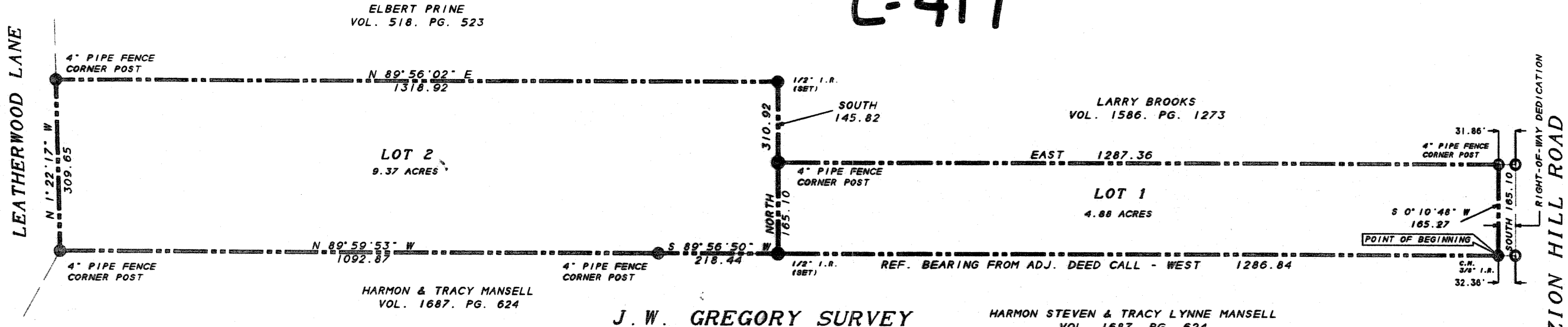


C-417

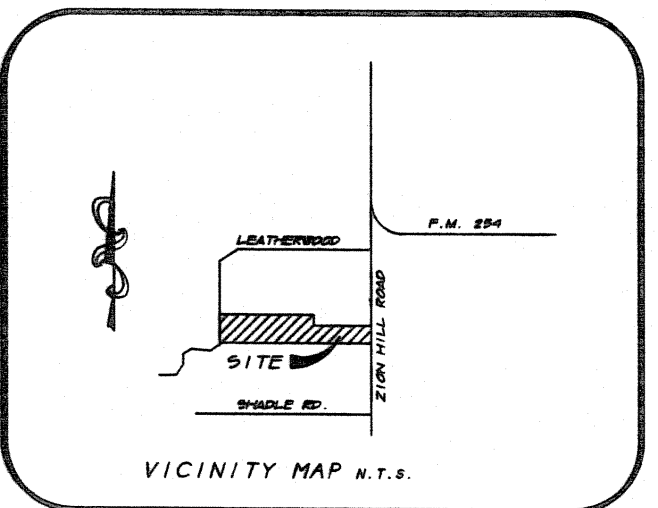
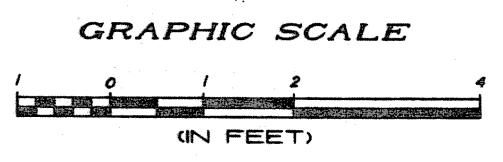


J.W. GREGORY SURVEY  
ABSTRACT NO. 2112  
PARKER COUNTY, TEXAS

HARMON STEVEN & TRACY LYNNE MANSELL  
VOL. 1687, PG. 624



SCALE: 1" = 200'



STATE OF TEXAS  
COUNTY OF PARKER

BEING 14.25 acres out of the J.W. Gregory Survey, Abstract No. 2112, Parker County, Texas and being a part of that certain tract conveyed to Harmon Steven and Tracy Mansell by deed recorded in Volume 1861, Page 172 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod, found in place, on the West line of Zion Hill Road, said point being West a distance of 32.38 feet from the Northeast corner of that certain tract conveyed to Harmon Steven and Tracy Lynne Mansell by deed recorded in Volume 1687, Page 624 of the Real Records of Parker County, Texas for the Southeast corner of this tract:

THENCE West, along and with the North line of said Mansell tract (Volume 1687, Page 624), a distance of 1286.84 feet to a 1/2 inch iron rod, set, for a corner of this tract:

THENCE S 89D 56' 50" W, continuing along and with the North line of said Mansell tract, a distance of 218.44 feet to a 4 inch pipe fence corner post, found in place, for a corner of this tract:

THENCE S 89D 59' 53" W, continuing along and with the North line of said Mansell tract, a distance of 1092.87 feet to a 4 inch pipe fence corner post, found in place, on the East line of Leatherwood Lane for the Southeast corner of this tract:

THENCE N 01D 22' 17" W, along and with the East line of said Leatherwood Lane, a distance of 309.65 feet to a 4 inch pipe fence corner post, found in place, at the Southeast corner of that certain tract conveyed to Elbert Prine by deed recorded in Volume 518, Page 523 of the Deed Records of Parker County, Texas for the Northeast corner of this tract:

THENCE N 89D 56' 02" E, along and with the South line of said Prine tract, a distance of 1318.92 feet to a 1/2 inch iron rod, set, at the Northeast corner of that certain tract conveyed to Larry Brooks by deed recorded in Volume 1586, Page 1273 of the Real Records of Parker County, Texas for a corner of this tract:

THENCE South, along and with the West line of said Brooks tract, a distance of 145.82 feet to a 4 inch pipe fence corner post, found in place, for an all corner of this tract:

THENCE East, generally along an existing fence line and along and with the South line of said Brooks tract, a distance of 1287.36 feet to a 4 inch pipe fence corner post, found in place, on the West line of said Zion Hill Road for the Northeast corner of this tract:

THENCE S 00D 10' 48" W, generally along an existing fence line and along and with the West line of said Zion Hill Road, a distance of 185.27 feet to the place of beginning and containing 14.25 acres.

NOW THEREFORE, WE, HARMON STEVEN MANSELL AND TRACY MANSELL, owners of the above described tract (volume 1861, page 172) do hereby adopt this plat and designate the same as Lots 1 and 2, Kelli Hurst Addition, and do dedicate to the public use forever all rights-of-way and easements shown hereon.

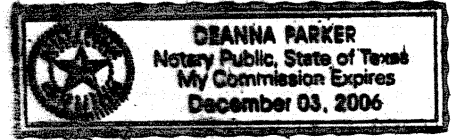
BY: Harmon Steven Mansell DATE: 4-27-06  
HARMON STEVEN MANSELL  
BY: Tracy Mansell DATE: 4-27-06  
TRACY MANSELL

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared HARMON STEVEN MANSELL and TRACY MANSELL, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument 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 27th day of April, 2006.

Deanna Parker  
Notary Public in and for the State of Texas  
12-03-06  
My Commission Expires On:



THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG ALL SUBDIVISION LOT LINES AND ALL STREETS.

THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

FLOODPLAIN NOTE:  
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS" PANEL NO. 480520 0050 B, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

Approved by the Commission, Court of Parker County, Texas:  
THIS THE 10th day of May, 2006  
McCall COUNTY JUDGE  
LBG COUNTY COMMISSIONER  
Jim Walter COUNTY COMMISSIONER

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2006  
in Vol. (Cab.) \_\_\_\_\_ Pg. (Slide) \_\_\_\_\_ of the  
Plat Records of Parker County, Texas.  
County Clerk, Parker County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, B.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land described and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision.

B.F. Rivers  
B.F. Rivers, P.E., R.P.L.S.  
No. 2190, State of Texas  
APRIL, 2006



Doc# 597139  
Book 2434 Page 632



Doc# 597139 Fees: \$66.00  
05/10/2006 9:47AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
OWNERS/DEVELOPERS  
HARMON STEVEN AND TRACY MANSELL  
8799 ZION HILL ROAD  
POOLVILLE, TEXAS 76487  
817-596-0636

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
ENGINEERS & SURVEYORS  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS  
940-325-8613  
FAX 940-325-8028

ACCT. NO.: 14065  
SCH. DIST.: PO  
CITY: CO  
MAP NO.: G-7  
ALL OF: 22112-6-0-0  
22112-6-1-0  
FINAL PLAT  
KELLI HURST ADDITION  
LOTS 1 AND 2  
BEING 14.25 ACRES OUT OF  
THE J.W. GREGORY SURVEY, ABSTRACT NO. 2112  
PARKER COUNTY, TEXAS  
SHEET 1 OF 1