

THE COUNTRY PLACE SUBDIVISION  
(V. 361-A, P. 41)

N 88°50'57" E 627.38'

LEGAL DESCRIPTION

D-609

201620864 PLAT Total Pages: 1

Of a 10.574 acres tract of land out of the Hudson Westbrook Survey, Abstract No. 2474, Parker County, Texas; being all of a certain 4.000 acres tract described in Volume 2764, Page 43, all of a certain 4.574 acres tract described in Volume 2942, Page 955 and all of a certain 2.000 acres tract described in Volume 2943, Page 1116, all in the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod in the northwest right of way fence of Dennis Road (paved) and at the southwest corner of a certain 4.556 acres tract described in Volume 1555, Page 1318 of the Real Records and at the most easterly corner of said 4.000 acres tract for the southeast and beginning corner of this tract. Whence the northwest corner of said Hudson Westbrook Survey is called to bear N. 40 deg. 41 min. 05 sec. W. 686.58 feet, S. 89 deg. 03 min. 37 sec. W. 1293.30 feet and N. 00 deg. 15 min. 03 sec. W. 2339.92 feet.

Thence S. 33 deg. 30 min. 49 sec. W. (Bearing Basis) along the northwest right of way fence of said Dennis Road at 15.59 feet pass a found 60D nail at the most southerly corner of said 4.000 acres tract and at the southeast corner of said 4.574 acres tract and at 319.63 feet pass a found 1/2" iron rod at the most southerly southwest corner of said 4.574 acres tract and at the southeast corner of said 2.000 acres tract and in all 343.53 feet to a found 60D nail for a corner of this and said 2.000 acres tract.

Thence S. 36 deg. 15 min. 43 sec. W. 156.14 feet along the northwest right of way fence of said Dennis Road to a found 1/2" iron rod at the southeast corner of a certain 4.6 acres tract described in Volume 1474, Page 1607 of the Real Records for the southwest corner of this and said 2.000 acres tract.

Thence N. 40 deg. 44 min. 30 sec. W. at 517.70 feet pass a found 1/2" iron rod at the northwest corner of said 2.000 acres tract and at 671.51 feet pass a found 1/2" iron rod at the northwest corner of said 4.574 acres tract and at the most westerly southwest corner of said 4.000 acres tract and in all 1214.74 feet to a found 1/2" iron rod at the northeast corner of said 4.6 acres tract for the northwest corner of this and said 4.000 acres tract.

Thence N. 88 deg. 50 min. 57 sec. E. 627.38 feet to a set 1/2" iron rod at the northwest corner of said 4.556 acres tract for the northeast corner of this and said 4.000 acres tract.

Thence S. 40 deg. 41 min. 05 sec. E. 686.58 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 30, 2012.

Michael Price, R.P.L.S. No. 5492  
JN16568 12395.crd FN160704



NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008

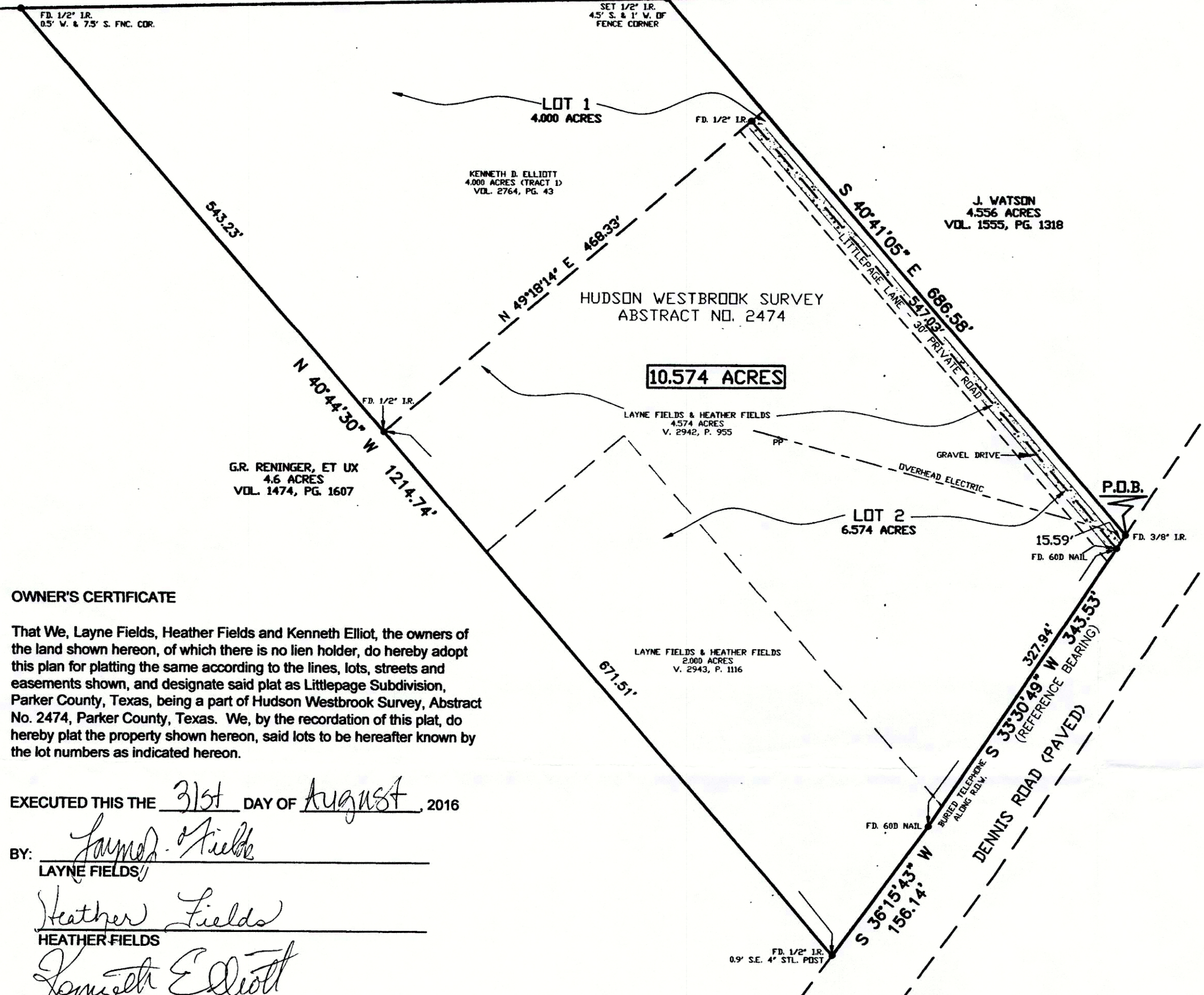
NOTE: IMPROVEMENTS NOT SHOWN

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY, AND INDIVIDUAL WATER WELLS WILL BE A MINIMUM OF 75 FEET FROM ANY PERIMETER BOUNDARY.

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.



OWNER'S CERTIFICATE

That We, Layne Fields, Heather Fields and Kenneth Elliot, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as Littlepage Subdivision, Parker County, Texas, being a part of Hudson Westbrook Survey, Abstract No. 2474, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 31st DAY OF August, 2016

BY: Layne Fields  
LAYNE FIELDS  
Heather Fields  
HEATHER FIELDS  
Kenneth Elliott  
KENNETH ELLIOTT

STATE OF TEXAS  
COUNTY OF PARKER

We, LAYNE FIELDS and HEATHER FIELDS, Dedicators and Owners of the attached plat of said subdivision, do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

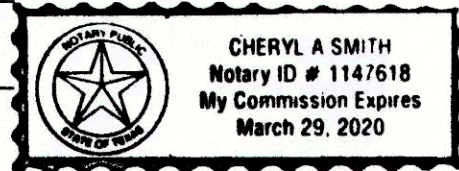
Layne Fields  
LAYNE FIELDS  
Heather Fields  
HEATHER FIELDS  
Kenneth Elliott  
KENNETH ELLIOTT

STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LAYNE FIELDS and HEATHER FIELDS known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31st day of August, 2016

Cheryl A Smith  
Signature  
3/29/20  
My Commission Expires On

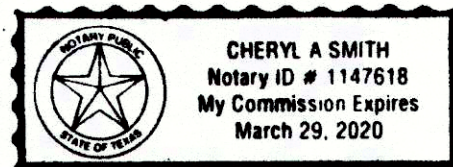


STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared KENNETH ELLIOTT, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31st day of August, 2016

Cheryl A Smith  
Signature  
3/29/20  
My Commission Expires On



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 12th DAY OF Sept, 2016

George K Conley  
COMR. PRECINCT #1  
Cheryl A Smith  
COMR. PRECINCT #3  
Michael Price  
COMR. PRECINCT #2  
Steve Gage  
COMR. PRECINCT #4

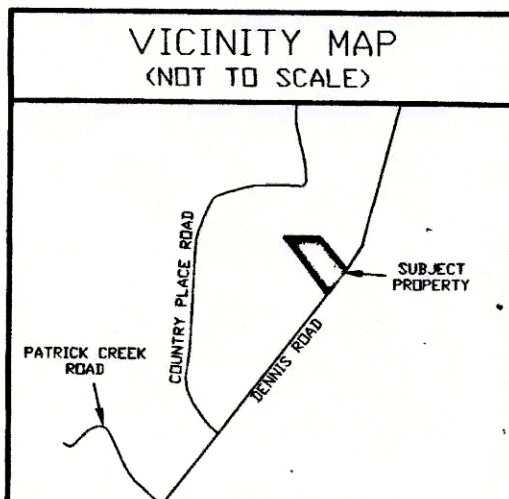
ACCT. NO.: 14562  
SCH. DIST.: BR  
CITY: F-17  
MAP NO.:

COUNTY CLERK

FILED AND RECORDED

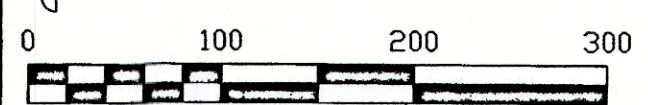
OFFICIAL PUBLIC RECORDS

Jane P. Sumner  
Jane P. Sumner, County Clerk  
Parker County, Texas  
201620864 #8:57 AM  
09/15/2016 08:57 AM



SURVEYOR  
MICHAEL PRICE  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
LOT 1 AND LOT 2  
LITTLEPAGE SUBDIVISION  
BEING A 10.574 ACRES SUBDIVISION OUT OF THE HUDSON WESTBROOK SURVEY, ABSTRACT NO. 2474, PARKER COUNTY, TEXAS



22474.001.000.60 22474.001.024.00  
22474.001.000.00