

CHARLES YARBROUGH, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOL. 1833, PG. 884 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS) BEING 16.52 ACRES OUT OF THE HARRIET LINDSEY SURVEY, ABSTRACT NO. 844, PARKER COUNTY, TEXAS AND BEING THAT CERTAIN TRACT CONVEYED TO CHARLES AND JOAN YARBROUGH BY DEED RECORDED IN VOLUME 1833, PAGE 884 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF OLD GARNER ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO MARY JEAN COLLEY, PATRICIA GAIL GARRETT, AND PAMELA YVONNE GARRETT BY DEED RECORDED IN VOL. 2059, PG. 1184 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING BY DEED CALL - WEST, A DISTANCE OF 3227.28 FEET FROM THE SOUTHEAST CORNER OF SAID HARRIET LINDSEY SURVEY, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 89D 28' 24" W. ALONG AND WITH THE NORTH LINE OF SAID OLD GARNER ROAD, A DISTANCE OF 189.46 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO AGNES A. BARRON BY DEED RECORDED IN VOLUME 1698, PAGE 1511 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 16D 39' 16" W. ALONG AND WITH THE EAST LINE OF SAID BARRON TRACT, A DISTANCE OF 503.86 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID BARRON TRACT, FOR AN ELL CORNER OF THIS TRACT;

THENCE S 83D 03' 14" W. ALONG AND WITH THE NORTH LINE OF SAID BARRON TRACT, A DISTANCE OF 161.03 FEET TO A 1/2 INCH IRON ROD FOUND IN PLACE, AT THE NORTHWEST CORNER OF SAID BARRON TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO PHILIP HOBSON BY DEED RECORDED IN VOL. 1061, PG. 698 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, FOR AN ANGLE POINT OF THIS TRACT;

THENCE N 89D 40' 14" W. ALONG AND WITH THE NORTH LINE OF SAID HOBSON TRACT, A DISTANCE OF 90.13 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO MITCHELL AND THELMA MURPHY BY DEED RECORDED IN VOLUME 1661, PAGE 1836 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT;

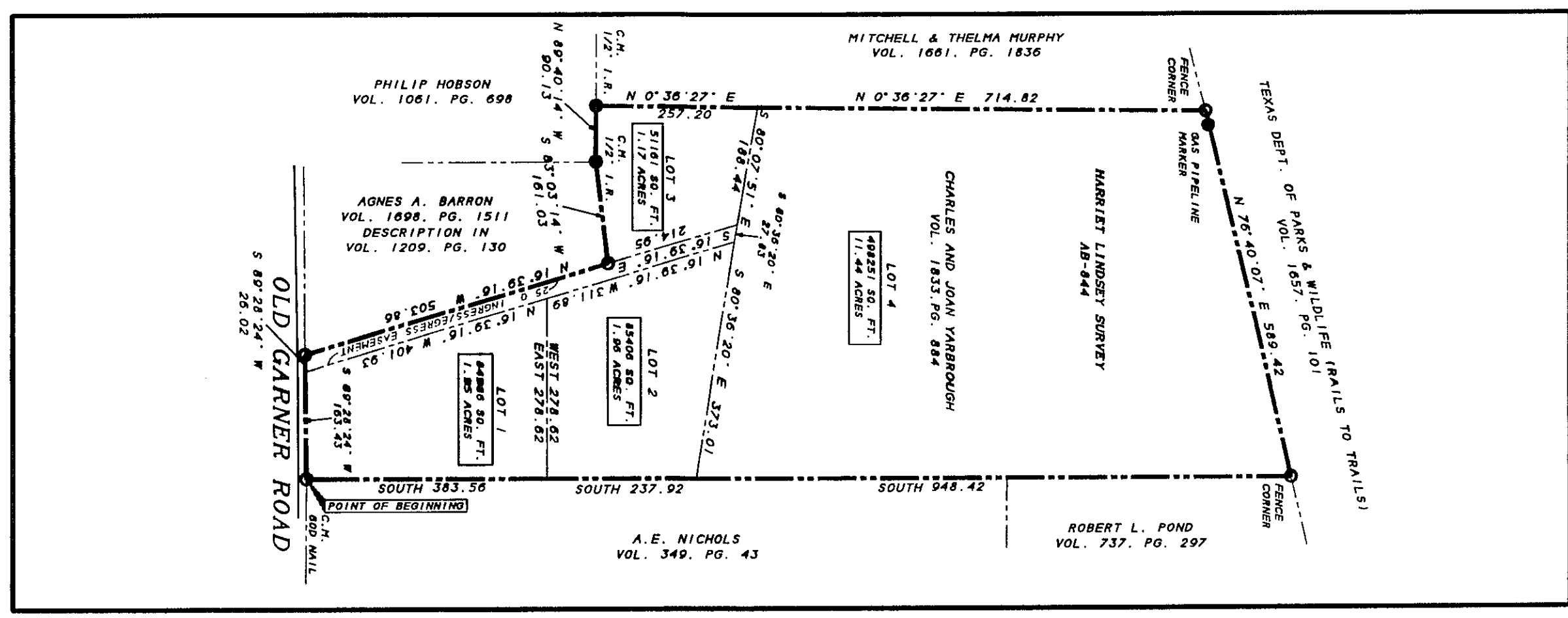
THENCE N 0D 36' 27" E. ALONG AND WITH THE EAST LINE OF SAID MURPHY TRACT, A DISTANCE OF 972.02 FEET TO A FENCE CORNER POST, FOUND IN PLACE, AT THE NORTHEAST CORNER OF SAID MURPHY TRACT AND BEING ON THE SOUTH LINE OF THE TEXAS DEPARTMENT OF PARKS AND WILDLIFE (TRAILS TO TRAILS) TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 76D 40' 07" E. ALONG AND WITH THE SOUTH LINE OF SAID 'TRAILS TO TRAILS' TRACT, A DISTANCE OF 589.42 FEET TO A FENCE CORNER POST, FOUND IN PLACE, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ROBERT L. POND BY DEED RECORDED IN VOLUME 737, PAGE 297 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID POND TRACT AND THE WEST LINE OF SAID COLLEY, COLLARD, AND GARRETT TRACT, A DISTANCE OF 1569.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.52 ACRES.

NOW THEREFORE, I, CHARLES YARBROUGH, DO HEREBY ADOPT THIS PLAT AND DESIGNATE THE SAME AS: LOTS 1 - 4, YARBROUGH ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENT, AND PUBLIC WAYS SHOWN HERON

BY: Charles Yarbrough DATE: 8-23-2016



COUNTY OF PARKER
 STATE OF TEXAS

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CHARLES YARBROUGH, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed

My Notary Public Seal of Office, this 23rd day of August, 2016
 Notary Public, State of Texas
 My Commission Expires On: 9-16-2015

KNOW ALL MEN BY THESE PRESENTS
 I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN JULY, 2016, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS

ACCT NO: 19910
 SCH. DIST: GA
 CITY:
 MAP NO: C-11

VICINITY MAP

NOTE: I, Charles Yarbrough HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.
 BY: Charles Yarbrough DATE: 8-23-16

SCALE: 1" = 200'

FLOOD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 48367C0330E DATED SEPTEMBER 20, 2008.

NOTE:
 WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF WEATHERFORD, or any city/town

NOTICE: SELLING OF A PORTION OF THIS PROPERTY BY METERS AND BOUNDS DESCRIPTION IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.

Approved by the Commissioners Court of Parker County, Texas:
 THIS THE 22nd DAY OF September, 2016.

Albert COUNTY JUDGE
James A. Conley COUNTY COMMISSIONER
Jim Wilkerson COUNTY COMMISSIONER

EASEMENTS:
 THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES. A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (2.5 FEET ON EACH LOT).

Deed 750670 Fees: \$86.00
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 Parker County, Texas
 TREC ONLINE PUBLIC RECORDS

RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P. O. BOX 1447 - 139 CROWLEY LANE
 MINERAL WELLS, TEXAS
 817-323-8613
 817-323-8628
 FAX 817-323-8628

OWNER/DEVELOPER
 CHARLES YARBROUGH
 1011 S.E. 18TH STREET
 MINERAL WELLS, TEXAS 76067
 817-323-5749

Recorded on this _____ day of _____, 201____
 in Vol. (Cob.) _____ Pg. (Slide) _____ of the
 Plat Records of Parker County, Texas.
 County Clerk, Parker County, Texas.

YARBROUGH ADDITION
 PLAT OF 16.52 ACRES OUT OF
 THE HARRIET LINDSEY SURVEY
 ABSTRACT NO. 844
 PARKER COUNTY, TEXAS
 SHEET 1 OF 1

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