

Cabinet D-137

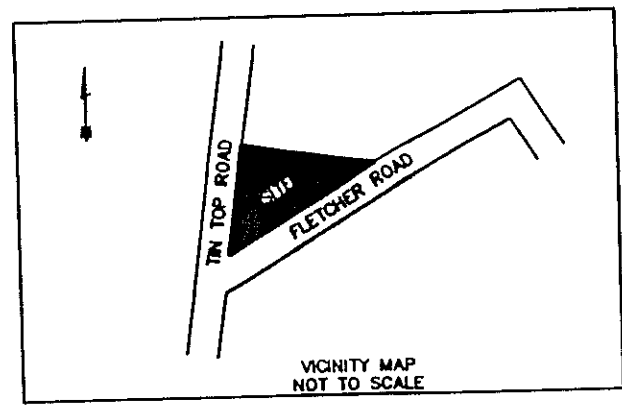
Doc# 770958
Book 2855 Page 234

Doc# 770958 Fees: \$68.00
07/13/2011 11:08AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

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.

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

TO
JOHN D. & DEANNA H. DODSON
VOLUME 1923 PAGE 377
R.R.P.C.T.



STATE OF TEXAS
COUNTY OF PARKER

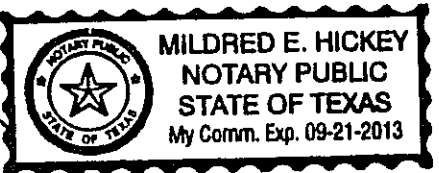
KNOW ALL MEN BY THESE PRESENTS: WHEREAS, Larry G. Padgett, Sr., and Pamela E. Padgett, Robert Wetzel, and Bonnie Wetzel are the owners of Tracts 1 and 2, WETZEL ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C, Slide 323 of the Plat Records of Parker County, Texas and described by metes and bounds as follows: The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.9998567. 3/8" capped iron set called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a 3/4" iron found for the northwest corner of said Tract 1 and in the east line of Tin Top Road. Thence south 81 degrees-16 minutes-06 seconds east, along the north line of said Tract 1, 697-19/100 feet to a 5/8" iron found for the northeast corner of said Tract 1, and the most northerly northwest corner of said Tract 2. Thence south 81 degrees-23 minutes-26 seconds east, along the most northerly line of Tract 2, 528-01/100 feet to a 3/8" iron found for the easterly corner of said Tract 2, and the northerly line of Fletcher Road. Thence south 59 degrees-08 minutes-58 seconds west, along the southerly line of said Tract 2, and the northerly line of said Fletcher Road, 1567-38/100 feet to the southerly corner of said Tract 2, and the intersection of the said northerly line of Fletcher Road, and the said east line of Tin Top Road. Thence north 07 degrees-44 minutes-39 seconds east, along the west line of said Tract 2, to and along the west line of said Tract 1, and along the said east line of Tin Top Road, 997-73/100 feet to the place of beginning and containing 14-020/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That Larry G. Padgett, Sr., Pamela E. Padgett, Robert Wetzel and Bonnie Wetzel, do hereby adopt this plat designating the herein above described property as TRACTS 1R & 2R, WETZEL ADDITION, an addition to Parker County, Texas.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 20 day of JUNE 2011



BY: *[Signature]*
Name: Larry G. Padgett, Sr.

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry G. Padgett, Sr., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of JUNE 2011

Mildred E. Hickey
Notary Public in and for the State of Texas



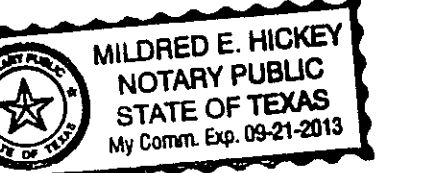
WITNESS, my hand, this the 20 day of JUNE 2011

BY: *[Signature]*
Name: Pamela E. Padgett

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Pamela E. Padgett known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of JUNE 2011

Mildred E. Hickey
Notary Public in and for the State of Texas



WITNESS, my hand, this the 20 day of JUNE 2011

BY: *[Signature]*
Name: Robert Wetzel

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert Wetzel known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 23 day of JUNE 2011

Mildred E. Hickey
Notary Public in and for the State of Texas



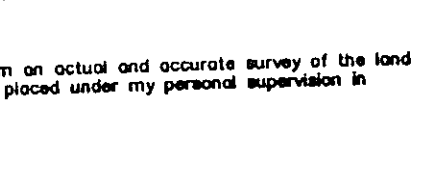
WITNESS, my hand, this the 23 day of JUNE 2011

BY: *[Signature]*
Name: Bonnie Wetzel

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bonnie Wetzel known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 23 day of JUNE 2011

Mildred E. Hickey
Notary Public in and for the State of Texas



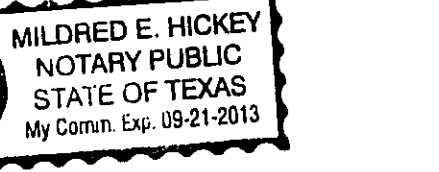
KNOW ALL MEN BY THESE PRESENTS: That I, Don W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set were properly placed under my personal supervision in accordance with the Subdivision Regulations of Parker County, Texas.

Don W. Hickey
Registered Public Surveyor

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Don W. Hickey Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 17 day of JUNE 2011

Mildred E. Hickey
Notary Public in and for the State of Texas



TRACT 1R OWNER
ROBERT AND BONNIE WETZEL
P.O. BOX 2648
WEATHERFORD, TEXAS 76086

TRACT 2R OWNER
LARRY G. PADGETT, SR AND
PAMELA E. PADGETT
P.O. BOX 579
GRANBURY, TEXAS 76048

SURVEYOR
DON W. HICKEY
BROOKES BAKER SURVEYORS
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
donh@brookesbakersurveyors.com

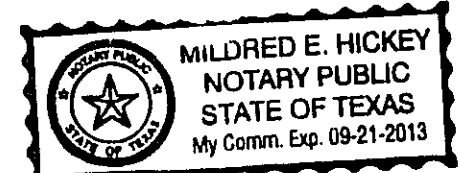
THE STATE OF TEXAS
COUNTY OF PARKER
I, Pamela Padgett, being the dedicatory and owner of my attached plat of said subdivision, do hereby certify that it is not within any Extra-Territorial Jurisdiction of any incorporated city or town.

[Signature]
Pamela Padgett

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared Pamela Padgett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 20 day of JUNE, 2011

Mildred E. Hickey
Notary Public in and for State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 13 day of JUNE 2011.

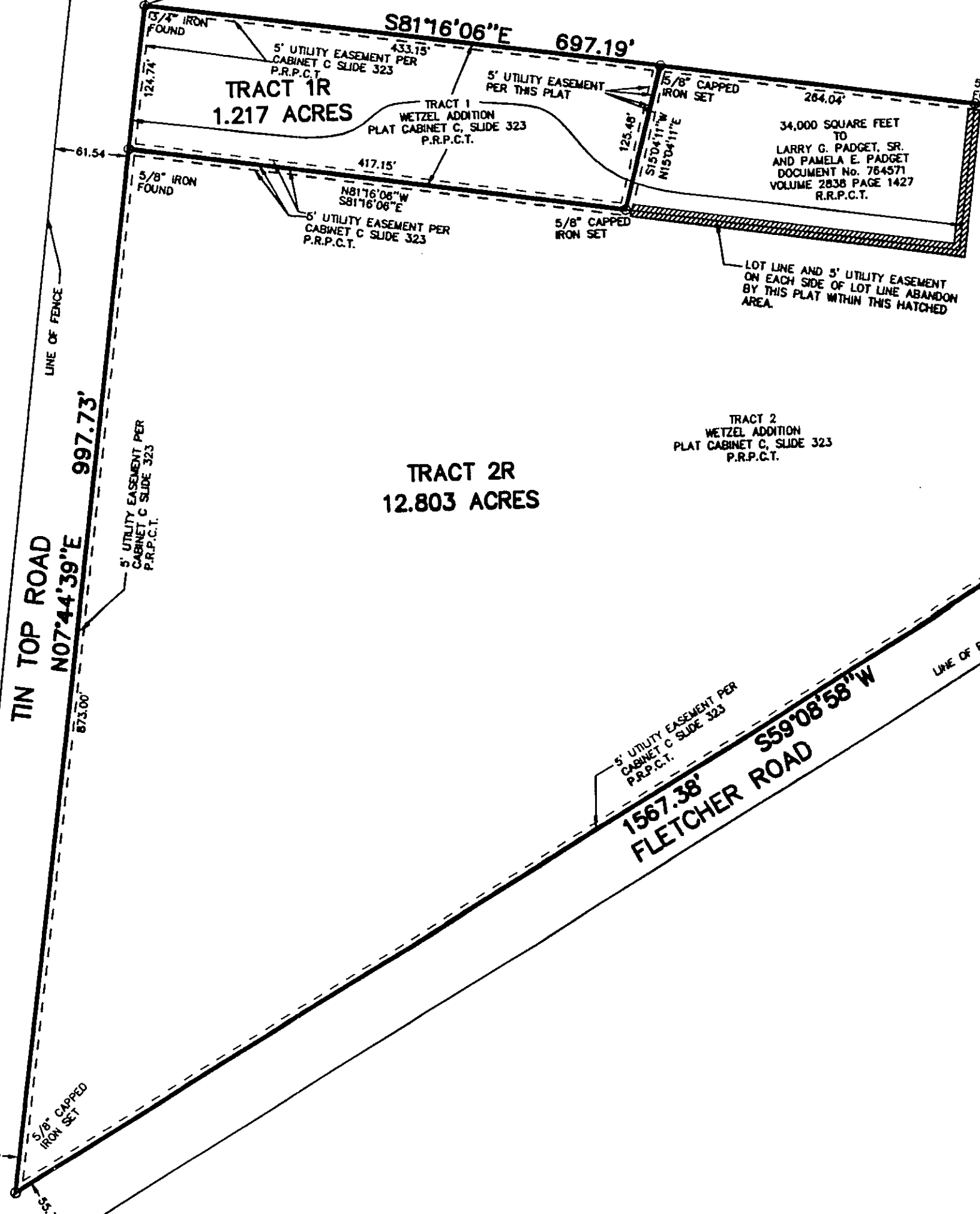
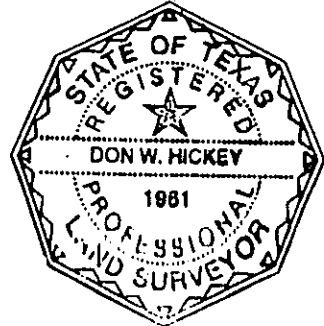
[Signatures]
Mark Riley, County Judge
Commissioners
George Conley
Craig Pascock
John R...
Dusty Renfro

ACCT. NO.: 19355
SCH. DIST.: WE
CITY: NONE
MAP NO.: H-21

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. I have examined the Flood Insurance Rate Map for Parker County, Texas Community-Panel Number 48367C400E, effective date September 26, 2008, and no part of this Plat lies within the 100 year flood plain.

Registered Professional Land Surveyor No. 1961

Don W. Hickey
Don W. Hickey



TRACT 2R
12.803 ACRES

TRACT 1R
1.217 ACRES

REPLAT
Tracts 1R & 2R
WETZEL ADDITION, an addition to Parker County,
Texas.

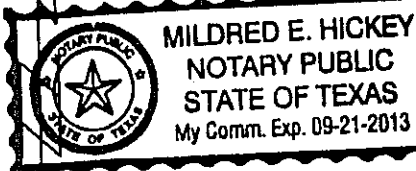
Being a replat of Tracts 1 and 2, WETZEL ADDITION, according to the plat thereof recorded in Plat Cabinet C, Slide 323 of the Plat Records of Parker County, Texas.

We marked the corners as shown hereon. The bearings and coordinate positions are per the Texas State Plane Coordinate System North Central Zone, NAD83 (1993).

The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.9998567.

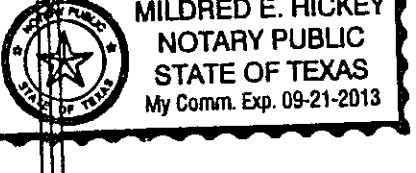
Surveyed on the ground May 23, 2011.
BROOKES BAKER SURVEYORS

LIENHOLDER TRACT 1R
COMPASS BANK
[Signature]
David Kroeger - Vice President



THIS THE 24 DAY OF JUNE 2011
Mildred E. Hickey
Notary Public, State of Texas

LIENHOLDER TRACT 2R
SOUTHWEST SECURITIES
CRANBURY BANKING CENTER
[Signature]
DANNY REED



THIS THE 17 DAY OF JUNE 2011
Mildred E. Hickey
Notary Public, State of Texas

