



NOTE:
ALL CORNERS MARKED WITH
1/2" IRON RODS.

FLOODPLAIN NOTE:
THIS TRACT IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 480520 0125 C DATED JANUARY 3, 1997.

NOTE:
WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS. IN ACCORDANCE WITH T.N.R.C.C. REGULATIONS THERE SHALL EXIST A SANITARY EASEMENT OF 150 FT. RADIUS AROUND ALL DOMESTIC WATER WELLS.

NOTE:
THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 10' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (5 FEET ON EACH LOT). DRAINAGE EASEMENTS ARE AS SHOWN ON PLAT.

NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.

STATE OF TEXAS
COUNTY OF PARKER

I, CHARLES L. ADAMS, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOL. 2072, PG. 1425, REAL RECORDS OF PARKER COUNTY, TEXAS):
BEING 5.17 ACRES OUT OF THE HORACE BAKER SURVEY, ABSTRACT NO. 2191, PARKER COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO CHARLES L. ADAMS AND BY DEED RECORDED IN VOLUME 2072, PAGE 1425 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN GREEN BRANCH ROAD, SAID POINT BEING BY DEED CALL TO BE EAST A DISTANCE OF 504.00 FEET FROM THE SOUTHEAST CORNER OF T. & P. RR. CO. SURVEY NO. 101 FOR THE NORTHEAST CORNER OF THIS TRACT:
THENCE S 00D 49' 09" W. ALONG AND WITH SAID GREEN BRANCH ROAD, A DISTANCE OF 447.27 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO CLARENCE BEVERS BY DEED RECORDED IN VOLUME 1151, PAGE 656 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT:
THENCE N 89D 06' 51" W. AT 25.00 FEET A 1/2 INCH IRON ROD, SET, ON THE WEST LINE OF SAID GREEN BRANCH ROAD, ALONG AND WITH THE NORTH LINE OF SAID BEVERS TRACT, A TOTAL DISTANCE OF 396.51 FEET TO A 3/8 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO JOHN CONWAY BY DEED RECORDED IN VOLUME 1981, PAGE 179 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT:
THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID CONWAY TRACT, A DISTANCE OF 215.68 FEET TO A 3/8 INCH IRON ROD, FOUND IN PLACE, FOR THE NORTHEAST CORNER OF SAID CONWAY TRACT AND AN ELL CORNER OF THIS TRACT:
THENCE N 89D 56' 00" W. ALONG AND WITH THE NORTH LINE OF SAID CONWAY TRACT, A DISTANCE OF 201.54 FEET TO A 1/2 INCH IRON ROD, SET, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO MARK BURKHEAD BY DEED RECORDED IN VOLUME 1965, PAGE 546 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT:
THENCE N 00D 49' 09" E. ALONG AND WITH THE EAST LINE OF SAID BURKHEAD TRACT, AT 207.30 FEET A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE SOUTH LINE OF SAID GREEN BRANCH ROAD, A TOTAL DISTANCE OF 232.30 FEET TO A POINT IN SAID GREEN BRANCH ROAD FOR THE NORTHWEST CORNER OF THIS TRACT:
THENCE S 89D 06' 51" E. ALONG AND WITH SAID GREEN BRANCH ROAD, A DISTANCE OF 601.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.17 ACRES OF WHICH 0.59 ACRES IS LOCATED IN SAID GREEN BRANCH ROAD.

I, CHARLES L. ADAMS, OWNER OF THE REAL PROPERTY DESCRIBED HEREON (VOL. 2072, PG. 1425) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS REAL PROPERTY.

Charles L. Adams
CHARLES L. ADAMS

EASEMENT DEDICATION:
The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires, or combination thereof, together with the rights of ingress and egress.

Charles L. Adams
CHARLES L. ADAMS

Approved by the Commissioners Court of Parker County, Texas:
THIS THE 27 DAY OF August, 2003.

Mark J. ... COUNTY JUDGE
Charles L. Adams COUNTY COMMISSIONER
John Webster COUNTY COMMISSIONER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Charles L. Adams (Volume 2072, Page 1425 R.R.P.C.T.) do hereby certify that the above described real property to be known as:
TRACTS 1 THROUGH 4
ADAMS BRANCH ACRES
AN ADDITION IN PARKER COUNTY, TEXAS
and do hereby convey to the Public's use forever, the streets, alleys, rights-of-way, easements and other public areas shown thereon.
Executed this the 27 day of August, 2003.

Charles L. Adams
CHARLES L. ADAMS

Doc 00491297 OR Pg 65
Bk Vol 2142 65
PC C-042

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On Aug 27, 2003 at 08:28A
Document Number: 00491297
Amount: \$6.00
By: Fay Jewell

STATE OF TEXAS
COUNTY OF PARKER
I, hereby certify that this instrument was filed in the date and line stamped herein by me and was duly recorded in the volume and page of the said records of Parker County as stamped herein by me.
Aug 27, 2003
Joan Brinson, County Clerk
Parker County

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, on this day personally appeared CHARLES L. ADAMS known to me to be the person whose name is subscribed to the above instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 27 day of August, 2003.

Pamela Love
PAMELA LOVE
Notary Public, State of Texas
My Commission Expires 08-07-06

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN JULY, 2003.

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



ACCT. NO.: 10027
SCH. DIST.: WE
CITY: CO
MAP NO.: I-12
ALL OF: 22191-012-000-00

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
840-325-8613
FAX 840-325-8028

FINAL PLAT
ADAMS BRANCH ACRES
TRACTS 1 - 4
BEING 5.17 ACRES OUT OF
THE HORACE BAKER SURVEY, ABSTRACT NO. 2191
PARKER COUNTY, TEXAS
SHEET 1 OF 1

OWNER/DEVELOPER
CHARLES L. ADAMS
612 VINE STREET
WEATHERFORD, TEXAS 76086
817-599-5823