

C-453

**FINAL PLAT  
LOTS 1 AND 2, BLOCK 1  
HAYSLIP ADDITION  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being 2.34 Acres situated in and being a portion of the C. C.  
McCarver Survey, Abstract No. 908, Parker County, Texas**

Doc# 606125  
Book 2456 Page 288

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County  
Texas, this 20th day of July, 2006.

County Judge \_\_\_\_\_  
Commissioner Precinct #1 \_\_\_\_\_  
Commissioner Precinct #2 \_\_\_\_\_  
Commissioner Precinct #3 \_\_\_\_\_  
Commissioner Precinct #4 \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, JACK MINNIX AND VIVIAN MINNIX being the sole owners of 2.34 Acres situated in and being a portion of the C. C. McCarver Survey, Abstract No. 908, Parker County, Texas and being all that contain 2.34 Acres Lot, Tract or Parcel of land described in deed recorded in Volume 1215, Page 17, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southwest corner of said 2.34 Acre Tract, said iron being called by deed to be South, 482.0 feet and East, 1032.5 feet from the northwest corner of said C. C. McCarver Survey;  
THENCE North, with the west line of said 2.34 Acre Tract, 210.95 feet to an iron rod found in the south line of Canull Lane, called by deed to be a 60 foot road easement;  
THENCE East, with the south line of said Canull Lane, 457.91 feet to an iron rod found in the west right of way line of Mikus Road, as it exist;  
THENCE S 12°59'00" E, with the west right of way line of said Mikus Road, 216.87 feet to an iron rod found;  
THENCE N 89°57'25" W, 506.63 feet to the POINT OF BEGINNING and containing 2.34 acre (101710 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JACK MINNIX AND VIVIAN MINNIX do hereby adopt this plat designating the hereinabove described real property as LOTS 1 & 2, BLOCK 1, HAYSLIP ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS, Being 2.34 Acres situated in and being a portion of the C. C. McCarver Survey, Abstract No. 908, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 20th day of July, 2006.

Jack Minnix Vivian Minnix  
Jack Minnix Vivian Minnix

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, Jack Minnix  
being the dedicator and developers of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.  
Jack Minnix  
Signature

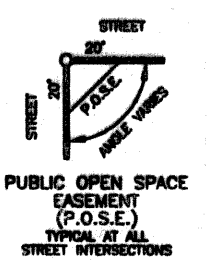
ACCT. NO.: 13244  
SCH. DIST.: WE  
CITY: CO  
MAP NO.: K-15  
ALL OF: 20908-002-001-20  
-21

CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
Approved by the Director, Planning & Development Department.  
John Hamilton July 25, 2006  
John Hamilton 7-2506  
Planning & Zoning Chairman  
Mayor 7-25-06  
Mayor

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

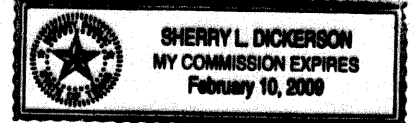


LT1-2-606125-1

LT2-2456-288-1

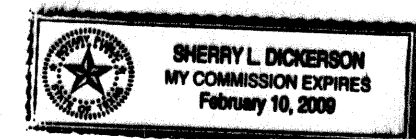
STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Jack Minnix, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of July, 2006.  
Sherry L. Dickerson  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Vivian Minnix, known to me by 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 20th day of July, 2006.  
Sherry L. Dickerson  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.  
Beverly D. Messers  
BEVERLY D. MESSESS  
TITLE ASST. VICE PRESIDENT

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Beverly D. Messers, known to me by 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.

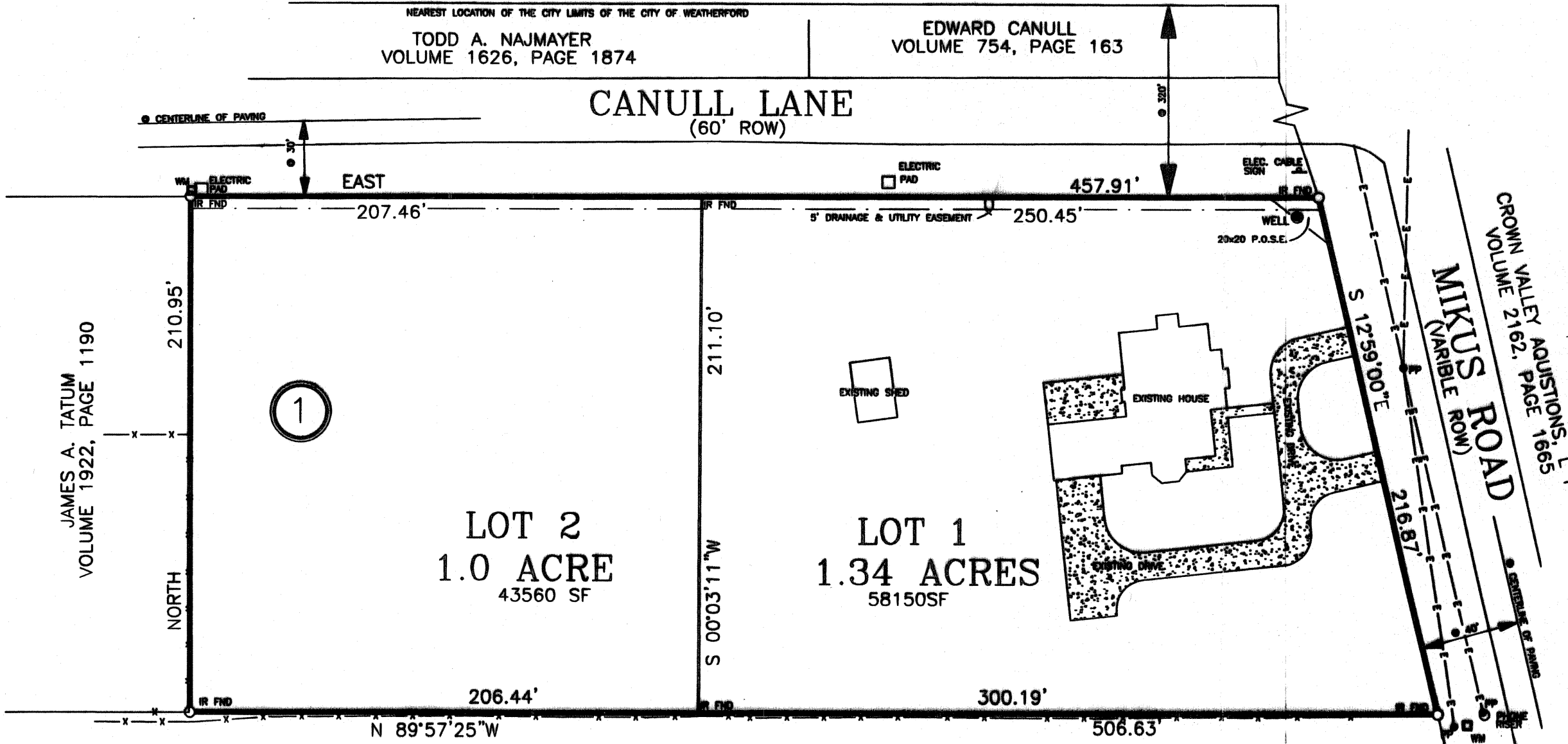
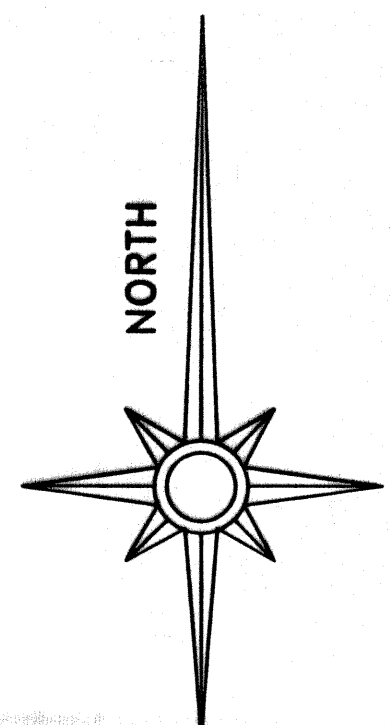
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of July, 2006.  
Dawn R. Nakamura  
Notary Public in and for the State of Texas

DAWN R. NAKAMURA  
Notary Public, Wayne County, MI  
Acting in Oakland County, MI  
My Commission Expires 06/2009

Doc# 606125 Fees: \$66.00  
07/26/2006 9:55AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON, COUNTY CLERK

THIS is to certify that I, David Harlan Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

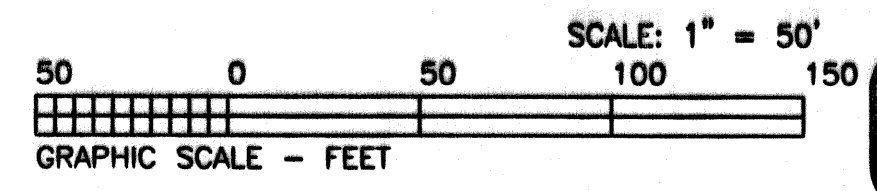
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
June, 2005



DEVELOPER/OWNER:  
Jack and Vivian Minnix  
1197 Mikus Road  
Weatherford, TX 76087  
817-594-0306

MICHAEL P. CASCINO  
VOLUME 1704, PAGE 489

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020 0205 C. EFFECTIVE DATE: JANUARY 5, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)598-9700-(817)598-0880  
FAX: METRO(817) 341-2833