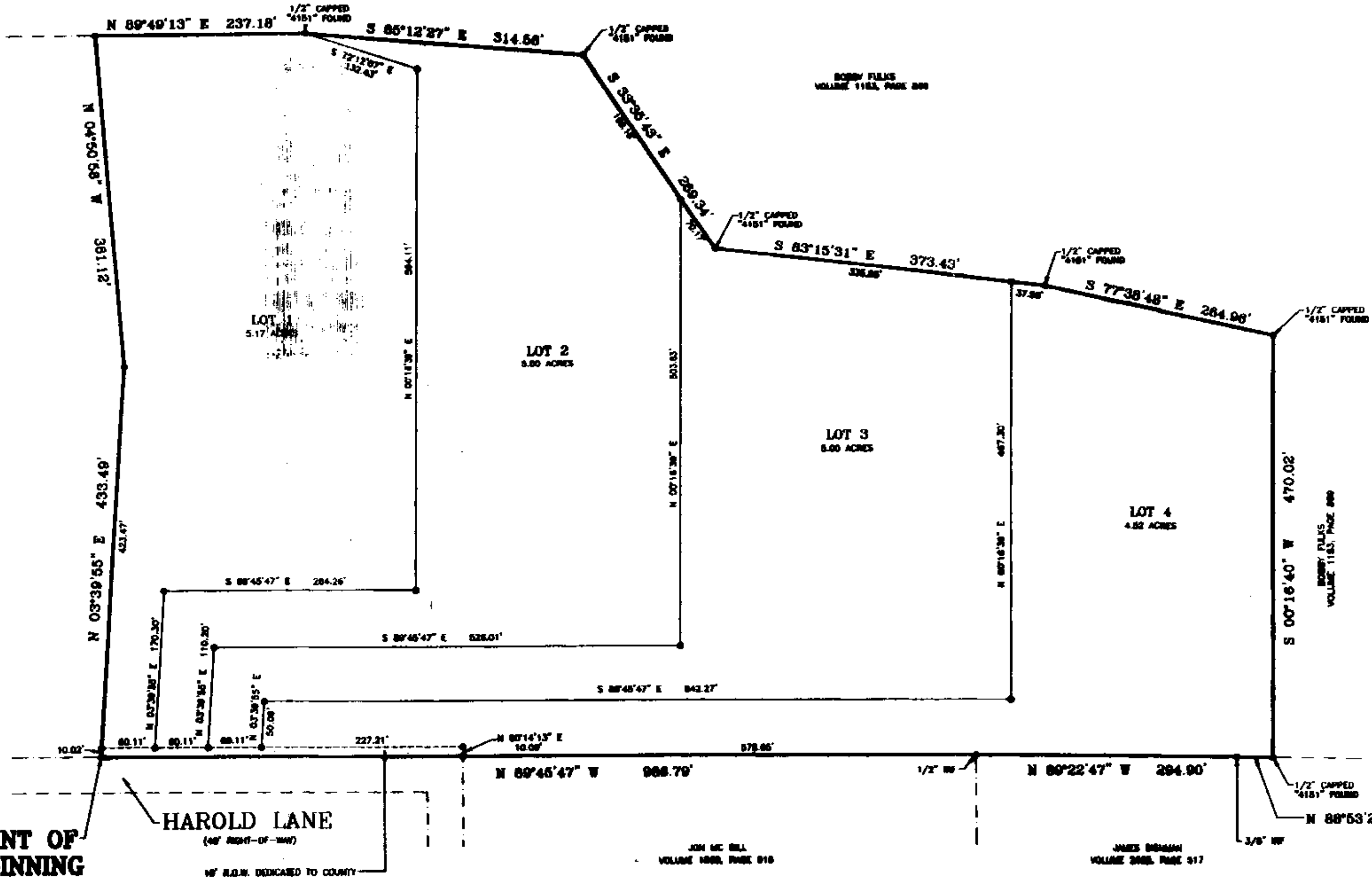
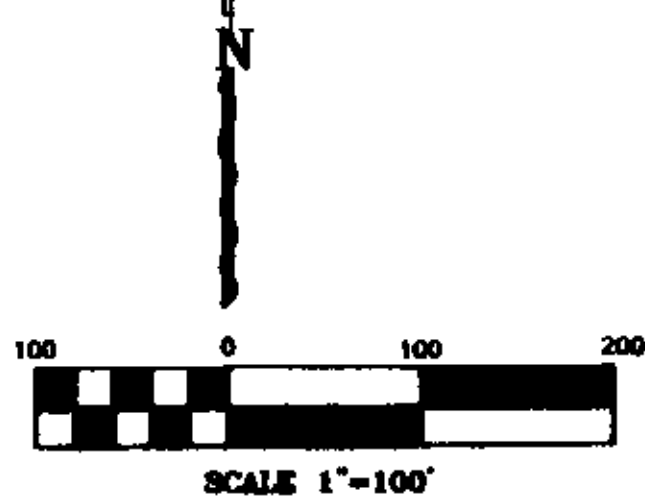
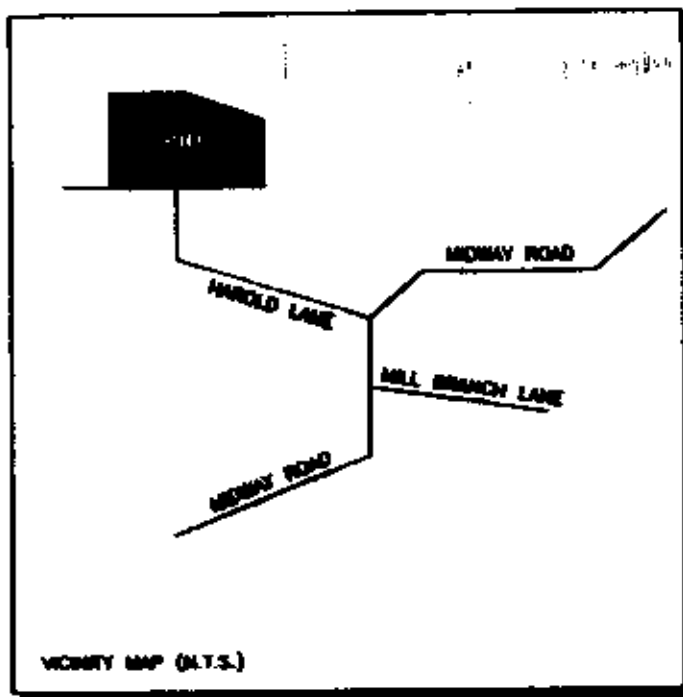


PC C-476

Doc# 612847
Book 2472 Page 412



OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF PARKER
WHEREAS I, Don Mankin being the owner of a tract of land out of the R.W. JOHNSON SURVEY, Abstract No. 756, Parker County, Texas, and being more particularly described as follows:
Description for a 19.76 acre tract of land out of the R.W. JOHNSON SURVEY, Abstract No. 756, Parker County, Texas:
BEGINNING at a 1/2" capped iron set in the North line of Harold Lane, said iron being by deed call, South, 1488.74 feet, East, 204.87 feet, South, 1318.89 feet and S 89°46'47" E, 881.84 feet from the Northwest corner of said R.W. JOHNSON SURVEY;
THENCE N 03°39'55" E, 433.49 feet to a 1/2" capped iron set;
THENCE N 04°50'38" W, 381.12 feet to a 1/2" capped iron set, said iron being in the most Westerly Southerly line of that certain tract of land described in Volume 1153, Page 880, R.R.P.C.T.;
THENCE with the most Westerly Southerly line of said Volume 1153, Page 880, the following calls:
N 89°49'13" E, 237.18 feet to a 1/2" capped "4181" found;
S 85°12'37" E, 314.58 feet to a 1/2" capped "4181" found;
S 33°38'43" E, 288.34 feet to a 1/2" capped "4181" found;
S 83°15'31" E, 373.43 feet to a 1/2" capped "4181" found;
S 77°38'48" E, 284.88 feet to a 1/2" capped "4181" found, said iron being for an all corner of said Volume 1153, Page 880;
THENCE S 00°16'40" W, with the most Southerly West line of said Volume 1153, Page 880, 470.02 feet to a 1/2" capped "4181" found, said iron being for the most Southerly Southwest corner of said Volume 1153, Page 880, and being for the Northeast corner of that certain tract of land described in Volume 2028, Page 517;
THENCE N 89°53'29" W, with the North line of said Volume 2028, Page 517, 40.92 feet to a 3/8" iron found;
THENCE N 89°22'47" W, 284.90 feet to a 1/2" iron found;
THENCE N 89°45'47" W, of approximately 578.85 feet passing a Northwest corner of said Harold Lane, and continuing to a 1/2" capped iron set to the Point of BEGINNING and containing 19.76 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Don Mankin do hereby accept this Corrected Plat as Mankin Acres, An Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared before me, Don Mankin, 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 this the 6 day of June 2008.

BETH L. DICKENS
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-01-2008
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
This the 6 day of June 2008.
D. Mankin
Don Mankin
Commissioner
Commissioner
Commissioner
County Clerk

STATE OF TEXAS
COUNTY OF PARKER
I, Jesse Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the 6 day of June 2008, at 10:00 a.m. And duly recorded that the 6 day of June 2008, at 10:00 a.m. in the Records of said County in Plat Cabinet _____, Page _____.
In testimony whereof, Witness my hand and official seal of office, this the 6 day of June 2008.
Jesse Brunson
Clerk, County Court
Parker County, Texas
By _____
Deputy

POINT OF BEGINNING

HAROLD LANE
(40' RIGHT-OF-WAY)
W/ R.O.W. DEDICATED TO COUNTY

JON MC BILL
VOLUME 1888, PAGE 918

JAMES DEBAMAN
VOLUME 2088, PAGE 517

GENERAL NOTES

- 25' FRONT BUILDING LINES
10' REAR & SIDE BUILDING LINES UNLESS OTHERWISE NOTED.
10' UTILITY EASEMENTS WHERE ALL LOT LINES.
SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.A. OF ANY CITY OR TOWN.
ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PAGE NO. 480820076-E, DATED SEPTEMBER 27, 1981, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

Doc# 612847-1

Doc# 612847-1

Doc# 612847 Fee: \$66.00
09/29/2006 12:18PM (3 Pages)
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JESSE BRUNSON COUNTY CLERK

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

CORRECTED PLAT
SHOWING
LOTS 1 THRU 4
MANKIN ACRES
AN ADDITION TO PARKER COUNTY, TEXAS,
AND BEING 19.76 ACRES OF LAND OUT OF
THE R.W. JOHNSON SURVEY, ABSTRACT NO
1438, PARKER COUNTY, TEXAS.

DKB &
ASSOCIATES, LLC
1250 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
280-5888 FAX: 280-8878



DOUG BURT, REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THAT
THIS PLAT IS A TRUE AND ACCURATE
REPRESENTATION OF THE SURVEY AS MADE
ON THE GROUND.
Doug Burt
12/FEBRUARY/2008