

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County
Texas, this 10th day of January, 2006.

County Judge DAVID HARLAN, JR.
Commissioner of Precinct #1 Tom Brinkley
Commissioner of Precinct #2 Jim Webster
Commissioner of Precinct #3 Jim Webster
Commissioner of Precinct #4

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided
according to this plat, hereby consents to such subdivision
and joins in the dedication of the streets and easements.
NA

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day
personally appeared
known to me by the person whose name is subscribed to
the above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the NA day of NA, 2006
Notary Public in and for the State of Texas

DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of this plat does not include
any lots of a prior subdivision limited by deed restriction
to residential use for not more than two residential units
per lot.
NA

Owner
SWORN TO AND SUBSCRIBED before me this ___ day of ___
2006.
NA
Notary Public in and for the State of Texas

JERRY GENE ORR
VOLUME 2019, PAGE 768
OWNER:
Thomas E. Neel
Lorna J. Neel
599 Farm to Market Highway No. 3028
Millsap, TX 76066



THIS is to certify that I, David Harlan Jr., a Registered
Public Land Surveyor of the State of Texas, have plotted
the above subdivision from an actual survey on the ground
and pit lot corners, angle points and points of curve are
properly marked on the plat, and that this plat correctly
represents that survey made by me under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
November, 2006

C-57

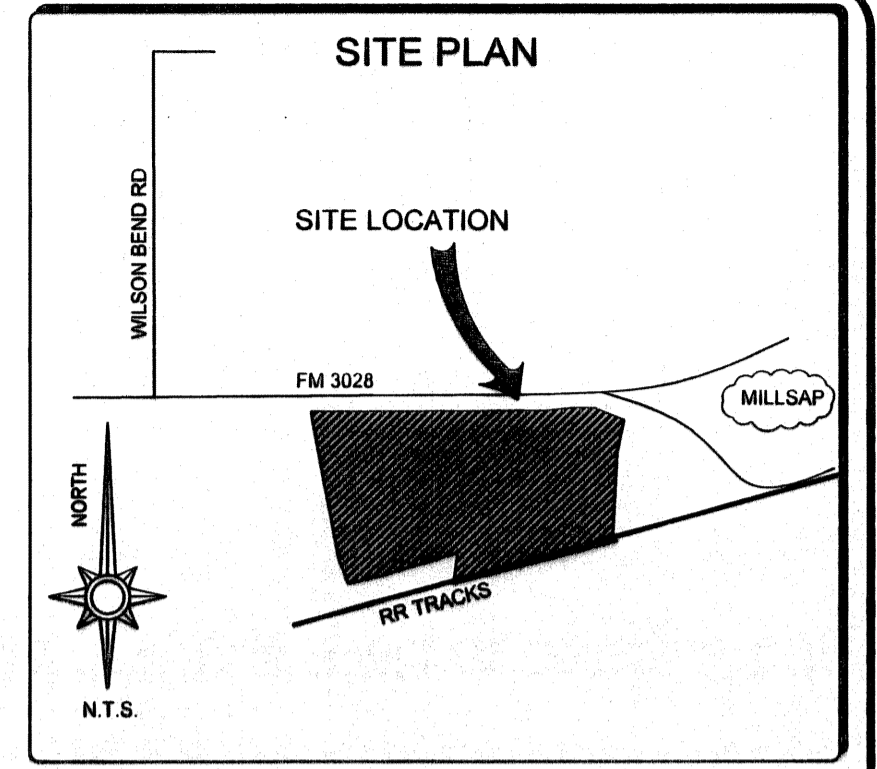
FINAL PLAT
TRACTS 1 & 2
NEEL ADDITION
an addition to Parker County, Texas
Being 53.95 Acres situated in and being a portion of the
J. Eastwood Survey, Abstract No. 2488 and the
J. W. Price Survey, Abstract
No. 2160, Parker County, Texas

TRACT NO: 15475
DIST: MI
CITY: CO
NO: B-16

Doc# 625480
Book 2503 Page 1949



Doc# 625480 Fees: \$66.00
01/18/2007 12:27PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TAMM BARNUM, COUNTY CLERK



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, THOMAS E. NEEL AND LORNA J. NEEL, being the sole owner
of 53.95 Acres situated in and being a portion of the J. EASTWOOD SURVEY,
ABSTRACT No. 2488 and the J. W. PRICE SURVEY, ABSTRACT No. 2160,
Parker County, Texas and being more particularly described by metes and
bounds as follows:

BEGINNING at an iron rod found at the most westerly southwest corner of
said Thomas E. Neel Tract, said iron being called by deed to be South,
2416.69 feet and N 57°20'00" E, 1544.47 feet from the northwest
corner of said J. Eastwood Survey;
THENCE N 09°30'22" W, on or about a fence, 1520.83 feet to an angle
iron found in the south right of way line of Lone Star Road, Farm to Market
Highway No. 3028;
THENCE with the south right of way line of said Lone Star Road the following
courses and distances;
N 86°59'43" E, 1568.26 feet to a nail in a post at the beginning of
a curve to the left with a radius of 1959.86 feet and whose chord bears
N 84°12'09" W, 175.6 feet;
With said curve to the left through a central angle of 05°06'08"
and a distance of 175.66 feet to an iron rod set;
S 89°47'50" E, 165.19 feet to a post in the southwest line of
Front Street, as it exist;
THENCE with the southwest line of said Front Street the following courses
and distances;
S 72°11'32" E, 115.15 feet to an iron rod set;
S 64°29'50" E, 105.0 feet to a post;
THENCE S 12°31'58" W, on or about a fence line, 223.48 feet to a post;
THENCE S 05°25'44" W, 514.34 feet to an iron rod found;
THENCE S 33°33'45" E, 22.99 feet to a T post found in the northwest
right of way line of T & P RR Company;
THENCE with the northwest right of way line of said T & P RR Company the
following courses and distances;
S 58°15'46" W, 1246.95 feet to an angle iron found;
N 00°40'15" E, 331.44 feet to an iron rod found;
S 58°12'55" W, 844.88 feet to the POINT OF BEGINNING and
containing 53.95 acres (2350226 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, THOMAS E. NEEL AND LORNA J. NEEL, does hereby adopt this plat
designating the heretofore described real property as TRACTS 1 & 2, NEEL
ADDITION, an addition to Parker County, Texas, Being 53.95 Acres situated
in and being a portion of the J. Eastwood Survey, Abstract No. 2488; R. Long
Survey, Abstract No. 1838 and the J. W. Price Survey, Abstract No. 2160,
Parker County, Texas and does hereby dedicate to the public's use the
streets, (alleys, parks) and easements shown thereon.

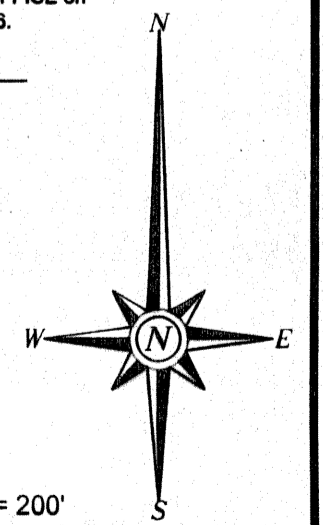
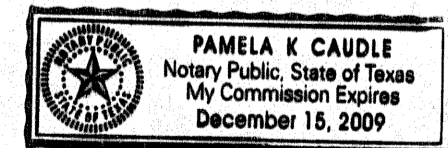
WITNESS my hand at Millsap, Texas, Parker County,
Texas this 11 day of November, 2006.
Thomas E. Neel Lorna J. Neel

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared Thomas E. Neel, known
to me by the person whose name is subscribed to the
above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 11 day of November, 2006.
Pamela Caudle
Notary Public in and for the State of Texas

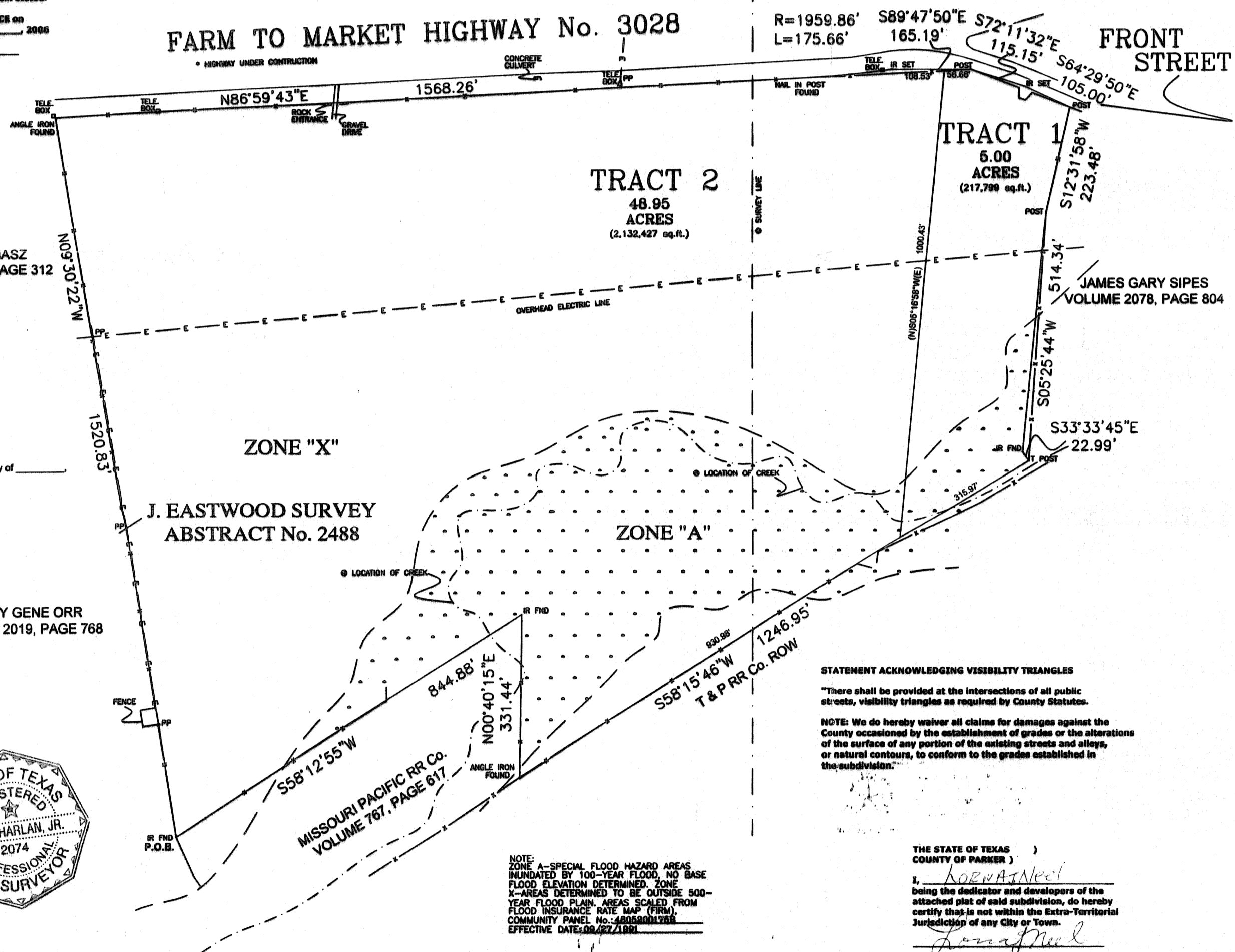
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared Lorna J. Neel, known
to me by the person whose name is subscribed to the
above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 11 day of November, 2006.
Pamela Caudle
Notary Public in and for the State of Texas



SCALE: 1" = 200'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public
streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the
County occasioned by the establishment of grades or the alterations
of the surface of any portion of the existing streets and alleys,
or natural contours, to conform to the grades established in
the subdivision.

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, Thomas E. Neel
being the dedicatior and developers of the
attached plat of said subdivision, do hereby
certify that is not within the Extra-Territorial
Jurisdiction of any City or Town.
Lorna J. Neel

NOTE:
ZONE A-SPECIAL FLOOD HAZARD AREAS
INUNDED BY 100-YEAR FLOOD, NO BASE
FLOOD ELEVATION DETERMINED. ZONE
X-AREAS DETERMINED TO BE OUTSIDE 500-
YEAR FLOOD PLAIN. AREAS SCALED FROM
FLOOD INSURANCE RATE MAP (FIRM).
COMMUNITY PANEL No. 48080N125
EFFECTIVE DATE: 08/22/1991

NOTE:
CONTROL BEARINGS DETERMINED FROM
GLOBAL POSITIONING SYSTEM OPERATIONS.