

D54

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES OR PENALTIES.

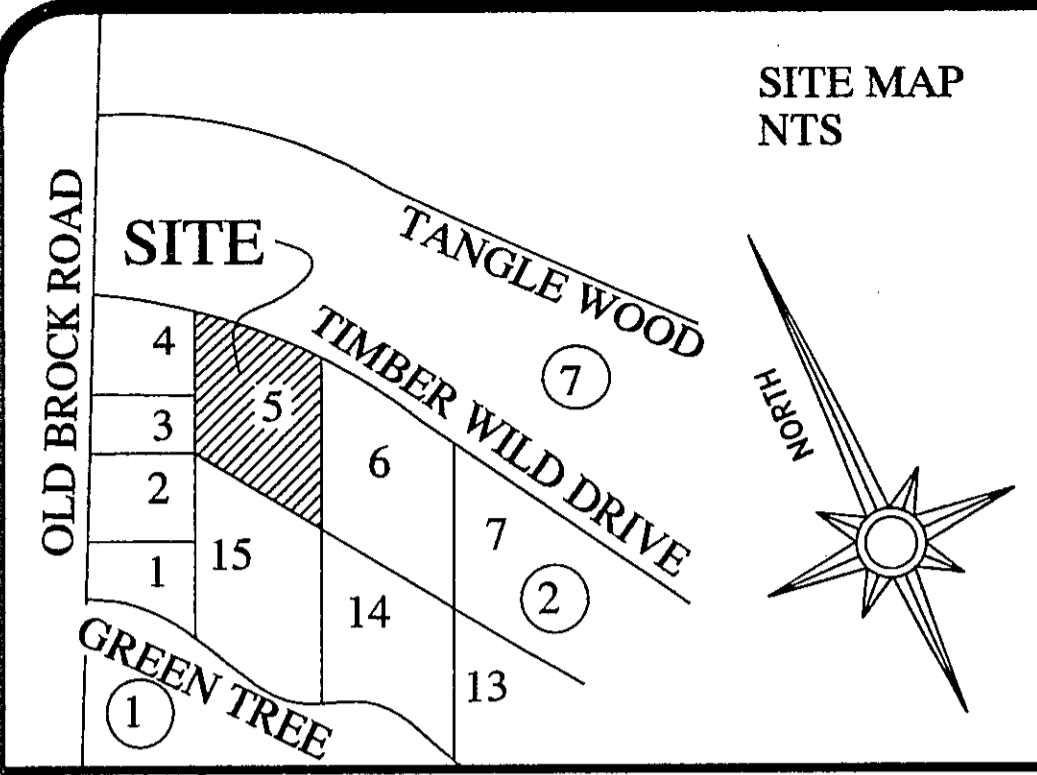
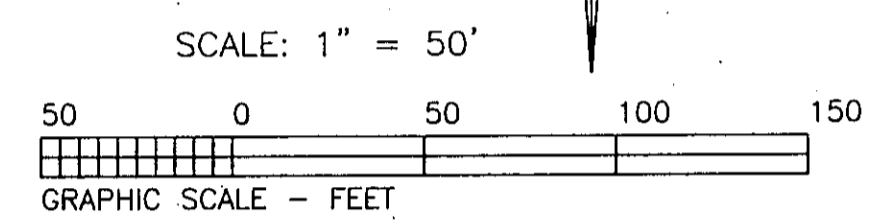
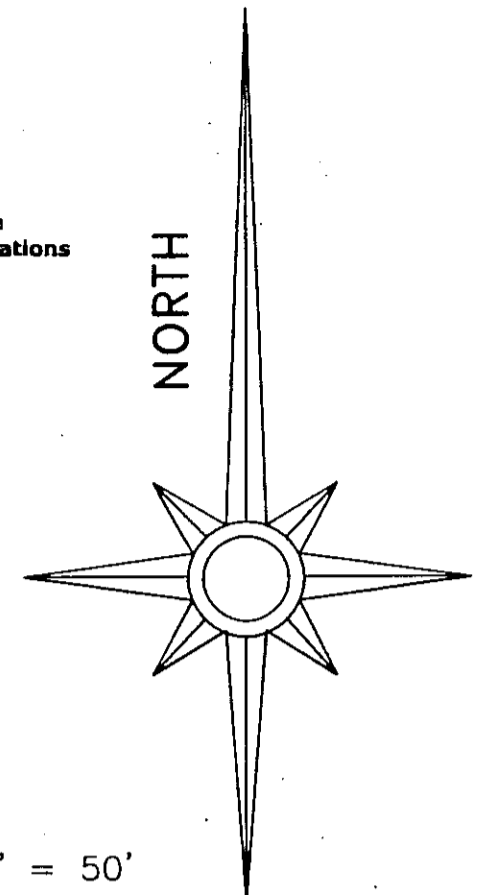
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

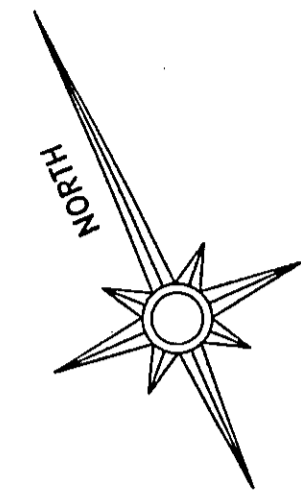
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTE: THE BUILDING LINES ARE REFLECTED IN THE RESTRICTIONS RECORDED IN VOLUME 1423, PAGE 1940, REAL RECORDS, PARKER COUNTY, TEXAS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367C0375E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SITE MAP NTS



DAVID L. GREEN IR FND S 47°31'34"E 36.58'

THOMAS LUNSFORD VOLUME 2238, PAGE 497

5R1  
1.0 ACRE  
(43570 SF)

GLEN STONE VOLUME 1756, PAGE 1726

OWNER/DEVELOPER:  
KENNETH AND TERRI SMITH  
933 TIMBER WILD DRIVE  
WEATHERFORD, TEXAS  
76087  
817-596-8506

3

KENNETH C. SMITH VOLUME 1246, PAGE 877

5R  
2.207 ACRES  
(96118 SF)

6

BETTY DAVIS VOLUME 2414, PAGE 1221

2

15

PABLO ESCOBEDO VOLUME 1210, PAGE 658

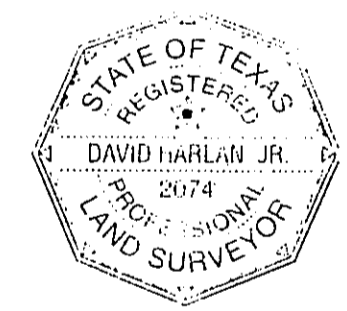
LINDA WALKER VOLUME 1616, PAGE 1101

14

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.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JANUARY, 2010



ACCT. NO: 18330  
SCH. DIST: BR  
CITY: CO  
MAP NO: F.17

Doc# 733942 Fees: \$66.00  
02/10/2010 11:15AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TERRE BRINSON, COUNTY CLERK

REPLAT  
THE COUNTRY PLACE, SECTION B  
LOT 5R AND 5R1, BLOCK 2  
AN ADDITION TO PARKER COUNTY, TEXAS  
BEING A REPLAT OF LOT 5 (AS IT EXIST), BLOCK 2  
THE COUNTRY PLACE, SECTION B  
PARKER COUNTY, TEXAS

Volume or Cabinet \_\_\_\_\_, Page or Slide \_\_\_\_\_

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

SHEET ONE OF TWO

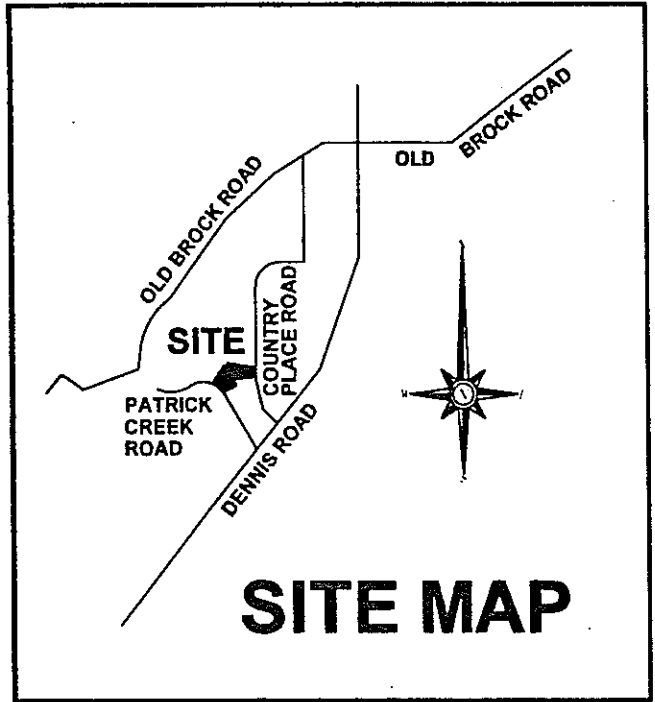
D55

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines or other penalties.

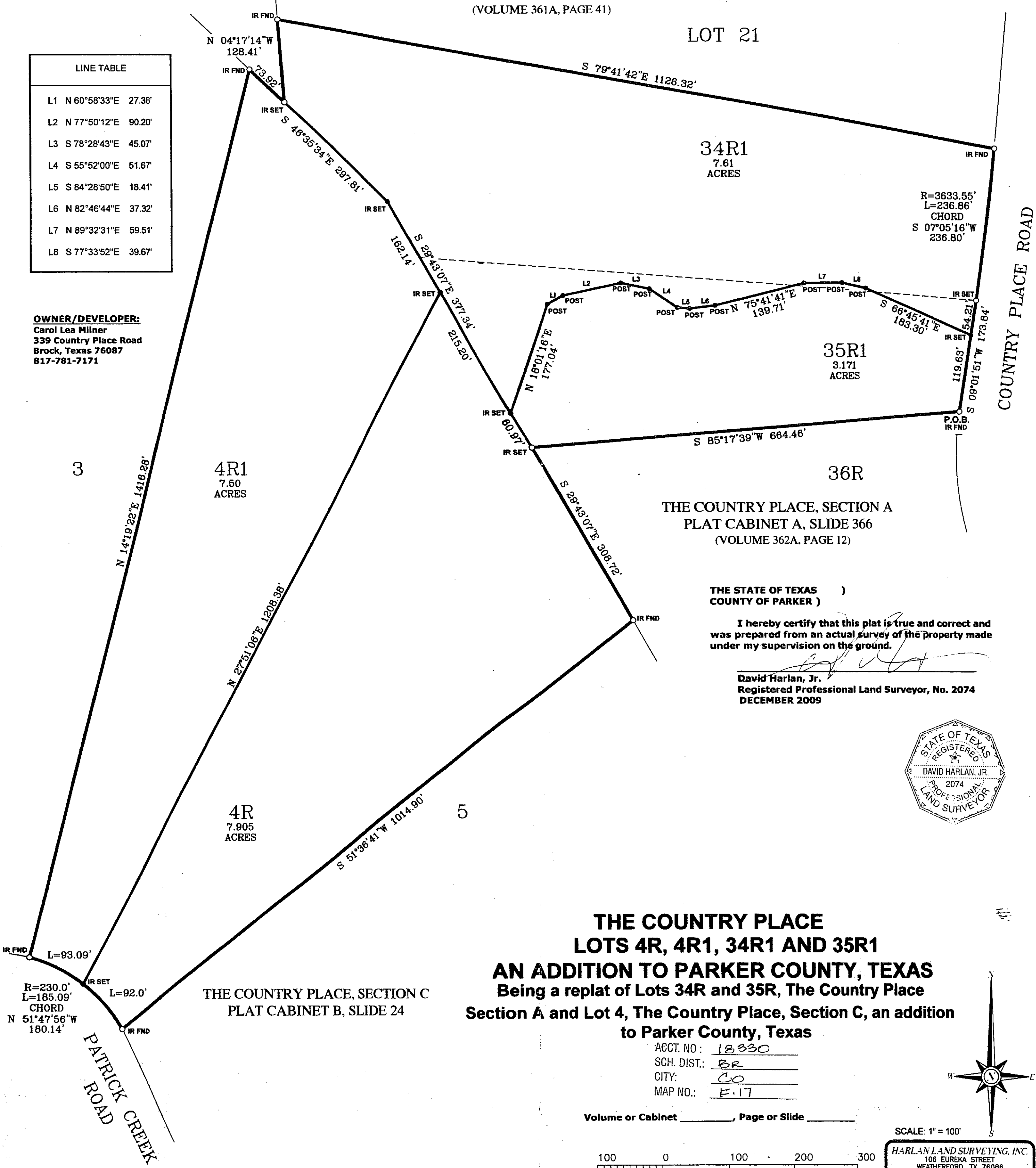


THE COUNTRY PLACE  
PLAT CABINET A, SLIDE 276  
(VOLUME 361A, PAGE 41)

LOT 21

LINE TABLE		
L1	N 60°58'33"E	27.38'
L2	N 77°50'12"E	90.20'
L3	S 78°28'43"E	45.07'
L4	S 55°52'00"E	51.67'
L5	S 84°28'50"E	18.41'
L6	N 82°46'44"E	37.32'
L7	N 89°32'31"E	59.51'
L8	S 77°33'52"E	39.67'

OWNER/DEVELOPER:  
Carol Lea Milner  
339 Country Place Road  
Brock, Texas 76087  
817-781-7171



THE COUNTRY PLACE, SECTION A  
PLAT CABINET A, SLIDE 366  
(VOLUME 362A, PAGE 12)

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.

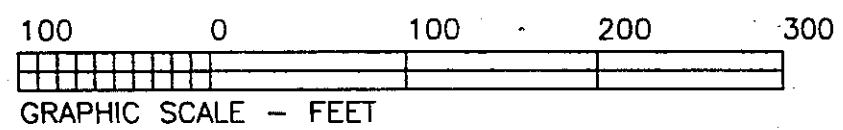
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
DECEMBER 2009



THE COUNTRY PLACE  
LOTS 4R, 4R1, 34R1 AND 35R1  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being a replat of Lots 34R and 35R, The Country Place  
Section A and Lot 4, The Country Place, Section C, an addition  
to Parker County, Texas

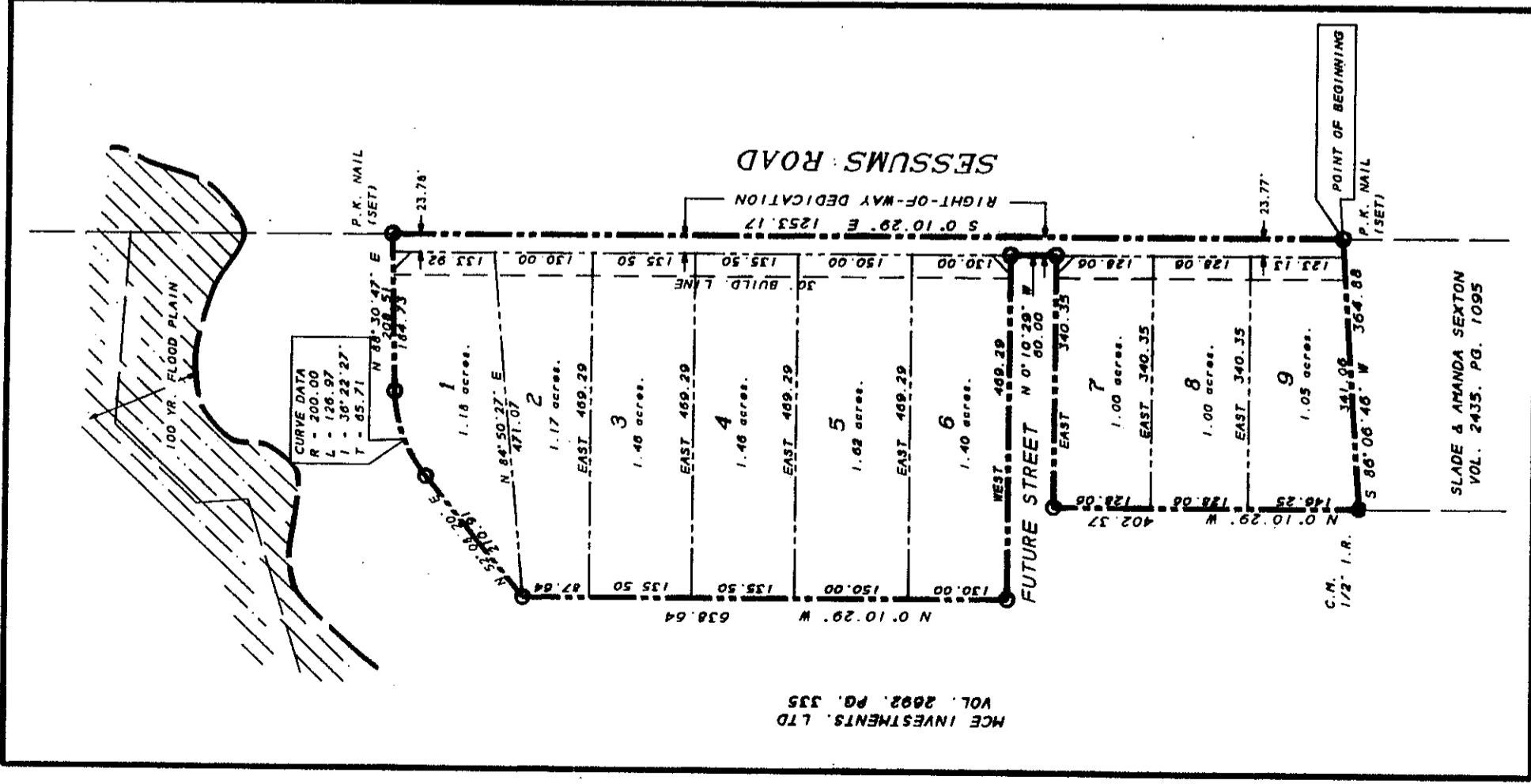
ACCT. NO.: 18330  
SCH. DIST.: BR  
CITY: CO  
MAP NO.: E-17

Volume or Cabinet \_\_\_\_\_, Page or Slide \_\_\_\_\_



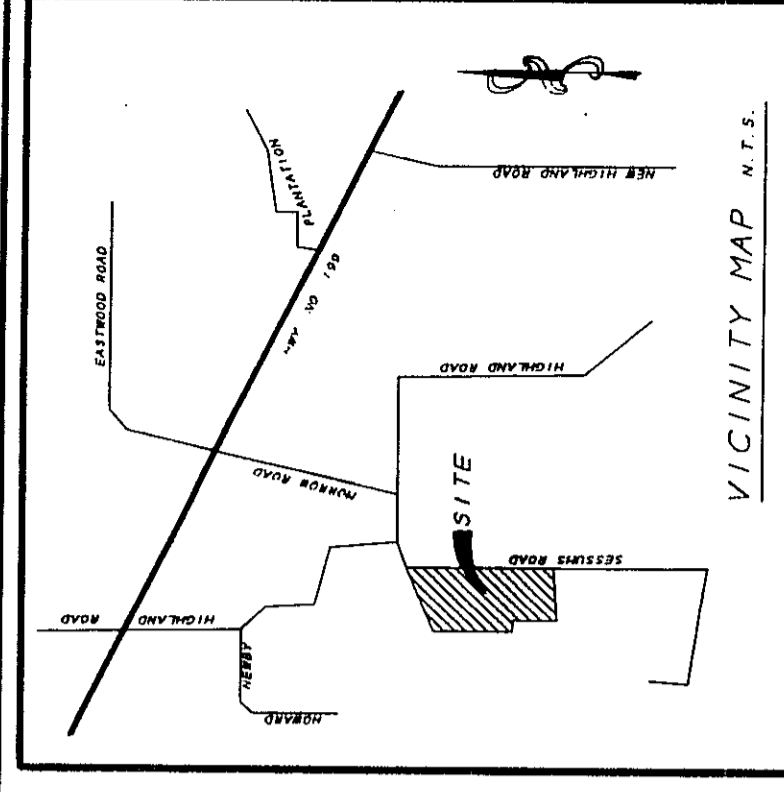
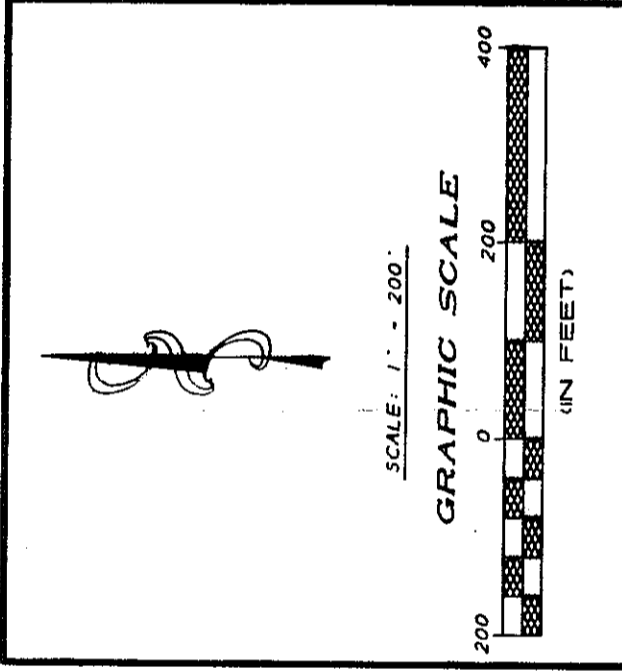
SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO (817) 596-9700 (817) 599-0880  
FAX: METRO (817) 341-2833



**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 (7.5' ON EACH LOT)

Doc# 734761  
Book 2764 Page 408



SEWER SHALL BE PRIVATE ON-SITE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY AND T.N.R.C.C.

WATER SHALL BE PROVIDED BY WALNUT CREEK WATER SUPPLY CORPORATION.

NOTE: I, Jeffrey C. Kelly, HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.  
BY: Jeffrey C. Kelly DATE: Feb 9, 2010

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN THE E.T.J. OF ANY CITY OR TOWN.  
Jeffrey C. Kelly

FLOODPLAIN NOTE:  
ACCORDING TO FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS' FIRM NO. 58260D175E, DATED SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

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

NOTE:  
I 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.

Approved by the Commissioner of Parker County, Texas:  
THIS THE 24th day of February 2010  
Steve C. Kelly COUNTY COMMISSIONER  
Jim Webster COUNTY JUDGE

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_  
in Vol. (Cob.) \_\_\_\_\_ Pg. (Slide) \_\_\_\_\_ of the  
Plat Records of Parker County, Texas.  
County Clerk, Parker County, Texas.

I, B.F. RIVERS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION ON JUNE, 2009.  
B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS  
ACCT. NO: 17262  
SCH. DIST: SP  
CITY: CO  
MAP NO.: K-17



This plat represents which has been platted without Generalwarranty  
certification as prescribed in Texas Local Government Code  
Section 232.0032. Buyer  
is advised to question seller  
as to the Ground water  
Available.  
FINAL PLAT  
SESSUMS PLACE, PHASE 1  
12.03 ACRES OUT OF THE JOHN DUNCAN SURVEY,  
ABSTRACT NO. 374, PARKER COUNTY, TEXAS  
SHEET 1 OF 1 SHEETS

STATE OF TEXAS  
COUNTY OF PARKER  
THAT MCE INVESTMENTS, LTD., BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOLUME 2692, PAGE 335 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS)  
BEING 12.03 ACRES OUT OF THE JOHN DUNCAN SURVEY, ABSTRACT NO. 374, PARKER COUNTY, TEXAS  
AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO MCE INVESTMENTS, LTD BY DEED RECORDED IN VOLUME 2692, PAGE 335 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A P.K. MAIL IN SESSUMS ROAD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO SLADE AND AMANDA SEXTON BY DEED RECORDED IN VOLUME 2435, PAGE 1095 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING N 00D 10' 29" W A DISTANCE OF 378.35 FEET FROM THE SOUTHEAST CORNER OF SAID JOHN DUNCAN SURVEY FOR THE SOUTHEAST CORNER OF THIS TRACT:  
THENCE S 80D 08' 46" W, ALONG AND WITH THE NORTH LINE OF SAID SEXTON TRACT, A DISTANCE OF 304.88 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHWEST CORNER OF SAID SEXTON TRACT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT:  
THENCE N 00D 10' 29" W, A DISTANCE OF 402.37 FEET TO A POINT FOR A CORNER OF THIS TRACT:  
THENCE EAST, A DISTANCE OF 340.35 FEET TO A POINT FOR A CORNER OF THIS TRACT:  
THENCE N 00D 10' 29" W, A DISTANCE OF 60.00 FEET TO A POINT FOR A CORNER OF THIS TRACT:  
THENCE WEST, A DISTANCE OF 469.09 FEET TO A POINT FOR A CORNER OF THIS TRACT:  
THENCE N 00D 10' 29" W, A DISTANCE OF 638.64 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT:  
THENCE N 52D 08' 20" E, A DISTANCE OF 210.91 FEET TO THE P.C. OF A CURVE TO THE RIGHT:  
THENCE NORTHEASTERLY, ALONG AND WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36D 22' 27" AND A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 126.97 FEET TO THE P.T. OF SAID CURVE:  
THENCE N 88D 30' 47" E, A DISTANCE OF 208.51 FEET TO A P.K. MAIL, SET, IN SAID SESSUMS ROAD FOR THE NORTHEAST CORNER OF THIS TRACT:  
THENCE S 00D 10' 29" E, ALONG AND WITH SAID SESSUMS ROAD, A DISTANCE OF 1233.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.03 ACRES.

NOW THEREFORE, MCE INVESTMENTS, LTD. DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE SAME AS:  
LOTS 1 - 9, SESSUMS PLACE, PHASE 1  
THE SAME AS SE AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENTS AND PUBLIC UTILITIES HEREOF.  
BY: Jeffrey C. Kelly  
DATE: Feb 9, 2010

STATE OF TEXAS |  
COUNTY OF PARKER |  
BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared EUGENE EMBAY known to me to be the persons whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations therein expressed.  
Given under my hand and seal of office, this 8th day of FEBRUARY, 2010  
Jeff C. Kelly  
Notary Public in and for the State of Texas  
My Commission Expires On September 14, 2013

OWNER/DEVELOPER  
MCE INVESTMENTS, LTD  
P.O. BOX 1144  
BURLINGTON, TEXAS 76097  
(817) 293-7470  
SURVEYOR  
RIVERS SURVEYING, INC.  
139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-8613  
FAX 940-325-9028

Doc# 734761 Fees: \$66.00  
02/24/2010 9:42AM # Pages 1  
Filed & Recorded in Official Records of  
BURNETT COUNTY, TEXAS  
JENNIFER BRUNSON, COUNTY CLERK