

C 594

Doc# 647576
Book 2557 Page 1965

Doc# 647576 Fees: \$66.00
07/20/2007 2:38PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BRIAN CARLIN, LP, a Texas Limited Partnership, being the sole owner of a 5.984 acres situated in the B.T. YARBOROUGH SURVEY, Abst. No. 1689, Parker County, Texas being all of that certain tract of land conveyed to Brian Carlin, LP by deed recorded in Book 2498, Page 1365, Deed Records, Parker County, Texas, said 5.984 acres being more particularly described, as follows:

Beginning at a 1/2" iron set in the east line of Quail Ridge Road, in the south line of that certain tract of land conveyed to Fred R. Cotton by deed recorded in Volume 140, Page 555, Deed Records, Parker County, Texas being per deed call South 01 degrees 26 minutes 22 seconds East, 1710.37 feet; South 02 degrees 00 minutes 46 seconds East, 930.50 feet and North 89 degrees 56 minutes 13 seconds West, 2646.26 feet from the called northwest corner of the WILSON WOOD SURVEY, Abst. No. 1804, Parker County, Texas;

THENCE South 89 degrees 45 minutes 55 seconds East, along the common line of said Brian Carlin, LP and Cotton tracts, 425.77 feet to a 1/2" iron found at the northwest corner of that certain tract of land conveyed to Paul S. Taylor and Diane K. Taylor by deed recorded in Volume 2089, Page 326, Real Records, Parker County, Texas;

THENCE South 00 degrees 08 minutes 01 seconds East, along the west line of said Taylor tract passing a 1/2" iron found at 816.11 feet and continuing in all, 648.74 feet to a pk nail set in Quail Ridge Road at the beginning of a non-tangent curve to the right whose radius is 196.09 feet and whose long chord bears North 57 degrees 10 minutes 38 seconds West, 30.26 feet;

THENCE Along said Quail Ridge Road, as follows:

Along said curve in a northwesterly direction through a central angle of 08 degrees 50 minutes 58 seconds, a distance of 30.29 feet to a pk nail set at the beginning of a curve to the left whose radius is 108.46 feet and whose long chord bears North 78 degrees 08 minutes 56 seconds West, 74.76 feet;

Along said curve in a northwesterly direction through a central angle of 40 degrees 19 minutes 02 seconds, 76.32 feet to a railroad spike found at the beginning of a curve to the right whose radius is 396.32 feet and whose long chord bears South 88 degrees 40 minutes 25 seconds West, 96.34 feet;

Along said curve in a westerly direction through a central angle of 13 degrees 57 minutes 45 seconds, a distance of 98.58 feet to a railroad spike found at the end of said curve;

North 83 degrees 55 minutes 14 seconds West, 228.18 feet to a pk nail set in the east line of said Quail Ridge Road;

THENCE North 00 degrees 31 minutes 36 seconds West, along the east line of said Quail Ridge Road, 596.82 feet to the POINT OF BEGINNING and containing 5.984 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That B. Carlin Group, LLC, does hereby adopt this plat designating the hereinabove described property as LOTS 1-2, WILDWOOD, an addition to the Town of Annetta North, Texas and it does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS my hand at Fort Worth, Tarrant County, Texas this the 13th day of March, 2007.

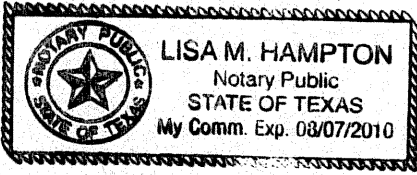
Brian Carlin
Brian Carlin
Brian Carlin, LP, a Texas
Limited Partnership

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Brian Carlin of Brian Carlin, LP, a Texas Limited Partnership, 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 considerations therein expressed, in the capacity therein stated.

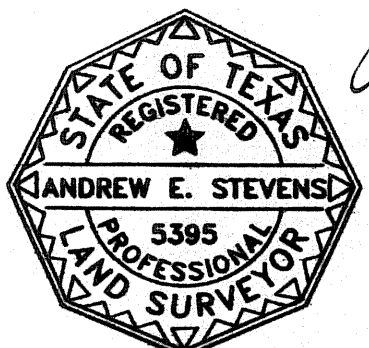
Given my hand and seal of office this the 13th day of March, 2007.

Lisa M. Hampton
Notary Public in and for
the State of Texas
my Commission expires: 8/4/2010



This is to certify that I, Andrew E. Stevens, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
DECEMBER 8, 2006



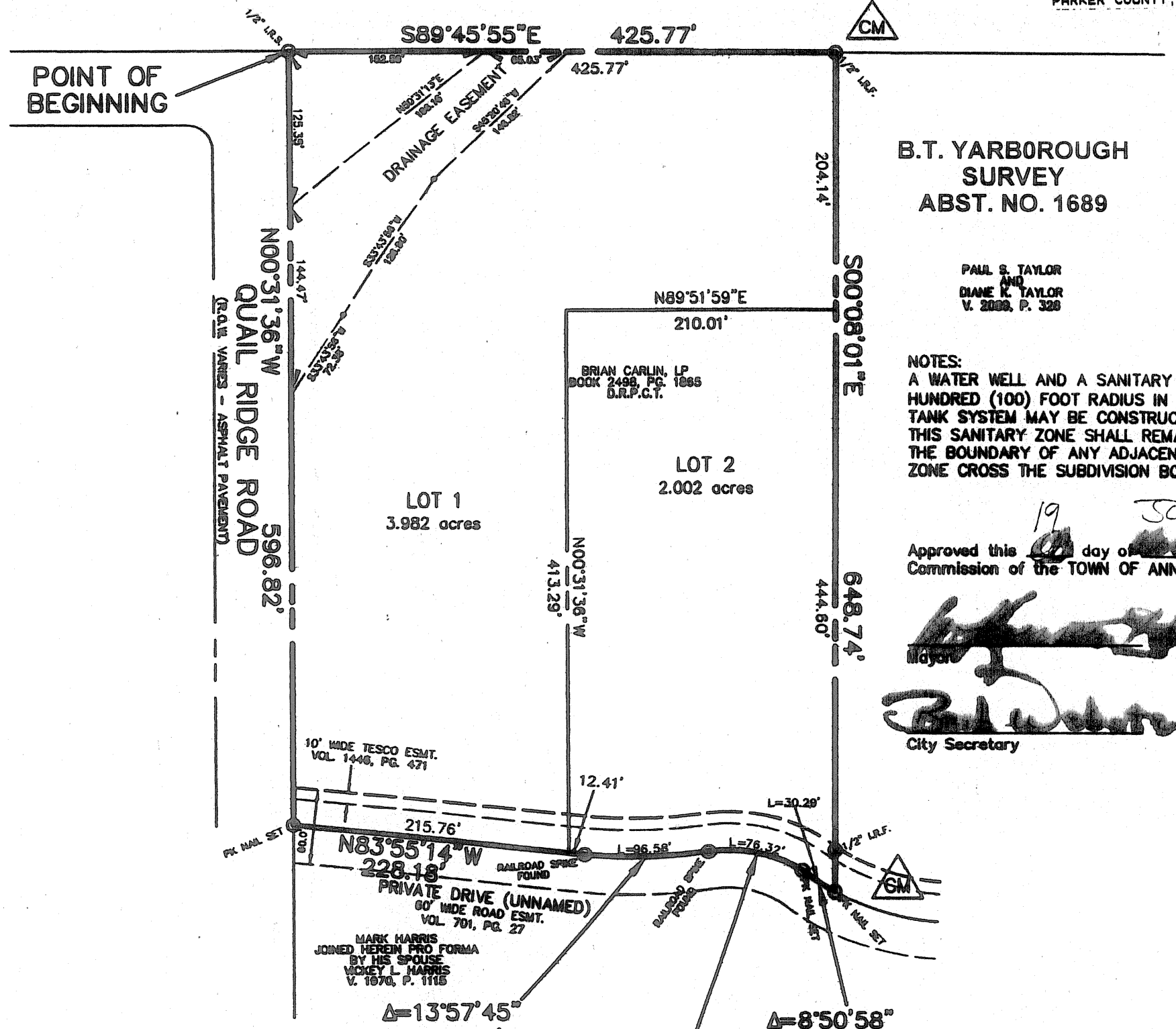
FINAL PLAT

**LOTS 1-2,
WILDWOOD**

BEING 5.984 ACRES OF LAND IN THE
B.T. YARBOROUGH SURVEY, ABSTRACT NUMBER
1689 SITUATED IN THE TOWN OF ANNETTA NORTH,
PARKER COUNTY, TEXAS

PREPARED FEBRUARY 26, 2007

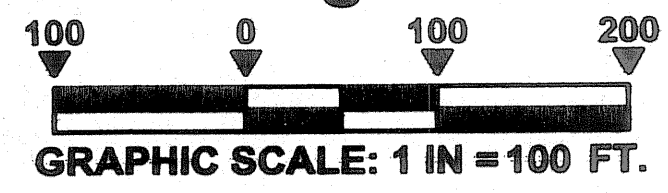
CivilSolutions Inc
Engineers Surveyors Planners
P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax



$\Delta=13^{\circ}57'45''$
 $R=396.32'$
 $L=96.58'$
 $T=48.53'$
 $CH=N88^{\circ}40'25''E$
 $CL=96.34'$

$\Delta=40^{\circ}19'02''$
 $R=108.46'$
 $L=76.32'$
 $T=39.82'$
 $CH=N78^{\circ}08'56''W$
 $CL=74.76'$

$\Delta=8^{\circ}50'58''$
 $R=196.09'$
 $L=30.29'$
 $T=15.17'$
 $CH=N57^{\circ}10'38''W$
 $CL=30.26'$



BENCHMARK:
ON A STANDARD USC & GS DISK STAMPED "K 10 ELEV. 892.088" SET
VERTICALLY IN THE EAST FACE OF A DOORWAY OF THE ALEDO LIBRARY
LIMESTONE BUILDING LOCATED 44 FEET NORTH OF THE CENTERLINE OF
MAIN STREET, 21 FEET EAST OF THE MAIN ENTRANCE AND 5 FEET
ABOVE THE LEVEL OF THE SIDEWALK.
ELEVATION: 892.10

Notes: According to the U.S. Department of Housing
and Urban Development Federal Insurance Administration
Flood Insurance Rate map Community Panel Number
480 520 0205 C Effective January 3, 1997 and 481
664 0005 A Effective January 3, 1997 this property
does not lie within a 100 year flood hazard area.

Bearings correlated between control monuments to
S.00° 08' 01"E.

1/2" Irons set at all corners unless otherwise noted.

LOCATION MAP

