

390282

B-489

FINAL PLAT SUN RIVER AN ADDITION TO THE CITY OF WILLOW PARK PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

KNOWN ALL MEN BY THESE PRESENTS, THAT TERRY LEE SKAGGS, VALERIE ANN SKAGGS, GARY L. SKAGGS AND FORREST W. SKAGGS acting by and through the undersigned, its duly authorized agent is the owner of the following described real property described as 13.730 Acres situated in and being a portion of the G. G. TETTER SURVEY, ABSTRACT No. 486 AND THE I & N G R R COMPANY SURVEY, ABSTRACT No. 1821, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northeast corner of said 13.730 Acre Tract and the northwest corner of a tract of land conveyed to J. D. McWaters and John C. Hale by deed recorded in Volume 1665, Page 889, Real Records, Parker County, Texas, said iron being called by deed to be the northwest corner of said I & N G R R Company Survey;
THENCE S 00°19'42" W, 553.33 feet to an iron rod found;
THENCE S 89°12'37" E, 77.95 feet to an iron rod found in the northwest right of way line of West Stage Coach Trail;
THENCE with the northwest right of way line of said West Stage Coach Trail the following courses and distances;
S 20°15' W, 66.52 feet to an iron rod found and beginning of a curve to the right with a radius of 663.79 feet and whose chord bears S 28°20'35" W, 186.90 feet;
With said curve to the right through a central angle of 16°11'10" and a distance of 187.52 feet to an iron rod set and end of said curve;
S 40°40'30" W, 252.81 feet to an iron rod found;
THENCE N 49°34'10" W, 658.70 feet to an iron rod found;
THENCE N 88°32'05" W, 59.44 feet to an iron rod found;
THENCE N 02°57'47" W, 541.62 feet to an iron rod found;
THENCE N 89°45'03" E, 790.58 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, TERRY LEE SKAGGS, VALERIE ANN SKAGGS, GARY L. SKAGGS AND FORREST W. SKAGGS does hereby adopt this Plat of the hereinabove described real property, to be designated as SUN RIVER, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS and does hereby dedicate to the Public's use forever the streets and easements shown herein.

EXECUTED this the 14th day of May, 2000.

Terry Lee Skaggs
Terry L. Skaggs
Valerie Ann Skaggs
Valerie Ann Skaggs
Gary L. Skaggs
Gary L. Skaggs
Forrest W. Skaggs
Forrest W. Skaggs

STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

RECORDED

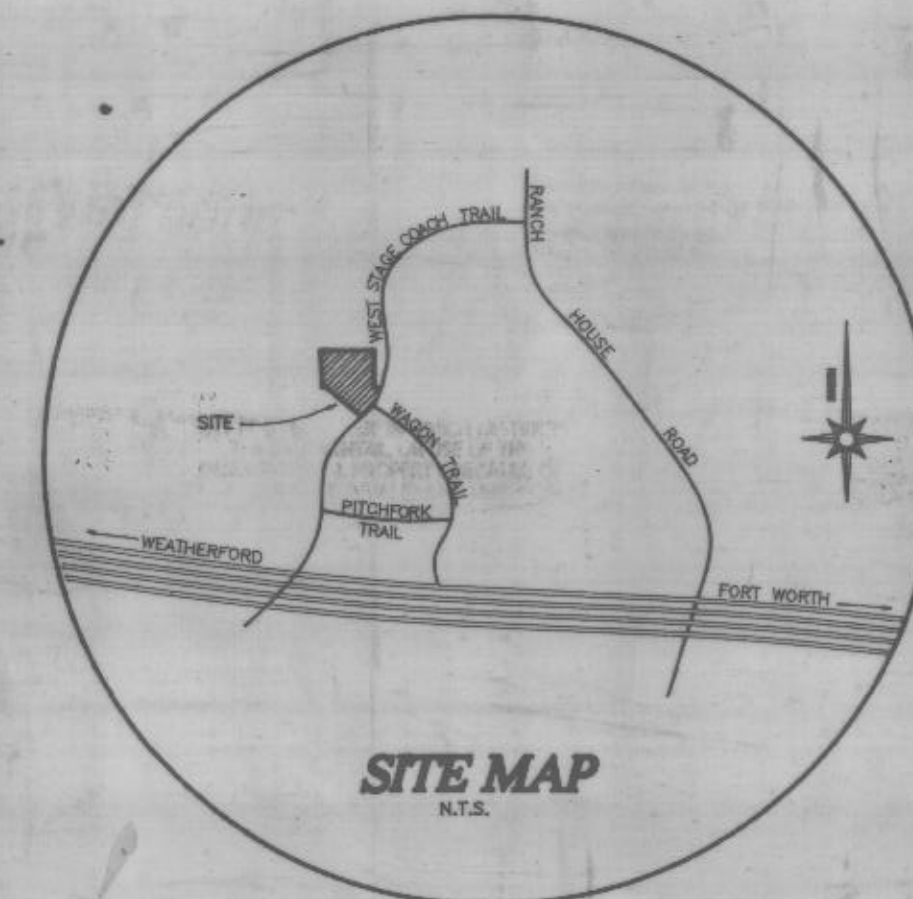
JUN 06 2000



Jeane Brunson
Jeane Brunson, CLS
County Clerk, Parker County, TX

ANY PROVISION HEREIN WHICH RESTRICTS THE SAME MENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Owner/Developer:
Terry and Valerie Skaggs
Gary and Forrest Skaggs
5502 Cedar Bay Drive
Kingwood, TX 77345
(281)360-2695



LEE A. JOYNER, JR.
VOLUME 1404, PAGE 1792

LEE A. JOYNER, JR.
VOLUME 1549, PAGE 402

W. R. BRADLE
VOLUME 1306, PAGE 205

B. L. YOUNG
VOLUME 1778, PAGE 889

D. E. GREEN
VOLUME 1425, PAGE 1750

D. C. LAVRENCO
VOLUME 1534, PAGE 1600

IR FND 7.5' UTILITY EASEMENT (ALL SIDES)

N 89°45'03"E 790.58' D/H ELECTRIC

N 02°57'47"W 541.62'

1

LOT 1

10.323 ACRES
(449651 SF)

T. L. SKAGGS
VOLUME 1641, PAGE 532

T. L. SKAGGS
VOLUME 1823, PAGE 1544

ANGIE L. BAKER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 5-1-2001

LEE A. JOYNER, JR.
VOLUME 1549, PAGE 402

LOT 2
3.407 ACRES
(148412 SF)

G. L. SKAGGS
VOLUME 1824, PAGE 853

T. L. SKAGGS
VOLUME 1822, PAGE 877

GARY B. SMITH
VOLUME 1525, PAGE 1174

RECEIVED FOR RECORD
3:25 PM
JUN 06 2000

Jeane Brunson, CLS
PARKER COUNTY, TEXAS
By *B. Marie*



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 all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor
Texas Registration No. 2074

NOTE:
WATER AND SEWER UTILITIES LOCATED IN WEST STAGE COACH TRAIL

NOTE:
No building, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "utility easements" as shown. Said "utility easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction of efficiency of its respective system on the "utility easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "utility easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

APPROVED BY THE CITY OF WILLOW PARK, PARKER COUNTY TEXAS, THIS THE 14th DAY OF May, 2000.
Les Peely
MAYOR, CITY OF WILLOW PARK
Hettie Skaggs
CITY SECRETARY
CHAIRMAN, PLANNING AND ZONING COMMISSION
FIRE MARSHAL
Garland Swift
CITY ENGINEER

100 0 100 200 300
GRAPHIC SCALE - FEET
SCALE: 1" = 100'

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