

STATEMENT ACKNOWLEDGING EASEMENTS
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.

SEWER AND WATER SERVICE
Water shall be provided by private on-site water wells. Sewer shall be provided by private aerobic septic systems.

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 availability.

F.E.M.A. FLOOD HAZARD ZONE
This tract appears to be in a 100 year flood hazard zone according to F.I.R.M. Community Panel No. 480500 0025 B, dated September 27, 1991.

RIPARIAN RIGHTS
Due to the rights of upper and lower riparian owners Rock Creek shall be kept free and clear of pollution and/or obstruction.

C-578

OWNER

Doc# 643776
Book 2548 Page 1294

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Wanda Henson, being the sole owner of a 10.026 acres tract of land out of the T. SULLIVAN SURVEY, ABSTRACT NO. 1243, Parker County, Texas; being out of the southwest and beginning corner of that certain called 50 acre tract described in Volume 621, Page 424, Deed Records, Parker County, Texas; being all of that certain 10.00 acre tract of land being described in Volume 2256, Page 1504, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 1/2" iron rod in north right of way line of Indian Camp Road (a paved surface), and in the common line of said 50 acre tract and that certain tract of land conveyed to Branch in Volume 1767, Page 1985, (D.R.P.C.T.), for the southwest and beginning corner of this tract. WHENCE the northwest corner of said SULLIVAN SURVEY, ABSTRACT NO. 1243, is called by deed to bear N 20°44'05" W 2807.39 feet.

THENCE N 00°30'32" E 621.49 feet to a found capped 1/2" iron rod, a common corner of said Branch tract and that certain tract of land conveyed to Phillips in Volume 1750, Page 1296, (R.R.P.C.T.), for the northwest corner of this tract.

THENCE S 89°51'44" E 660.13 feet to a found 1/2" iron rod, for the northeast corner of this tract.

THENCE S 06°34'56" E 632.47 feet to a found 1/2" iron rod in the north right of way line of said Indian Camp Road, for the southeast corner of this tract.

THENCE N 89°20'48" W 738.19 feet along the north right of way line of said Indian Camp Road to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WANDA HENSON, (OWNER) does hereby adopt this plat designating the herein above described real property as NUTTER ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 23rd day of May, 2007.

Wanda Henson

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.

Title

EXTRA-TERRITORIAL JURISDICTION

I, Wanda Henson being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any city or town.

OWNER

Title

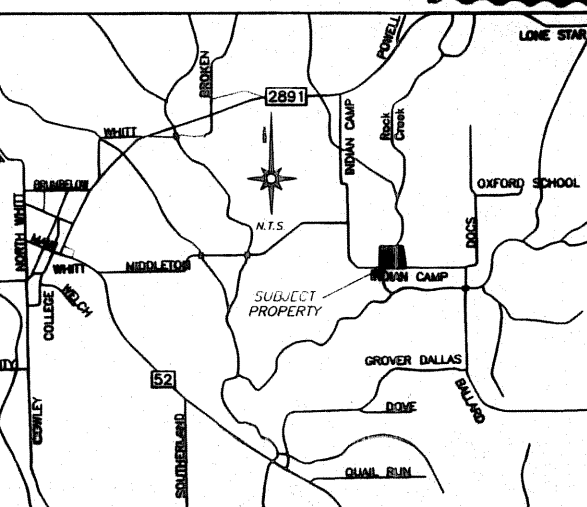
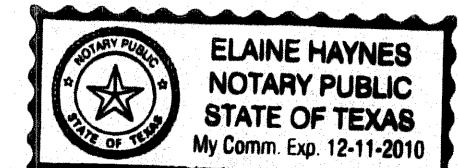
Doc# 643776 Fees: \$66.00
05/19/2007 9:58AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Wanda Henson known to me by the person whose name is subscribed to the above and forgoing 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 23rd day of May, 2007.
Elaine Haynes
Notary Public in and for the State of Texas

ACCT. NO.: 15685
SCH. DIST.: PW
CITY: CO
MAP NO.: C-6



SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086

OWNER/DEVELOPER:
WANDA HENSON
W. FORTY ESTATES #5
AZLE, TEXAS



THOMAS SULLIVAN SURVEY
ABSTRACT NO. 1243

REMAINDER OF
FOX - 50 ACRE
V. 621, P. 424

PHILLIPS
V. 1750, P. 1296

BRANCH
V. 1767, P. 1985

ROCK CREEK

8.026 ACRES
349,613 SQ. FT.
LOT 1, BLOCK 1

2.000 ACRE
87,120 SQ. FT.
LOT 2, BLOCK 1

REMAINDER OF
FOX - 50 ACRE
V. 621, P. 424

W.M. DURNAL SURVEY
ABSTRACT NO. 397



LIEN HOLDER

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.

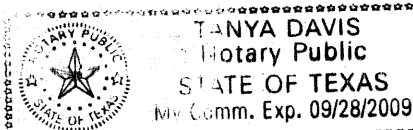
Lienholder
Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tanya Davis, known to me by the person whose name is subscribed to the above and forgoing 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 23 day of May, 2007.

Tanya Davis
Notary Public in and for the State of Texas



COUNTY

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 13 DAY OF June, 2007.

absent
COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

SURVEYOR

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE COUNTY OF PARKER. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JND61205P10