

D-140

Doc# 771865
Book 2857 Page 1150

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, DOUG FRANKLIN, BEING THE SOLE OWNER OF A 0.750 ACRE TRACT OF LAND 02.657 SQ. FT. BEING ALL OF LOT 4 AND LOT 5, PONDEROSA HILLS ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN VOLUME 362-A, PAGE 53, DEED RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO SUNRISE VALLEY PROPERTIES INC. IN VOLUME 2725, PAGE 1321, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 4 AND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 171 A PAVED SURFACE FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 37°10'00" E 205.99 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 171 TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 5 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 52°49'00" W 132.53 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF LOT 6, BLOCK 1, OF SAID PONDEROSA HILLS ADDITION, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 51°21'23" W 212.46 FEET TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 52°49'00" E 184.55 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DOUG FRANKLIN, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 4R, BLOCK 1, PONDEROSA HILLS ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, VALLEYS, PARKS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT 1112 Santa Fe Drive, PARKER COUNTY, TEXAS
THIS THE 21 DAY OF July, 2011.

Doug Franklin
NAME

OWNER
TITLE



STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, AUTHORITY A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Doug Franklin, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF June, 2011.

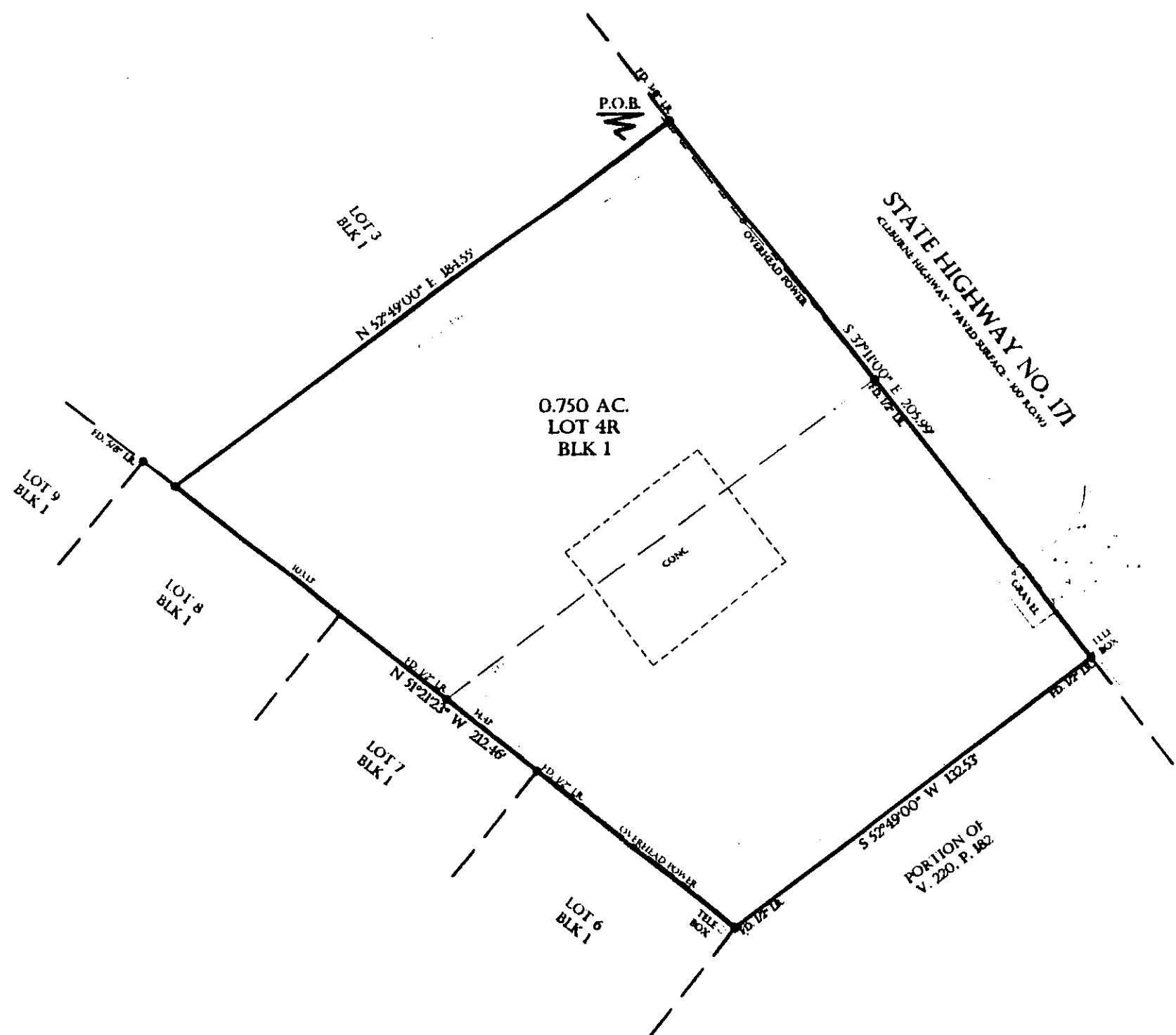
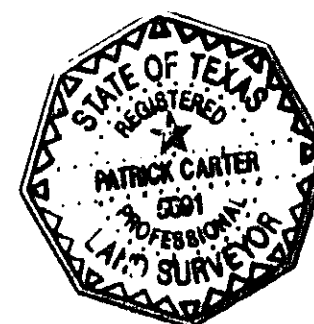
Leslie Coufal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THAT I, PATRICK CARTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JN110519-PLAT

ACCT. NO.: 16300
SCH. DIST.: WE
CITY: None
MAP NO.: K-24



NOTES

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY PRIVATE EXISTING/ONSITE FACILITIES.
2. WATER SERVICE TO BE PROVIDED BY PUBLIC EXISTING/ONSITE FACILITIES. NEW PROGRESS WATER SYSTEM CORP.
3. THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 4836/01500L DATED SEPTEMBER 26, 2008.
4. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONERS COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
5. ALL CORNER ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.
6. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
7. IT IS THE INTENTION OF THIS PLAT TO REMOVE ALL BUILDING LINES AND/OR UTILITY EASEMENTS RELATED TO THE ORIGINAL DIVISION LINE BETWEEN LOT 4 AND LOT 5, BLOCK 1, PONDEROSA HILLS ADDITION, VOLUME 362-A, PAGE 53, D.B.P.C.T.
8. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 222.002. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.
9. THERE IS NO LBN HOLDER ON THIS TRACT OF LAND.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 21 DAY OF July, 2011.

COUNTY JUDGE

Absent
COMMISSIONER PRECINCT #1
J. B. C.
COMMISSIONER PRECINCT #3

Comfornal
COMMISSIONER PRECINCT #2
Q. J.
COMMISSIONER PRECINCT #4

THE STATE OF TEXAS (I) COUNTY OF PARKER (I) I, Doug Franklin, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS/IS NOT WITHIN 2.5 MILES EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, EXCEPT CRISSON MILES FROM SAID CRISSON, PARKER COUNTY, TEXAS.
Doug Franklin
SIGNATURE OF OWNER

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINO
WEATHERFORD, TX 76086
817-594-0400

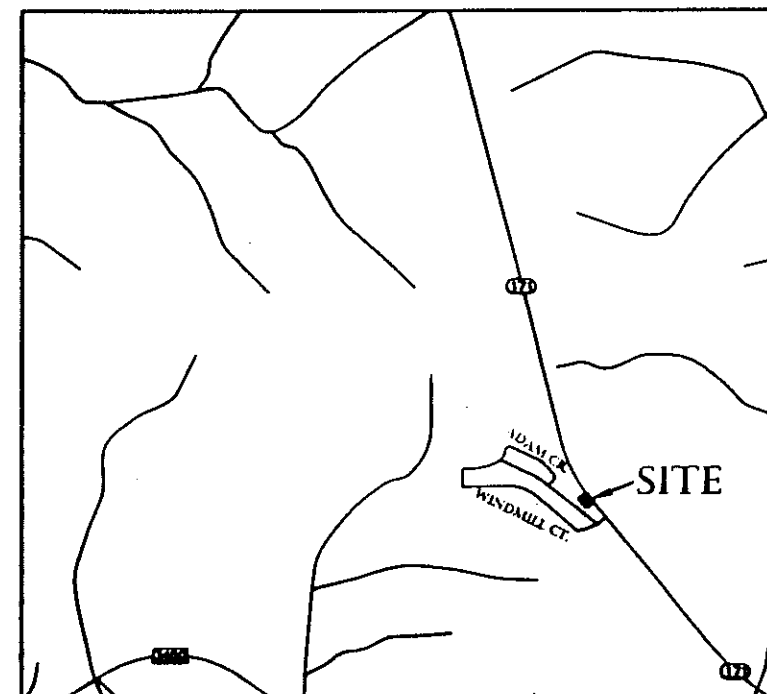
OWNER/DEVELOPER:
DOUG FRANKLIN
104 EAST BLUEBONNET DR.
CRISSON, TX 76035
817-729-0268

Doc# 771865 Fees: \$66.00
07/27/2011 9:42AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK



0' 40' 80' 120'

1" = 40'



REPLAT
LOT 4R, BLOCK 1
PONDEROSA HILLS ADDITION
AN ADDITION TO
PARKER COUNTY, TEXAS
BEING A REPLAT OF
LOTS 4 & 5, BLOCK 1
PONDEROSA HILLS ADDITION
ACCORDING TO THE PLAT RECORDED IN
VOLUME 362-A, PAGE 53
DEED RECORDS, PARKER COUNTY, TEXAS
JUNE 2011

CARTER SURVEYING
& MAPPING
110 A PALO PINO WEATHERFORD, TX 76086
817.594.0400 FAX 817.594.0403