PCB 257 324908

RECEIVED AND FILED FOR RECORD
2:26 O'Clock P M
NOV 24 1997
Jeanie Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By Deputy

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
RECORDED NOV 24 1997
Jeanie Brunson
County Clerk, Parker County, Texas

FINAL PLAT
OF
KINBROOK ESTATES
SECTION THREE

Utility Easements are hereby reserved along and within Ten(10) feet of rear, front and side lines of all lots, in accordance with subdivision rules, Parker Co., Texas

Re: F.I.R.M. Flood Insurance Rate Map, Parker Co., Texas, Community-Panel No. 480520 0200 B effective date: 9-27-31. NONE of this tract is within the 100 year flood zone

(Sam Robert Williams tract, Deed, April 1, 1976, Vol. 634, Pg 691)

(A. PARSONS SUR. A1068) (F. F. FOSCUE SUR. A477)

N 49°50'29"E 1371.51'

North line 53.69 ac.

(William Jack Stephenson tract, 1263/550)

Deed = S 40°E 710'

Scale: 1"=100'

KELLY-BROOK LANE

Former Tract Line

Former 107.5 acres, Parcel One, First Tract

Former 53.89 acres - Third Tract, Tract B

(Former 53.63 acres - Third Tract, Tract A)
(Former 53.89 acres - Third Tract, Tract B)

Existing KELLY-BROOK LANE

Centerline of Branch

FUTURE DEVELOPMENT

SECTION 2 KINBROOK ESTATES SUBD.

(W. R. EMERY SUR. 429)

(R. I. CO. SUR. A1882)

1.462 AC.

Lots 1 through 31 as shown on plat.

WEATHERFORD

VINICITY MAP
PROJECT SITE LOCATION

Surveyed Sept. 2, 1996

Eugene Angermann
Registered Professional Land Surveyor
PHONE 817 965 4444
FAX 817 965 6044
P.O. BOX 993
STEPHENVILLE, TEX. 76401

STATE OF TEXAS REGISTERED EUGENE ANGERMANN 1579 PROFESSIONAL LAND SURVEYOR

o - Set Iron Rod
● - Corner in Branch
---- Approx. Survey Line