

D-344

201414832 PLAT Total Pages: 1

AMENDED PLAT TWIN SPRINGS RANCH 52.924 ACRES SITUATED IN THE JOSEPH ROBINSON SURVEY, ABSTRACT No. 1122, PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, STEVE McCUNE AND MARK WORTHINGTON being the sole owners of a 52.924 Acres situated in and being a portion of the JOSEPH ROBINSON SURVEY, ABSTRACT No. 1122, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northwest corner of said 52.924 Acre Tract at a reentrance corner of a tract of land conveyed to Fariba Eshraghi by deed recorded in Volume 1747, Page 986, Real Records, Parker County, Texas, said iron being called by deed to be S 30°00'00" E, 265.0 feet from the northwest corner of said Joseph Robinson Survey;
THENCE N 60°09'00" E, 804.72 feet to an iron rod set;
THENCE S 24°15'39" E, 1000.0 feet to an iron rod set;
THENCE S 75°26'07" E, 701.80 feet to an iron rod found;
THENCE S 29°18'42" E, at 860.42 feet to an iron rod found in a fence and in all 888.64 feet to a point in Thompson Road, a county road;
THENCE S 60°09'00" W, with said Thompson Road, 1206.96 feet to a point at the southwest corner of said 52.924 Acre Tract;
THENCE with the west line of said 52.924 Acre Tract the following courses and distances:
N 29°52'43" W, at 25.49 feet passing a post and in all 1065.97 feet to an iron rod found;
N 29°32'00" W, 1309.05 feet to the POINT OF BEGINNING and containing 52.924 acres (2305350 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, STEVE McCUNE AND MARK WORTHINGTON do hereby adopt this plat designating the hereinabove described real property TWIN SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, BEING A PLAT OF 52.924 ACRES SITUATED IN AND BEING A PORTION OF THE JOSEPH ROBINSON SURVEY, ABSTRACT No. 1122, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____ day of _____, 2014, Parker County, Texas
Steve McCune Mark Worthington

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this _____ day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing 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 _____ day of _____, 2014.
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this _____ day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing 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 _____ day of _____, 2002.
Notary Public in and for the State of Texas

CATHERINE GIBLER BAILEY
Notary Public, State of Texas
My Commission Expires
December 08, 2018

ACCT. NO.: 18560
SCH. DIST.: WE
CITY: NONE
MAP NO.: G-20

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

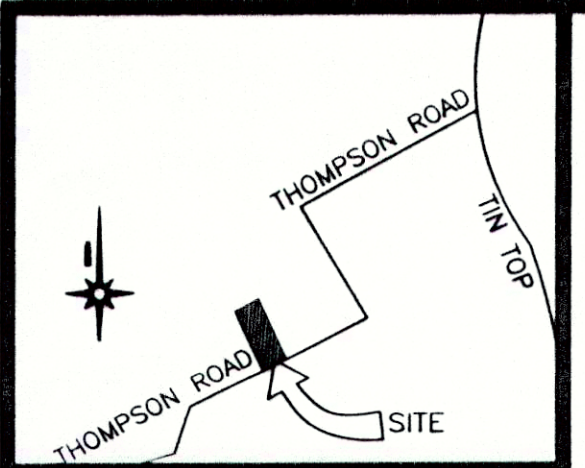
JEANE BRUNSON
201414832
07/29/2014 11:23 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, _____ being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of the City of Weatherford (or other city), Parker County, Texas.

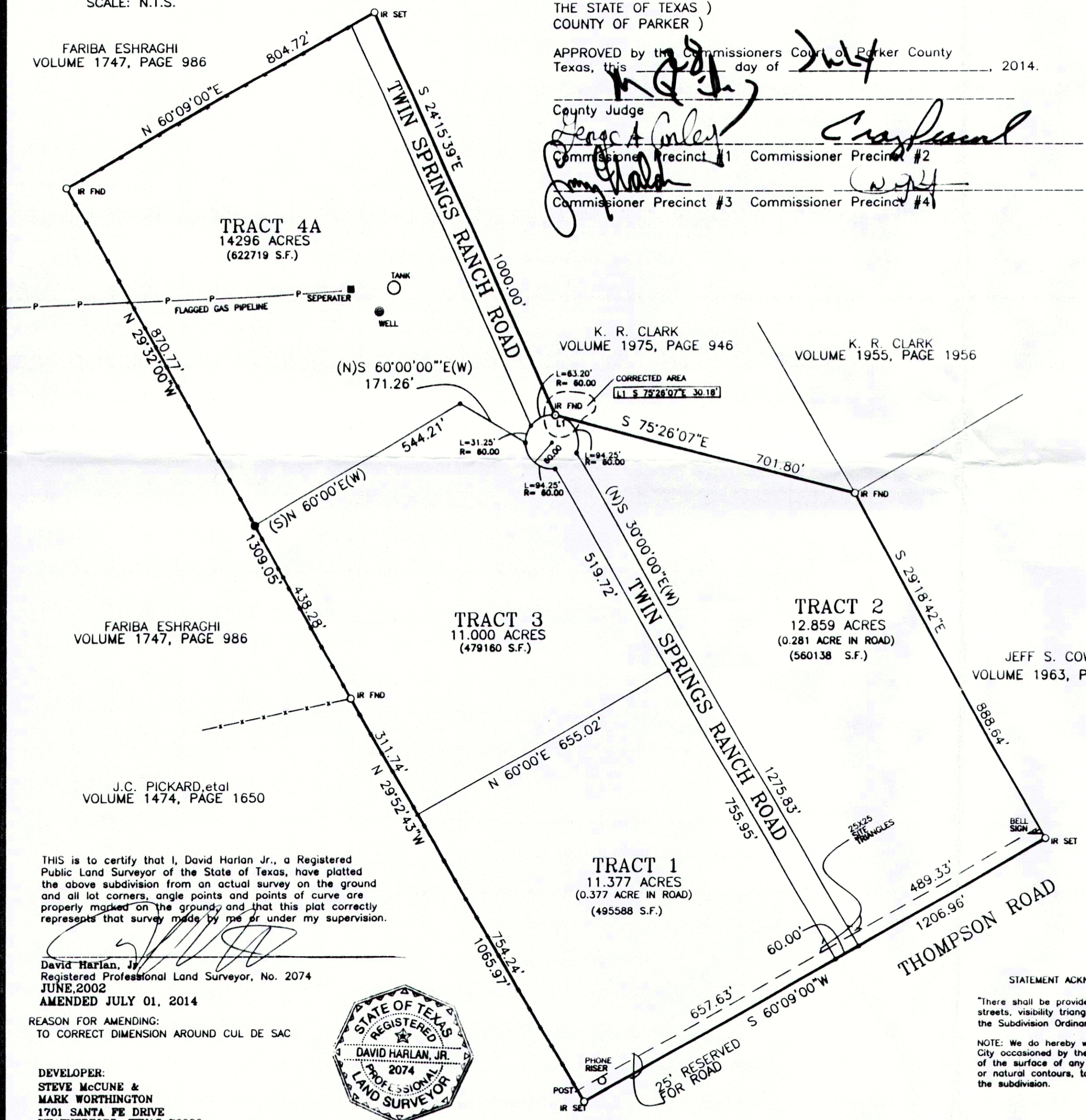
NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480820 0200 B EFFECTIVE DATE: SEPT. 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."
NOTE: We do hereby waive all claims for damages against the City 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.

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



SITE MAP
SCALE: N.T.S.



FARIBA ESHRAGHI
VOLUME 1747, PAGE 986

TRACT 4A
14.296 ACRES
(622719 S.F.)

K. R. CLARK
VOLUME 1975, PAGE 946

K. R. CLARK
VOLUME 1955, PAGE 1956

FARIBA ESHRAGHI
VOLUME 1747, PAGE 986

TRACT 3
11.000 ACRES
(479180 S.F.)

TRACT 2
12.859 ACRES
(0.281 ACRE IN ROAD)
(560138 S.F.)

JEFF S. COWEN
VOLUME 1963, PAGE 1862

J.C. PICKARD, et al
VOLUME 1474, PAGE 1650

TRACT 1
11.377 ACRES
(0.377 ACRE IN ROAD)
(495588 S.F.)

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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, No. 2074
JUNE, 2002
AMENDED JULY 01, 2014



REASON FOR AMENDING:
TO CORRECT DIMENSION AROUND CUL DE SAC

DEVELOPER:
STEVE McCUNE &
MARK WORTHINGTON
1701 SANTA FE DRIVE
WEATHERFORD, TEXAS 76086
(817) 341-1487

