

48.9 Acres within the D. E. Pierce Survey A-2156
73.81 Acres within the W. C. Burkhalter Survey A-200

STATE OF TEXAS
COUNTY OF PARKER
I, *Patrick L. Walters*
do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed and bonded Professional Land Surveyor in the State of Texas.
RECORDED JUL 31 1995
J. S. Coomer 198-289

Field Notes For:

A 122.68 acre tract of land in the W. C. Burkhalter Survey A-200 and the D. E. Pierce Survey A-2156, Parker County, Texas and being the same tract of land described in deed to Tim Harper et al recorded in Volume 1631 Page 51, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the north line of said Burkhalter Survey and in the south line of the T. Ellis Survey A-437 for the most westerly northwest corner of said Harper tract;
THENCE South 89°43'58" East with the general course of a fence 970.20 feet to a cedar post fence corner at the southeast corner of said Ellis Survey;
THENCE North 00°41'57" East with the general course of a fence and the east line of said Ellis Survey 581.44 feet to a cedar post fence corner at the southwest corner of the H. Howard Survey A-622;
THENCE South 88°55'07" East with the general course of a fence and the south line of said Howard Survey 1210.53 feet to a cedar post fence corner in the north line of said Pierce Survey for the occupied northeast corner of said Harper tract; said point being in the southwest line of a gravel road;
THENCE South 20°49'54" East with the southwest line of said gravel road 1408.24 feet to an iron rod set for corner;
THENCE South 8°58'09" West with the west line of said gravel road 1053.97 feet to an iron rod set in the north line of Springfield Road;
THENCE North 89°53'21" West with the north line of said Springfield Road 2474.97 feet to an iron rod set for the southwest corner of said Harper tract from which a rail road spike bears South 1°33'53" East 30.01 feet;
THENCE North 1°33'53" West with the general course of a fence 1799.13 feet to the POINT OF BEGINNING.

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto and in person or through a duly authorized agent, dedicated to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Tim Harper
Charles Gardner
Gary Gardner
Don Gardner
Lloyd Knight
Lein Holder - First National Bank of Jackboro

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Lloyd Knight, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 28 date of July, 1995.

LEE DUNLAP
Notary Public, State of Texas
My Commission Expires 03-24-1998

Lee Dunlap
Notary Public,
Parker County, Texas

COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 31 day of July, 1995.

Wayne Smith
Commissioner #1
Chy Carter
Commissioner #3
Big Long
County Judge
Mark Wahl
Commissioner #2
Rena Peden
Commissioner #4

THE STATE OF TEXAS
COUNTY OF PARKER

I, Tim Harper, Charles Gardner, Gary Gardner, Don Gardner being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the five mile Extra-Territorial Jurisdiction of and incorporated city or town, except NONE miles from said JACKBORO, Parker County, Texas.

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this date personally appeared Tim Harper, Charles Gardner, Gary Gardner and Don Gardner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 28th date of July, 1995.

CAROL J. DAVIS, Notary Public
in and for the State of Texas
Commission Expires 03-11-97

Carol J. Davis
Notary Public
Parker County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. There are no visible, easements or encroachments except as shown.

P. Walters
Registered Professional Land Surveyor



PLAT OF VISTA VALLEY ESTATES D.E. PIERCE SURVEY A-2156 & W.C. BURKHALTER SURVEY A-200		
SCALE 1" = 200'	PATRICK L. WALTERS REGISTERED PROFESSIONAL LAND SURVEYOR P. O. BOX 1166 BOWIE, TEXAS	DRAWN BY P.L.W. JOB NO. 0346-0291
PARKER COUNTY, TEXAS		
SURVEYED 4-06-1995 FB 51		

VICINITY MAP
Not To Scale

ADDITIONAL EASEMENTS: Perpetual easements will be reserved along and within ten (10) feet of the rear, front and side lines where necessary, for the installation and maintenance of poles, wires, downguys, and fixtures for electric lines and telephone lines.

T. ELLIS SURVEY A-437

H. HOWARD SURVEY A-622

W. C. BURKHALTER SURVEY A-200

D. E. PIERCE SURVEY A-2156

T. & P. RR. CO. SURVEY 47
A-1433

M. & P. SURVEY 37 A-942

1/8" Iron Rods Set Unless Noted
) = Record Call If Different
Bearings based on SOLAR observations