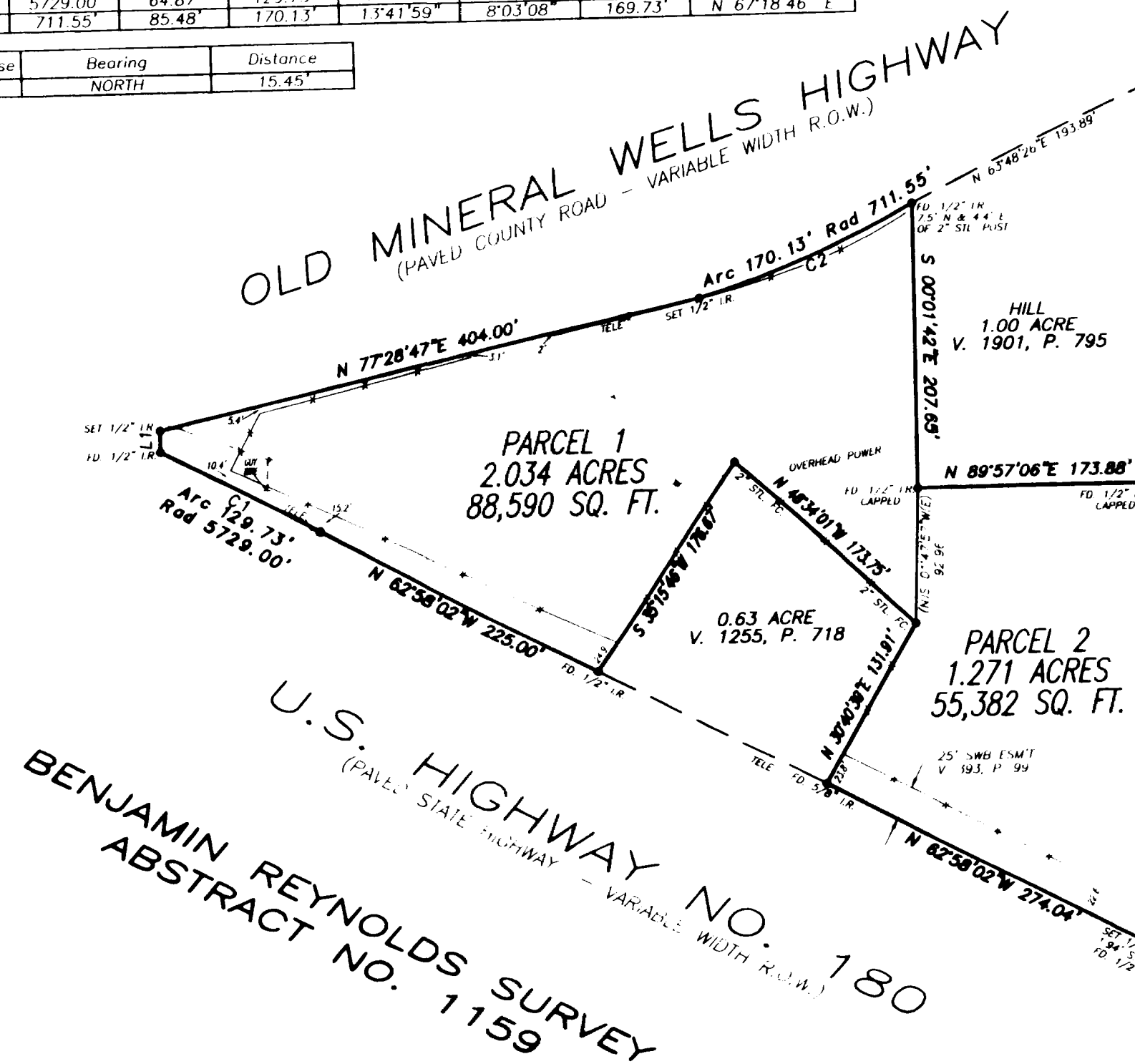
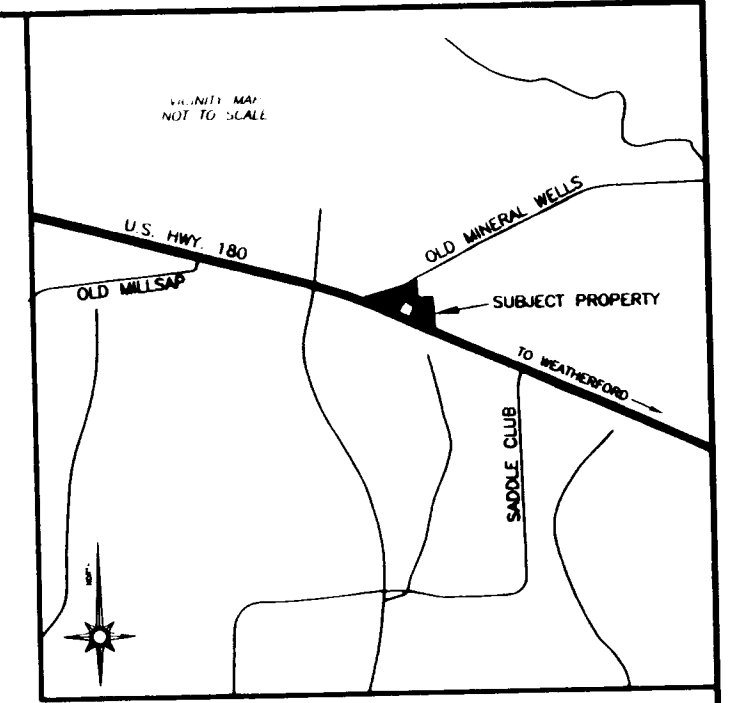
Course	Bearing	Distance
L1	NORTH	15.45'

**C-332**

**FINAL PLAT  
PARCEL 1 AND PARCEL 2  
GOODNIGHT TRAIL**

SITUATED IN AND BEING A 3.305 ACRES PORTION OF THE BENJAMIN REYNOLDS SURVEY, ABSTRACT NO. 1159 PARKER COUNTY, TEXAS

ACCT. NO.: 12788  
SCH. DIST.: M1  
CITY: 30  
MAP NO.: E-14  
ALL DEEDS FILED IN 13



A.U. KIRKSEY SURVEY  
ABSTRACT NO. 2221

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Dwight Hill and wife Jan Hill, being the sole owners of a 3.305 acres tract of land out of the BENJAMIN REYNOLDS SURVEY, ABSTRACT NO. 1159, Parker County, Texas; being a portion of those certain tracts as recorded in Volume 1901, Page 810, Real Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod at the intersection of the east line of the BENJAMIN REYNOLDS SURVEY, ABSTRACT NO. 1159 and the north right of way line of U.S. Highway No. 180. WHENCE the southeast corner of said REYNOLDS SURVEY, ABSTRACT NO. 1159 is called to bear SOUTH 2489 feet.

THENCE N 62°58'02" W 274.04 feet along the north right of way line of said U.S. Highway No. 180, to a found 5/8" iron rod, at the southeast corner of that certain 0.63 acre tract described in Volume 1255, Page 718, (R.R.P.C.T.), for a corner of this tract.

THENCE along the boundary line of said 0.63 acre tract as follows:  
N 30°40'39" E 131.91 feet, to a 2" steel fence corner post, for a corner of this tract.  
N 48°34'01" W 173.75 feet, to a 2" steel fence corner post, for a corner of this tract.  
S 35°15'46" W 176.67 feet, to found 1/2" iron rod in the north right of way line of said U.S. Highway No. 180, for a corner of this tract.

THENCE N 62°58'02" W 225.00 feet along the north right of way line of said U.S. Highway No. 180, to set 1/2" iron rod, for a corner of this tract.

THENCE northwesterly along the north right of way line of said U.S. Highway No. 180 and a curve to the left with a radius of 5729.00 feet, a central angle of 01°17'51", an arc length of 129.73 feet, and whose chord bears N 62°54'25" W 129.73 feet, to a found 1/2" iron rod at the intersection of the north right of way line of said U.S. Highway No. 180 and the east right of way line of Old Mineral Wells Highway, for the southwest corner of this tract.

THENCE NORTH 15.45 feet along the east right of way of said Old Mineral Wells Highway, to a set 1/2" iron rod, for the northeast corner of this tract.

THENCE N 77°28'47" E 404.00 feet along the south right of way of said Old Mineral Wells Highway, to a set 1/2" iron rod, for a corner of this tract.

THENCE along the south right of way line of said Old Mineral Wells Highway and a curve to the left with a radius of 711.55 feet, a central angle of 13°41'59", an arc length of 170.13 feet, and whose chord bears N 67°18'46" E 169.73 feet, to a found 1/2" iron rod at the northwest corner of that certain 1.00 acre tract described in Volume 1901, Page 795, (R.R.P.C.T.), for the most northerly northeast corner of this tract.

THENCE S 00°01'42" E 207.65 feet along the west line of said 1.00 acre tract, to a found 1/2" capped iron rod at the southwest corner of said 1.00 acre tract, for a corner of this tract.

THENCE N 89°57'06" E 173.88 feet along the south line of said 1.00 acre tract, to a found 1/2" capped iron rod in the east line of said REYNOLDS SURVEY, ABSTRACT NO. 1159 at the southeast corner of said 1.00 acre tract, for the most easterly northeast corner of this tract.

THENCE SOUTH 331.07 feet along the east line of said REYNOLDS SURVEY and the general line of a fence to the POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Dwight Hill and wife Jan Hill do hereby adopt this plat designating the herein above described real property as PARCEL 1 AND PARCEL 2, GOODNIGHT TRAIL, AN ADDITION TO PARKER COUNTY, TEXAS, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESSED my hand at Parker, Parker County, Texas  
this 25th day of October, 2005.

*Dwight Hill*  
Dwight Hill

*Jan Hill*  
Jan Hill

DEANNA PARKER  
Notary Public, State of Texas  
My Commission Expires  
December 03, 2006

Doc 0574774 BK 2381 Vol 1663 Pg 9

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Dwight Hill, known to me by the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25th day of October, 2005.

*Deanna Parker*  
Notary Public in and for the State of Texas

DEANNA PARKER  
Notary Public, State of Texas  
My Commission Expires  
December 03, 2006

STATE OF TEXAS  
COUNTY OF PARKER

I, Dwight Hill and wife Jan Hill being the dedicators and owners of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction (E.T.J.) of any City or Town in Parker County, Texas.

*Dwight Hill*  
Dwight Hill

*Jan Hill*  
Jan Hill

John Reynolds, County Clerk  
Parker County

STATE OF TEXAS  
COUNTY OF PARKER

CLERK OF COUNTY RECORDS  
I hereby certify that this instrument was filed on the date and time stamped hereon in the public records of the County and that the same is a true and correct copy of the original as recorded in the public records of the County.

DATE: 27, 2005

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 16 day of October, 2005.

*Mark*  
COUNTY JUDGE

*Joe*  
Commissioner Precinct #1

*Joe*  
Commissioner Precinct #2

*Absent*  
Commissioner Precinct #3

*Absent*  
Commissioner Precinct #4

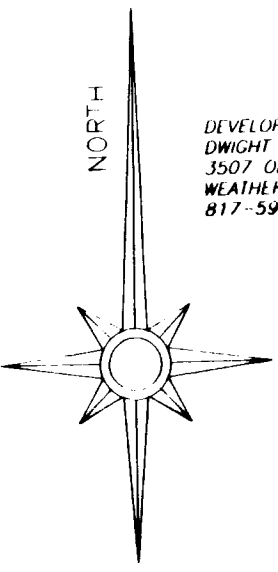
**SURVEYORS CERTIFICATE**

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, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086.  
817-594-0400 JN050904  
SEPTEMBER 2005.

STATE OF TEXAS  
REGISTERED  
PATRICK CARTER  
5691  
PROFESSIONAL  
LAND SURVEYOR

CARTER SURVEYING & MAPPING  
110A Palo Pinto Street  
Weatherford, TX 76086  
817-594-0400 FAX: 817-594-0401



DEVELOPER: DWIGHT HILL AND JAN HILL  
3507 OLD MINERAL WELLS HWY  
WEATHERFORD, TEXAS  
817-598-0075

SURVEYOR: PATRICK CARTER, R.P.L.S. NO. 5691  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086  
817-594-0400

- NOTES
- THIS TRACT DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 48020 0200 B, DATED SEPTEMBER 27, 1991.
  - WATER WILL BE ON-SITE FACILITIES.
  - SEWER WILL BE ON-SITE FACILITIES.
  - BEARINGS CORRELATED FROM EAST LINE OF THAT CERTAIN 4.30 ACRES TRACT RECORDED IN V. 1901, P. 810, R.R.P.C.T.

