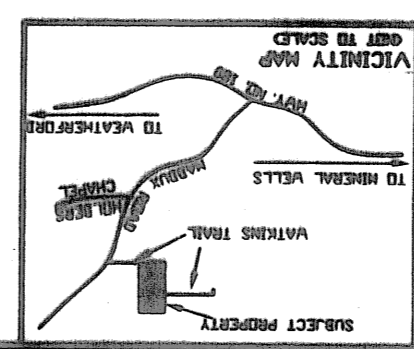


**FINAL PLAT**  
**WATKINS TRAIL**  
**SUBDIVISION**  
**PARKER COUNTY, TEXAS**

OF A 9.422 ACRES TRACT OF LAND (BEING  
 DIVIDED INTO 3 LOTS) OUT OF SECTION  
 NO. 357, T. & P. R. CO. SURVEY, ABSTRACT  
 NO. 1543, PARKER COUNTY, TEXAS

SURVEYOR: MICHAEL PRICE  
 213 SOUTH OAK AVENUE  
 MINERAL WELLS, TEXAS 76067  
 940-325-4841

ACT. NO.: 19008  
 SCH. DIST.: GA  
 CITY: DO  
 MAP NO.: B-12



Book 689966 Page 1853  
 Book 2658 Page 1853  
 Deed 689966 Fee: \$66.00  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 08/27/2008 11:31AM # Pages 1  
 Deed 689966 Fee: \$66.00

**FIELD NOTES**

Of a 9.422 acres tract of land out of Section No. 357, T. & P. R. Co. Survey, Abstract No. 1543, Parker County, Texas; being all of a called 9.430 acres tract described in Volume 2545, Page 50, of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:  
 Beginning at a found 3/8" iron rod for the southwest and beginning corner of this tract. Whence the southeast corner of said Section No. 357 is called to bear S. 58 deg. 31 min. 33 sec. E. 3,109.18 feet  
 Thence N. 00 deg. 04 min. 56 sec. E. at 345.55 feet pass a found 3/8" iron rod at the southeast corner of a 3.00 acres tract described in Volume 1426, Page 664, of the Real Records of Parker County, Texas; and in all 675.51 feet to a found 3/8" iron rod at the northeast corner of said 3.00 acres tract for a corner of this tract  
 Thence N. 00 deg. 09 min. 13 sec. W. 308.87 feet to a found 3/8" iron rod for the northwest corner of this tract  
 Thence N. 89 deg. 17 min. 06 sec. E. 416.73 feet to a found 3/8" iron rod for the northeast corner of this tract  
 Thence S. 00 deg. 00 min. 55 sec. E. 986.52 feet to a found 1/2" iron rod for the southeast corner of this tract  
 Thence S. 89 deg. 34 min. 47 sec. W. at 306.29 feet pass a found 3/8" iron rod and in all 417.11 feet to a found 3/8" iron rod to the place of beginning.

STATE OF TEXAS  
 COUNTY OF PARKER  
 I, \_\_\_\_\_ CLERK OF THE COUNTY COURT,  
 IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE  
 FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION,  
 WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, 2008, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY  
 RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE \_\_\_\_\_ RECORDS OF SAID  
 COUNTY IN PLAT CABINET \_\_\_\_\_ PAGES \_\_\_\_\_  
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL  
 OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

BY: \_\_\_\_\_ COUNTY CLERK  
 PARKER COUNTY, TEXAS  
 DEPUTY \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONER'S COURT AT PARKER COUNTY,  
 TEXAS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
 COUNTY JUDGE \_\_\_\_\_  
 COMMISSIONER PRECINCT #1 \_\_\_\_\_  
 COMMISSIONER PRECINCT #2 \_\_\_\_\_  
 COMMISSIONER PRECINCT #4 \_\_\_\_\_

LIEN HOLDER STATEMENT  
 FIRST FINANCIAL BANK, MINERAL WELLS, AS  
 LIEN HOLDER OF THIS PROPERTY, DO HEREBY CONSENT TO THE  
 REPLAT OF THIS PROPERTY AS INDICATED HEREON AND FOR THE  
 PURPOSES AND CONSIDERATION AS STATED.

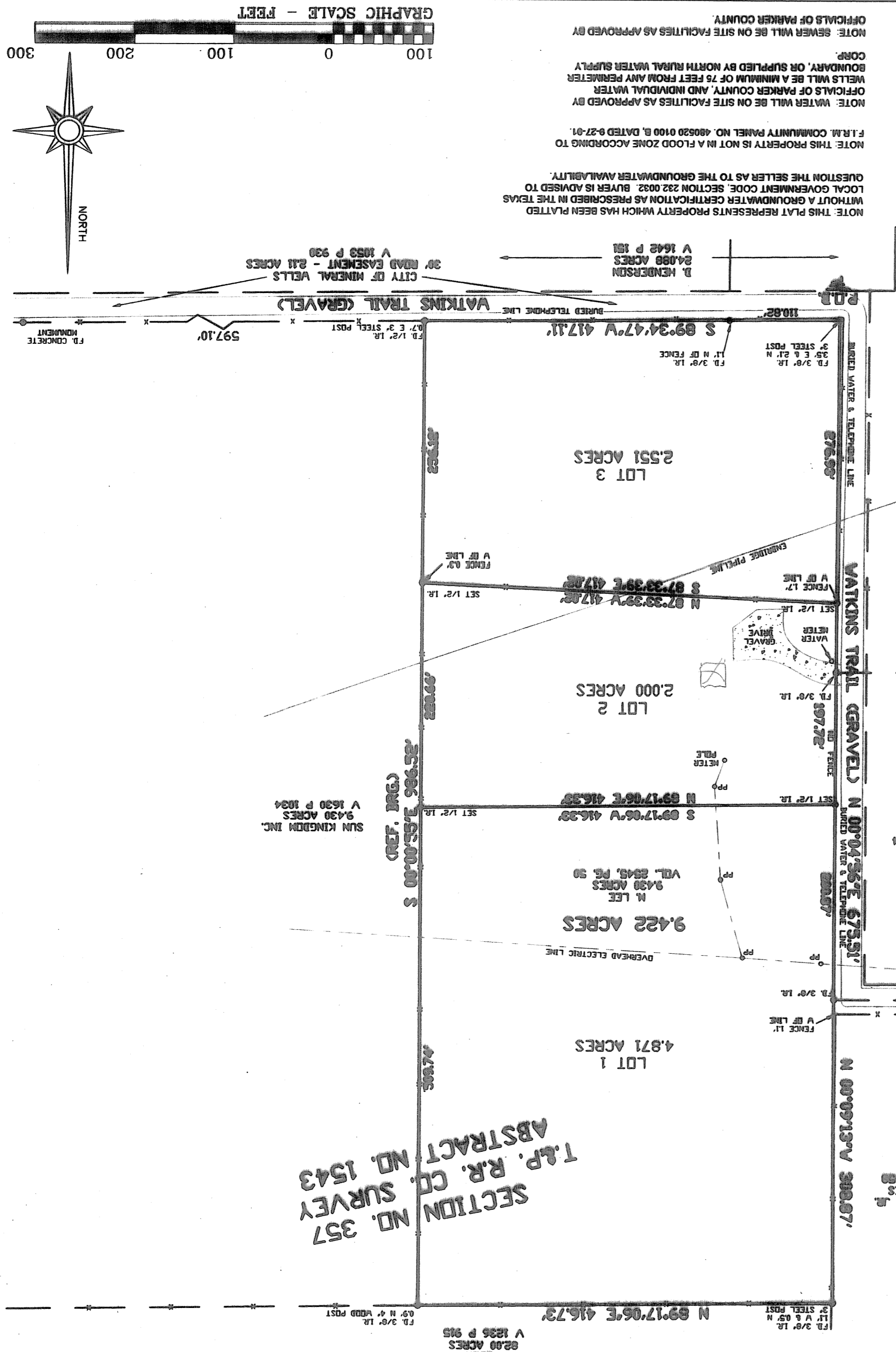
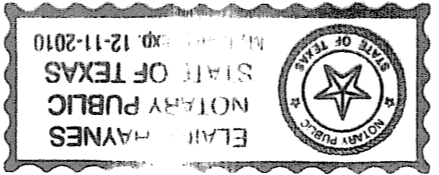
EXTRATERRITORIAL JURISDICTION OF ANY TOWN OR CITY.  
 THIS PLAT, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE  
 JURISDICTION OF ANY TOWN OR CITY.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 ELAINA HAYNES  
 STATE OF TEXAS  
 COUNTY OF PARKER  
 I, \_\_\_\_\_ (MICHAEL LEE), AND  
 \_\_\_\_\_ (LARONDA LEE) DEDICATORS OF  
 THIS PLAT, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE  
 JURISDICTION OF ANY TOWN OR CITY.

STATE OF TEXAS  
 COUNTY OF PARKER  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE  
 DAY OF \_\_\_\_\_, 2008, BY \_\_\_\_\_, 2008

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008  
 BY: \_\_\_\_\_ (MICHAEL LEE)  
 BY: \_\_\_\_\_ (LARONDA LEE)

OWNERS CERTIFICATE  
 THAT WE, \_\_\_\_\_ (MICHAEL LEE) AND  
 \_\_\_\_\_ (LARONDA LEE) THE OWNERS OF THE LAND  
 SHOWN HEREIN, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE  
 SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS  
 SHOWN, AND DESIGNATE SAID PLAT AS WATKINS TRAIL  
 SUBDIVISION, BEING A PART OF SECTION NO. 357, T. & P. R. CO.  
 SURVEY, ABSTRACT NO. 1543, PARKER COUNTY, TEXAS. WE, BY THE  
 RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY  
 SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE  
 LOTS NUMBER AS INDICATED HEREON.



NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED  
 WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS  
 LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO  
 QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.  
 NOTE: WATER WILL BE ON SITE FACILITIES AS APPROVED BY  
 OFFICIALS OF PARKER COUNTY.  
 NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY  
 OFFICIALS OF PARKER COUNTY.  
 CORP.  
 BOUNDARY, OR SUPPLIED BY NORTH RURAL WATER SUPPLY.  
 WELLS WILL BE A MINIMUM OF 75 FEET FROM ANY PERMETER  
 OFFICIALS OF PARKER COUNTY, AND INDIVIDUAL WATER

SECTION NO. 357  
 T. & P. R. CO. SURVEY  
 ABSTRACT NO. 1543