

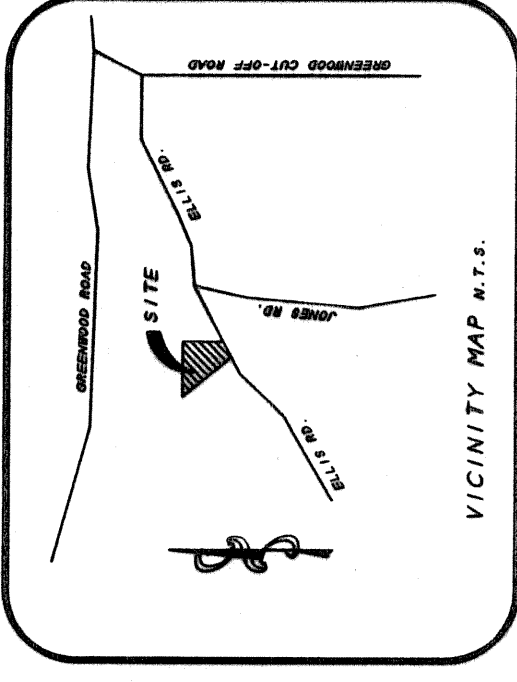
C-449

LINCOLN WADE SHELL
VOL. 1714, PG. 1225

MARK S. & LISA K. HUMPHREYS
VOL. 1806, PG. 1013

C.M. 1/2" I.R.

F.L. GREEN SURVEY
ABSTRACT NO. 495
PARKER COUNTY, TEXAS



SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)

THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG ALL SUBDIVISION LOT LINES AND ALL STREETS.

THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

STATE OF TEXAS
COUNTY OF PARKER

THAT, DAVID R. CARTER AND PAMELA J. CARTER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOL. 2244,

BEING 8.82 ACRES OUT OF THE F.L. GREEN SURVEY, ABSTRACT NO. 495, PARKER COUNTY, TEXAS AND BEING THAT CERTAIN TRACT CONVEYED TO CARTER BUS, INC. BY DEED RECORDED IN VOLUME 2206, PAGE 567 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DEUTSCHE BANK NATIONAL TRUST CO. BY DEED RECORDED IN VOLUME 2136, PAGE 458 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING BY DEED CALL S 490 47' 56" E, A DISTANCE OF 3266.75 FEET FROM THE MOST NORTHERLY CORNER OF SAID F.L. GREEN SURVEY, ABSTRACT NO. 495, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 89° 14' 13" E, GENERALLY AN EXISTING FENCE LINE AND ALONG AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO LINCOLN WADE SHELL BY DEED RECORDED IN VOLUME 1806, PAGE 1013 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND ALONG AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO DEUTSCHE BANK NATIONAL TRUST CO. BY DEED RECORDED IN VOLUME 2206, PAGE 567 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, A DISTANCE OF 100.0 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE AT AN ELL CORNER OF SAID HUMPHREYS TRACT FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 01° 47' 07" E, GENERALLY AN EXISTING FENCE LINE AND ALONG AND WITH THE WEST LINE OF SAID HUMPHREYS TRACT AND CONTINUING ALONG THE WEST LINE OF SAID HUMPHREYS TRACT TO A POINT 100.0 FEET FROM THE WEST LINE OF SAID HUMPHREYS TRACT, A DISTANCE OF 635.08 FEET TO A 100' 0" I.R. FOUND IN PLACE ON THE NORTH LINE OF ELLIS ROAD FOR THE SOUTHWEST CORNER OF SAID BERKLEY TRACT AND THE SOUTHEAST CORNER OF THIS TRACT:

THENCE S 65° 14' 19" W, GENERALLY AN EXISTING FENCE LINE AND ALONG AND WITH THE NORTH LINE OF SAID ELLIS ROAD, A DISTANCE OF 278.47 FEET TO A 1/2 INCH IRON ROD FOUND IN PLACE. FOR THE SOUTHWEST CORNER OF SAID DEUTSCHE BANK TRUST CO. TRACT AND THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 24° 45' 41" W, ALONG AND WITH THE EAST LINE OF SAID DEUTSCHE BANK TRUST CO. TRACT, A DISTANCE OF 306.56 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE. AT AN ANGLE POINT OF SAID DEUTSCHE BANK TRUST CO. TRACT FOR AN ANGLE POINT OF THIS TRACT:

THENCE N 51° 54' 47" W, ALONG AND WITH THE NORTHEAST LINE OF SAID DEUTSCHE BANK TRUST CO. TRACT, A DISTANCE OF 746.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.82 ACRES.

THEREFORE, DAVID CARTER CUSTOM HOMES, INC. DOES HEREBY ADOPT THIS PLAT AS:

LOTS 1 AND 2, TURKEY CREEK ADDITION

AN ADDITION IN PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS SHOWN HEREON.

BY:

DAVID R. CARTER

DATE: July 11, 2006

BY:

PAMELA J. CARTER

DATE: July 14, 2006

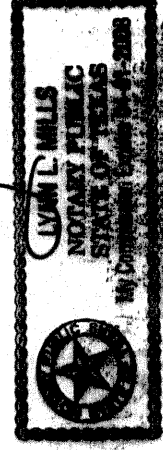
STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID R. CARTER and PAMELA J. CARTER, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 11 day of July, 2006.

Notary Public in and for the State of Texas

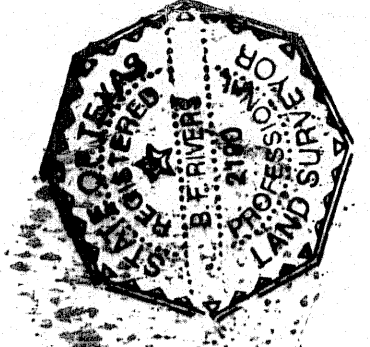
My Commission Expires On: 04-01-2008



KNOW ALL MEN BY THESE PRESENTS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN APRIL, 2006 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B.F. RIVERS, M.S., P.L.S., R.P.L.S.
NO. 2190, STATE OF TEXAS



OWNER/DEVELOPER
DAVID R. AND PAMELA J. CARTER
1380 ELLIS ROAD
WEATHERFORD, TEXAS 76088
817-991-8795

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 139
MINERAL WELLS, TEXAS
940-325-8613
FAX 940-325-8028

ACCT. NO.: 18535
SCH. DIST.: WE
CITY: CO
MAP NO.: F.116
ALL OF: 2049B-061-001.95
-061-001.96

FINAL PLAT
LOTS 1 & 2
TURKEY CREEK ADDITION
BEING 8.82 ACRES OUT OF
THE F.L. GREEN SURVEY, ABSTRACT NO. 495
PARKER COUNTY, TEXAS
SHEET 1 OF 1

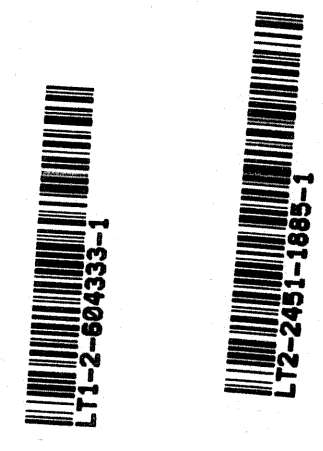
Recorded on this _____ day of _____, 2006
in Vol. (Cob.) _____, Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.
County Clerk, Parker County, Texas.

I, DAVID CARTER, HEREBY CERTIFY THAT THERE ARE NO LIENHOLDERS ON THE PROPERTY BEING SUBDIVIDED BY THIS PLAT.
DAVID CARTER
DATE: July 11, 2006

EXTRATERRITORIAL JURISDICTION STATEMENT:
THE CITY OF WEATHERFORD HEREBY CERTIFIES THAT THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
BY: Ann Kimmitt, Director of Planning
DATE: July 11, 2006

FLOODPLAIN NOTE:
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS," PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

Deed 804333 Fees: \$66.00
F11/12/2006 9:40AM # Pages 1
Recorded in Official Records of
PARKER COUNTY, TEXAS



Deed 804333
Book 2451 Page 1885

