



STATE OF TEXAS
COUNTY OF PARKER

DOES HEREBY DEDICATE the same to be known as LOTS 1-15, INDIAN SPRINGS, an addition to Parker County, Texas and dedicate to the public the right-of-ways and easements as shown on this plat.

STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates the use of the public forever all right-of-ways and easements, and public places thereon shown for the purposes and consideration therein.

Ron Crabtree
Ron Crabtree
Cacharel Co., Inc.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Ron Crabtree of Cacharel Co., Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of August, 1997.

Carol Rogers
Carol Rogers
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

I, Ron Crabtree of Cacharel Co., Inc., being the dedicator and owner of the attached plot of said subdivision, hereby certify that it is not within the Extra-Territorial Jurisdiction of any city or town.

Ron Crabtree
Ron Crabtree
Cacharel Co., Inc.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Ron Crabtree of Cacharel Co., Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of August, 1997.

Carol Rogers
Carol Rogers
Notary Public in and for the State of Texas

I, Brent A. Mizell, Registered Professional Land Surveyor Number 1967, State of Texas do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

Brent A. Mizell
Brent A. Mizell R.P.L.S. No. 1967
Mizell Land Surveying, Inc.
513 North Highway 1187
Aledo, Texas 76008
(817) 441-6199

318043
PCB 229

RECEIVED AND FILED FOR RECORD
11:50 AM
AUG - 4 1997
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
Ranula Love

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the _____ day of _____, 1997 at _____ o'clock, _____ M. and duly recorded this _____ day of _____, 1997 at _____ o'clock, _____ M., in _____ Records of said County in Plat Cabinet _____ Pages _____

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 1997.

Jeane Brunson
Clerk, County Court
Parker County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, This the 4th day of August, 1997.

Ben Long
County Judge

Charles Dorta
Commissioner Precinct #1

Charlie Dorta
Commissioner Precinct #3

Marko White
Commissioner Precinct #2

Rena Peden
Commissioner Precinct #4

NOTE:
ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

OWNER:
CACHAREL COMPANY, INC.
112 NW 24TH STREET
FORT WORTH, TX, 76106
(817)625-9974

SURVEYOR:
MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

BEARINGS CORRELATED TO DEED CALL N 01°01'00"W ALONG WEST LINE OF TRACT, V. 1197, P. 742

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 420990 0225B EFFECTIVE DATE 9/27/1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

GRAPHIC SCALE: 1 IN = 200 FT

LOCATION MAP

LEGAL DESCRIPTION

18.369 acres situated in the ELIZA OXER SURVEY, Abst. No. 1031, Parker County, Texas, being that certain tract of land conveyed to David L. Wright, by deed recorded in Volume 1197, Page 742, Real Records, Parker County, Texas, said 18.369 acres being more particularly described by metes and bounds, as follows:

Beginning at a 1/2" iron found at the northeast corner of said Wright tract and the northwest corner of that certain tract of land conveyed to Bettye W. Early, by deed recorded in Volume 1197, Page 742, Real Records, Parker County, Texas, said point being South 88 degrees 58 minutes 42 seconds West, a distance of 103.88 feet from the southeast corner of Lot 35, Block 2, WEST OAK HOMESITES, SECTION 1, an Addition to Parker County, Texas, according to Plat recorded in Volume 360-A, Page 34, Plat Records, Parker County, Texas;

THENCE South 01 degrees 02 minutes 33 seconds East, along the common line of said Wright and Early tracts, passing the north and south lines of a sixty (60) foot wide ingress-egress easement (as described in deed recorded in Volume 1197, Page 742, Real Records, Parker County, Texas), and continuing, in all, 1137.15 feet to a 1/2" iron found at the northeast corner of that certain tract of land conveyed to Rosalie M. Wright, by deed recorded in said Volume 1197, Page 742, Real Records, Parker County, Texas;

THENCE South 88 degrees 58 minutes 24 seconds West, passing the east and west lines of said ingress-egress easement, and continuing, in all, 703.78 feet to a 1/2" iron found at the southwest corner of said David Wright tract in the east line of that certain tract of land conveyed to Noel Bailey, by deed recorded in Volume 279, Page 415, Deed Records, Parker County, Texas;

THENCE North 01 degrees 01 minutes 40 seconds West, along the common line of said Wright and Bailey tracts, at 38.74 feet passing a 5/8" iron at the most southerly southeast corner of said Block 2, and continuing, along the common line of said Wright tract and said Block 2, in all, a distance of 1137.21 feet to a 1/2" iron found at the northwest corner of said Wright tract;

THENCE North 88 degrees 58 minutes 42 seconds East, continuing along the common line of said Wright tract and said Block 2, a distance of 703.49 feet to the POINT OF BEGINNING and containing 18.369 acres of land.

LAND USE DATA:
TOTAL LAND AREA ----- 18.369 ACRES
MINIMUM LOT SIZE ----- 1.000 ACRE
TOTAL RESIDENTIAL LOTS ----- 15
RIGHT-OF-WAY DEDICATION ----- 1,520 L.F.
PROPOSED LAND USE ----- RESIDENTIAL
ESTIMATED POPULATION ----- 50

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE. (SEE TYPICAL EASEMENT LAYOUT)
- ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
- ALL CUL-DE-SACS HAVE A 60.0' RADIUS.
- ALL BUILDING LINES ARE AS FOLLOWS:
35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
40.0' ALONG EXISTING COUNTY ROADS;
40.0' AROUND CUL-DE-SACS
- ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" IRON RODS DRIVEN INTO THE GROUND, UNLESS NOTED OTHERWISE, AFTER THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.

NOTES:

- WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS. SEPTIC SYSTEMS WILL BE DESIGNED AND INSTALLED TO CURRENT PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.
- NO PORTION OF THIS TRACT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN IN PARKER COUNTY.

FINAL PLAT

**LOTS 1-15,
INDIAN SPRINGS**

BEING 18.369 ACRES OF LAND IN THE
ELIZA OXER SURVEY, ABSTRACT NUMBER 1031
PARKER COUNTY, TEXAS

PREPARED JULY 15, 1997

LandCon Inc.
Engineers • Surveyors • Planners

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P.O. Box 100247, Fort Worth, Texas, 76185-0247
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