

LIENHOLDER:
SAND CANYON CORPORATION F/K/A
Cover-Loss-Servicing, L.L.C. OPTION ONE MORTGAGE CORPORATION
P.O. Box 24738
West Palm Beach, FL 33416-4738

201417905 PLAT Total Pages: 1

John H. Wells
Co. Clerk's No. 2013-21444

4" i.d. steel
fence post fnd.

1/2" dia. stl. re-bar
found

N 89°39'58" E, 363.74'
Fnd. RR Spike bears
N 84°53'53" W, 0.53'

1/2" dia. stl. re-bar
found

Signature of Lienholder
JASON R. BERKELEY
TITLE ASSISTANT SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

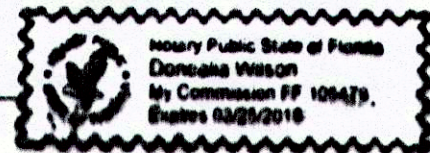
201417905
09/08/2014 10 15 AM
Fee 76.00
Jeanne Brunson County Clerk
Parker County, Texas
PLAT

FLORIDA 08/17/14
STATE OF TEXAS ()
COUNTY OF PARKER ()
PALM BEACH

BEFORE ME, the undersigned authority, on this day personally appeared JASON R. BERKELEY, 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 purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of AUGUST, 2014.

Donella Wilson
Notary Public in and for the State of Texas FLOIDA



Donella Wilson

LEGEND	
△	Survey control point
⊠	Water meter
⊙	Water valve
⊕	Sprinkler head
⊞	Telephone cable riser
⊟	Gas valve
⊠	Gas meter
⊡	Electric meter
⊢	Fire hydrant
⊣	Power pole, Tele. pole
☀	Light pole
⊥	Guy wire anchor
⊕	Manhole, Sanitary sewer
⊞	Manhole, Storm Drain
⊟	Manhole, Telephone
○	Clean out
○	Monument found (labeled as to type)
●	Set 1/2" Iron rod (or other mon. as labeled)

Danny L. Wells & Nellie Sue Wells
Volume 1518, Page 294

100' Electric Easement to Texas Electric Service Co. (Vol. 324, Page 140)

N 37°08'43" E, 165.13'
S 74°46'09" E, 257.87'

N 00°24'37" E, 1341.78'

N 00°24'37" E, 600.02'

N (S) 00°24'37" E (W), 600.70'

LOT 2
5.34 ACRES
(232,671 SQ. FT.)

S 00°24'35" W, 872.00'

S 00°24'35" W, 1342.54'

1/2" dia. stl. re-bar
found

S 89°47'07" W, 333.75'

S 89°47'07" W,
30.00'

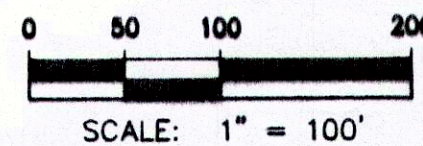
1/2" dia. stl. re-bar
found
P.O.B.

Kachnovich Family Partnership, LP
Co. Clerk's No. 2012-02206

Texas & Pacific Ry. Co. Survey 95
Abstract No. 1444

Alan Randolph Haney
Vol. 1808, Page 498

LINEAR FEET OF ROADS:
NO PUBLIC ROADS



NOTES:

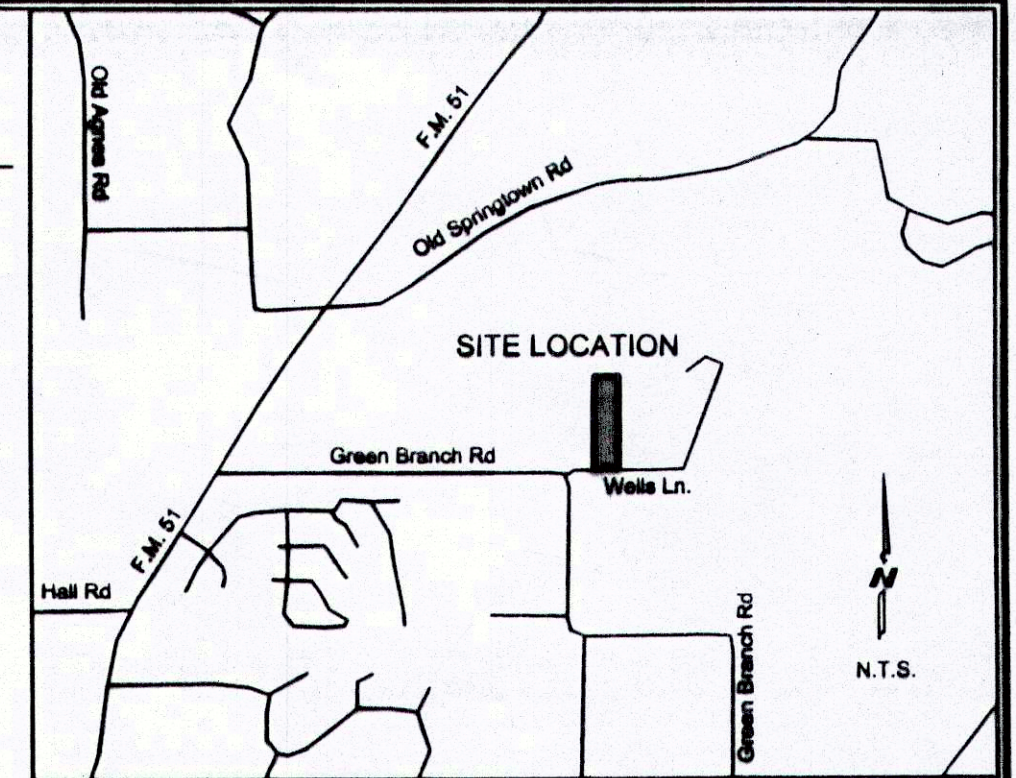
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone, (NAD83, Epoch 2002), as determined by G.P.S. on December 9, 2010.
- Distances shown have been converted to "surface".
- 1/2" diameter steel reinforcing bars have been set at lot corners, unless otherwise indicated.
- According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0275E, Effective Date September 26, 2008, this property does not lie in the 100 Year Flood Hazard Area.
- 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.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioner of the Court of Parker County Texas, on this the 29 day of August, 2014.

Mark Riley, County Judge

George C. Colley Commissioner Precinct # 1
Craig Peterson Commissioner Precinct # 2
John W. White Commissioner Precinct # 3
Donna R. Ruff Commissioner Precinct # 4



OWNERS DEDICATION

Being all that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being a description for a tract of land located in the Texas & Pacific Railway Company Survey No. 95, Abstract No. 1444, Parker County, Texas, and being all of the called 11.19 acre "Tract I" described in deed to Tori Greer recorded in Volume 2374, Page 694, Official Records of Parker County, Texas (ORPCT), and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" diameter steel reinforcing bar found in the south line of Wells Lane (a private road easement), said point being the southeast corner of said Greer "Tract I";

THENCE South 89°47'07" W, with the south line of said called 11.19 acre "Tract I", 333.75 feet to a found 1/2" diameter steel reinforcing bar;

THENCE North 00°24'37" East, departing said south line, 1341.78 feet to a 1/2" diameter steel reinforcing bar found;

THENCE North 89°39'58" East, 363.74 feet to a 1/2" diameter steel reinforcing bar found for the northeast corner of said Greer tract;

THENCE South 00°24'35" West, 1342.54 feet to the Point of Beginning and containing 11.21 acres, more or less.

NOW THEREFORE I, TORI GREER, owner(s) of the above described tracts do hereby adopt this plat and designate the same as Lots 1 & 2, Greer Addition, and do hereby dedicate to the public use forever all rights-of-way and easements shown hereon.

Tori Greer
Tori Greer

Aug 29
DATE: Aug 29, 2014

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

I, Tori Greer, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not with the Extra-Territorial jurisdiction of any incorporated city or town.

Tori Greer
Signature of Owner

STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, the undersigned authority, on this day personally appeared Tori Greer, 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 purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of August, 2014.

John Blanton
Notary Public in and for the State of Texas



FINAL PLAT
LOTS 1 & 2
GREER ADDITION
BEING 11.21 Acres of Land Located in the Texas & Pacific Ry.
Co. Survey No. 95, Abstract No. 1444, Parker County, Texas
May, 2014

ACCT. NO.: 132380
SCH. DIST.: W5
CITY:
MAP NO.: T-11

Kirkland Lane
4" i.d. steel
fence post fnd.

S 87°08'00" E, 117.29'
N 14°14'00" E,
30.53'

30' Road Easement
(Vol. 2374, Pg. 694)

2-1/2" dia. steel
fence post fnd.

D-356

OWNER:
Tori Greer
811 Wells Lane
Weatherford, TX 76086

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

CR Miller

Charles Robert Molloy, Registered Professional Land Surveyor
Registration Number 8138

MCILROY ENGINEERING

504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c_mcilroy@att.net
TX SURVEYING FIRM # 10104800 TX ENGINEERING FIRM # F-7877