

VICINITY MAP

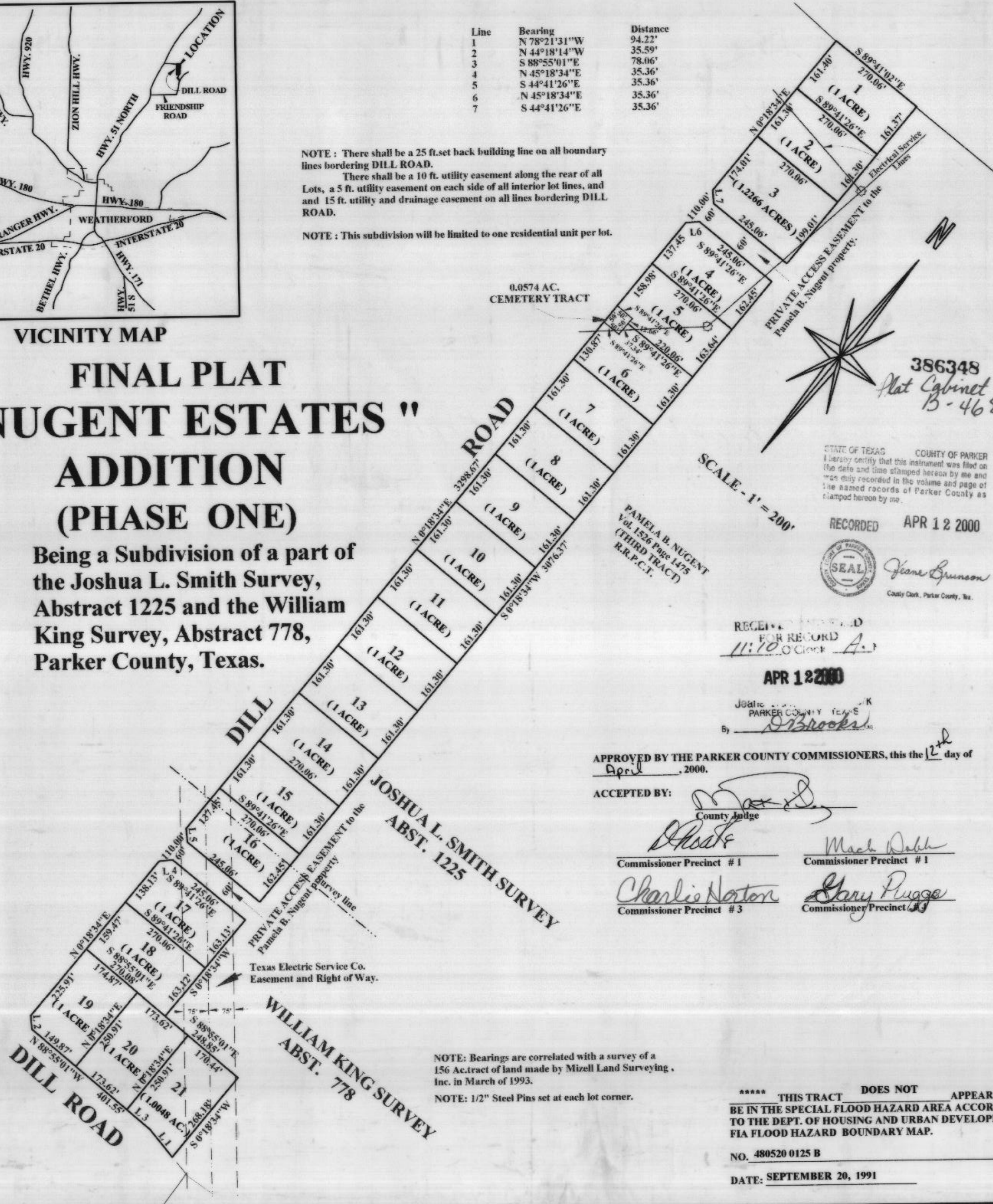
FINAL PLAT " NUGENT ESTATES " ADDITION (PHASE ONE)

Being a Subdivision of a part of the Joshua L. Smith Survey, Abstract 1225 and the William King Survey, Abstract 778, Parker County, Texas.

Line	Bearing	Distance
1	N 78°21'31"W	94.22'
2	N 44°18'14"W	35.59'
3	S 88°55'01"E	78.06'
4	N 45°18'34"E	35.36'
5	S 44°41'26"E	35.36'
6	N 45°18'34"E	35.36'
7	S 44°41'26"E	35.36'

NOTE: There shall be a 25 ft. set back building line on all boundary lines bordering DILL ROAD.
There shall be a 10 ft. utility easement along the rear of all Lots, a 5 ft. utility easement on each side of all interior lot lines, and and 15 ft. utility and drainage easement on all lines bordering DILL ROAD.

NOTE: This subdivision will be limited to one residential unit per lot.



FIELD NOTES

FIELD NOTES of a 21.2888 Acre tract of land being a part of the JOSHUA L. Smith Survey, Abstract 1225 and the William King Survey, Abstract 778 Parker County, Texas and being a part of that Nugent tract of land described in Volume 1525, Page 1475 of the R.R.P.C.T. and being more fully described by metes and bounds as follows:

BEGINNING at a found 1/2" Iron Rod, said point being the most westerly northwest corner of that Nugent tract of land described in Volume 1525, Page 1475 of the R.R.P.C.T. and being in the south line of that Nugent tract recorded in Volume 1478, Page 1734, of the R.R.P.C.T. Said point being S 0°18'47" W 1241.01' & N 89°41'02" W 1277.78' from the northwest corner of the T. & P. RR Co. Survey, Abst. 1464.

THENCE S 89° 41' 02" E 270.06' to a point for a corner;
THENCE S 0° 18' 34" W 3076.37' to a point for a corner ;
THENCE S 88° 55' 01" E 248.85' to a point for a point for a corner ;
THENCE S 0° 18' 34" W 268.18' to a point for for a corner in the NBL of Dill Road ;
THENCE with the NBL of Dill Road N 78° 21' 31" W 94.22' to a point for for a corner ;
THENCE with the NBL of Dill Road N 88°55' 01" W 401.55' to a point for for a corner ;
THENCE with the NEBL of Dill Road N 44°18' 14" W 35.59' to a point for for a corner ;
THENCE with the EBL of Dill Road N 0° 18' 34" E 3298.67' to the point of beginning and containing 22.0614 Acres of land more or less.
SAVE AND EXCEPT Those tracts shown as private access easements to the Pamela B. Nugent property which contain 0.3863 acres each are a total of 0.7726 acres of land leaving 21.2888 acres of land more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

Whereas, I (We) Pamela B. Nugent, the owner(s) of the above described tract of land being a part of the JOSHUA L. Smith Survey, Abstract 1225 and the William King Survey, Abstract 778, Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS

"NUGENT ESTATES" ADDITION

An addition in Parker County, Texas, and I (we) do hereby certify that said tract of land is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

P.C. Nugent

THE STATE OF TEXAS :
COUNTY OF PARKER :

BEFORE ME, The undersigned authority, a Notary Public in and for said County and State, on this day personally appeared P.C. Nugent known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he (she) executed the same in the capacity indicated for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 day of April, 2000.

Sharon K. Silva
Notary Public, State of Texas



Print Name: Sharon K. Silva



TOMMIE HUGHES AND ASSOCIATES, P.C.
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-6374 or 696-0112 Home 613-1164

I, Tommie Hughes, Jr. certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date FEB. 2000 No. 17,953

PTM2 C:\SIGHTSRV\17953NUG.ZAK
PTM2 D:\SIGHTSRV\17953NUG.ZAK

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 APR 12 2000



RECEIVED FOR RECORD
11:10 A.M. APR 12 2000

APR 12 2000

Judicial Clerk
PARKER COUNTY TEXAS
By D. Brooks

APPROVED BY THE PARKER COUNTY COMMISSIONERS, this the 12 day of April, 2000.

ACCEPTED BY:

Charlie Norton County Judge
Mark Doble Commissioner Precinct # 1
Gary Puggs Commissioner Precinct # 3
Charlie Norton Commissioner Precinct # 3

NOTE: Bearings are correlated with a survey of a 156 Ac. tract of land made by Mizell Land Surveying, Inc. in March of 1993.

NOTE: 1/2" Steel Pins set at each lot corner.

***** THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.

No. 480520 0125 B

DATE: SEPTEMBER 20, 1991