



NORTH GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



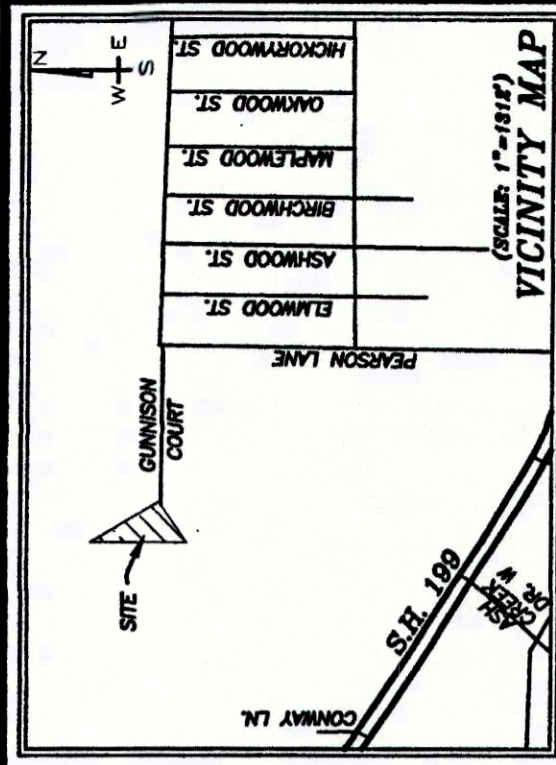
UTILITY PROVIDERS:
ELECTRIC: <u>TRC County</u>
WATER: <u>Agua Texas</u>
TELEPHONE:

LENDER:

Signature of Lender: MA
This the 19 day of September, 2016
Notary Public, State of Texas

CLERK: STICKER

201621768 PLAT Total Pages: 1



STATE OF TEXAS
PARKER COUNTY

MITX, LTD.,
WELLS RENO INVESTORS, LTD.,
and
WHITE RENO INVESTORS, LTD.,
V.2164, P.1607, O.R.P.C.T.

(Control Monument)
1/2" REBAR ROD FOUND

Point of Beginning

$S24^{\circ}57'23"E$
716.55'

349.31'

Lot 8R1
(1.03 ACRES OF LAND MORE OR LESS)

Lot 7

Periko Motor Corporation
Doc# 201514023,
O.R.P.C.T.

542.48'

292.89'

Lot 8R2
(1.00 ACRE OF LAND MORE OR LESS)

$N00^{\circ}07'09"E$
(BASIS FOR DIRECTIONAL CONTROL)

Lot 9

(Control Monument)
1/2" REBAR ROD FOUND

Texas and Pacific
Railway Company #1421,
Survey, Abstract, Texas
Parker County,

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 19 DAY
OF September 2016

COUNTY JUDGE
George A. Colby
George A. Colby
County Commissioner

PRECINCT #3 COMMISSIONER
George A. Colby
George A. Colby
Precinct Commissioner

PRECINCT #6 COMMISSIONER
George A. Colby
George A. Colby
Precinct Commissioner

THE STATE OF TEXAS §
COUNTY OF PARKER §
I, Christopher Wayne Duke, being the dedicator and owner of the attached plot of said subdivision, do hereby certify that it is/is not within 0 mile(s) Extra-Territorial Jurisdiction of any Incorporated city or town, except miles from said Abilene, Texas, Parker County, Texas.

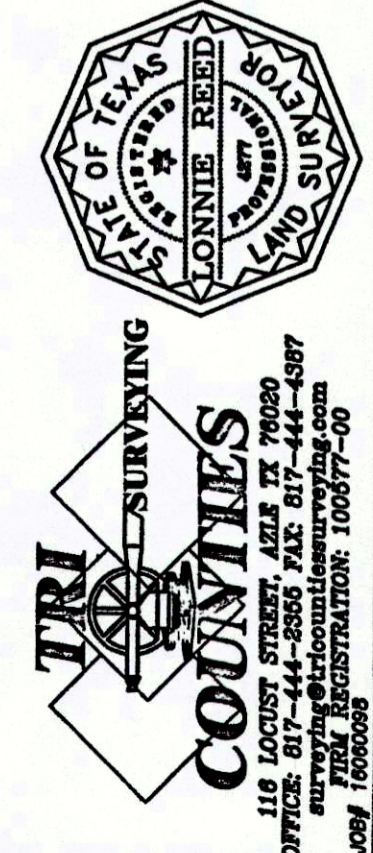
THE STATE OF TEXAS §
COUNTY OF PARKER §
Before me, the undersigned authority on this day personally appeared Christopher Wayne Duke, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 19 day of September, 2016



Ownership:
Christopher Wayne Duke
130 Gunnison Court
Azle, TX 76020

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201621768, 10:05 AM
9/26/2016
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Jeanne Reed
LONNIE REED
R.P.L.S. No. 4877

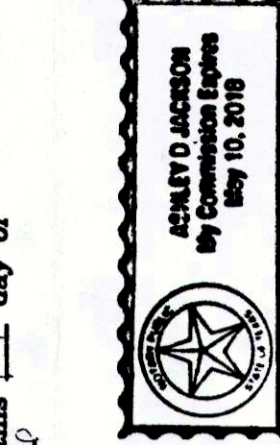
07-11-2016

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 614, DATE 07-11-2016
16170-001-008-00

Witness my hand in Parker County, Texas, the 19 day of September, 2016
Christopher Wayne Duke
Christopher Wayne Duke

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 Christopher Wayne Duke, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 19 day of September, 2016
Ashley D. Jackson
Notary Public
My Commission Expires May 10, 2018



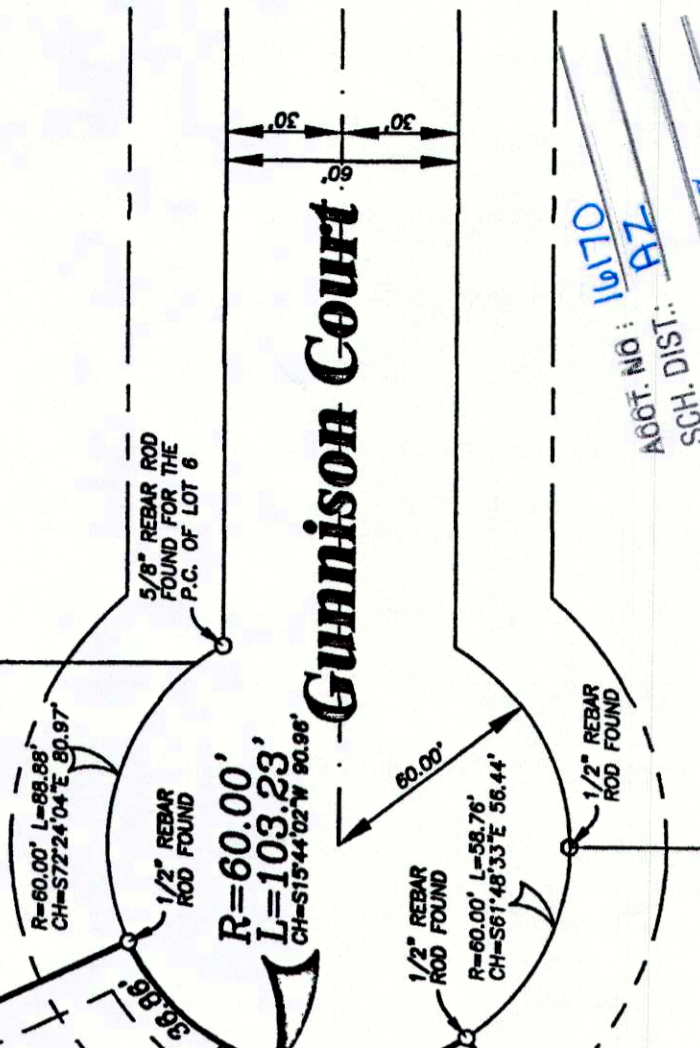
Thence $S24^{\circ}57'23"E$, 642.48 feet, along the common line of Lot 8 and Lot 7 to a 1/2" rebar rod found in the cul-de-sac of Gunnison Court, an existing 60 feet wide right of way;

Thence along a curve to the left, with a radius of 60.00 feet, and whose chord is $S15^{\circ}44'02"W$, 90.96 feet, an arc distance of 103.23 feet along the cul-de-sac of Gunnison Court to a 1/2" rebar rod found for the southeast corner of Lot 8, same being the north corner of Lot 9;

Thence $S55^{\circ}19'20"W$, 247.25 feet, along the common line of Lot 8 and Lot 9 to a 1/2" rebar rod found (Control Monument) for the southwest corner of Lot 8, same being the northwest corner of Lot 9, and being in the east line of said Periko Motor Corporation Tract;

Thence $N00^{\circ}07'09"E$, (BASIS FOR DIRECTIONAL CONTROL), 716.55 feet along the common line of said Lot 8 and said Periko Motor Corporation Tract to the point of beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Christopher Wayne Duke, do hereby adopt this plat designating the herein described real property as Lots 8R1 and 8R2, Pearson Crossing, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.



ADGT. NO: 16170
SCH. DIST: 8Z
CITY: M-3
MAP NO:

Notes:
1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Flood Number 43307C (200) E, Dated September 26, 2006, this tract is in Zone X, which is not in the 1% annual chance flood.
2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
3) Water source is from a public water system.

PLAT SHOWING
Lot 8R1 and 8R2,
Pearson Crossing

AN ADDITION IN PARKER COUNTY, AND BEING 2.03 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NUMBER 1421, AND BEING A REPLAT OF LOT 8, PEARSON CROSSING RECORDED IN CABINET A, SLIDE 548, PLAT RECORDS, PARKER COUNTY, TEXAS.