

**FINAL PLAT  
LOT 1 & LOT 2, BLOCK 1  
BERKLEY ACRES  
AN ADDITION IN PARKER COUNTY, TEXAS  
BEING 2.0 ACRES SITUATED IN THE A. E. EDMINSTON SURVEY  
ABSTRACT No. 2385, PARKER COUNTY, TEXAS**

ACCT. NO: 10490  
SCH. DIST: M11  
CITY: CO  
MAP NO: F-14  
SUB OF: 22695-006-002-50

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, Eugene Berkley  
being the dedicator and developer of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.  
Eugene Berkley

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County Texas, this 24 day of March, 2004.

AGENT  
County Judge  
ROBERT  
Commissioner of Precinct #1  
Blanchett Commissioner of Precinct #2  
James H. Jolley Commissioner of Precinct #3  
Commissioner of Precinct #4

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, FRANCES O. BERKLEY AND AUTHOR ANDREW EUGENE BERKLEY being the sole owners of 2.0 Acres situated in and being a portion of the A. E. EDMINSTON SURVEY, ABSTRACT No. 2385, Parker County, Texas and being a portion of all that certain 24.787 Acre Lot, Tract or Parcel of land recorded in Volume 1733, Page 229, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of Old Mineral Wells Highway, said iron being called by N 85°39'47" W, 147.81 feet from the northeast corner of said 24.787 Acre Tract which is North, 1834.82 feet; West, 251.29 feet; N 81°12'18" E, 314.88 feet and N 85°39'42" W, 186.67 feet from the northeast corner of the J. M. Grounds Survey, Abstract No. 1775, Parker County, Texas; THENCE South, 268.88 feet to an iron rod set; THENCE West, 328.81 feet to an iron rod set in the west line of said 24.787 Acre Tract; THENCE North, 261.26 feet to an iron rod found in the south line of said Old Mineral Wells Highway and the northeast corner of said 24.787 Acre Tract; THENCE N 85°39'17" E, 328.79 feet to the POINT OF BEGINNING and containing 2.0 acres (87120 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, FRANCES O. BERKLEY AND AUTHOR ANDREW EUGENE BERKLEY does hereby adopt this plat designating the hereinabove described real property as BERKLEY ACRES, AN ADDITION IN PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at \_\_\_\_\_, Parker County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Frances O. Berkley Eugene Berkley 3-24-04  
Frances O. Berkley Eugene Berkley

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Frances O. Berkley, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of March, 2004.  
Pamela Love  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Eugene Berkley, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of March, 2004.  
Pamela Love  
Notary Public in and for the State of Texas

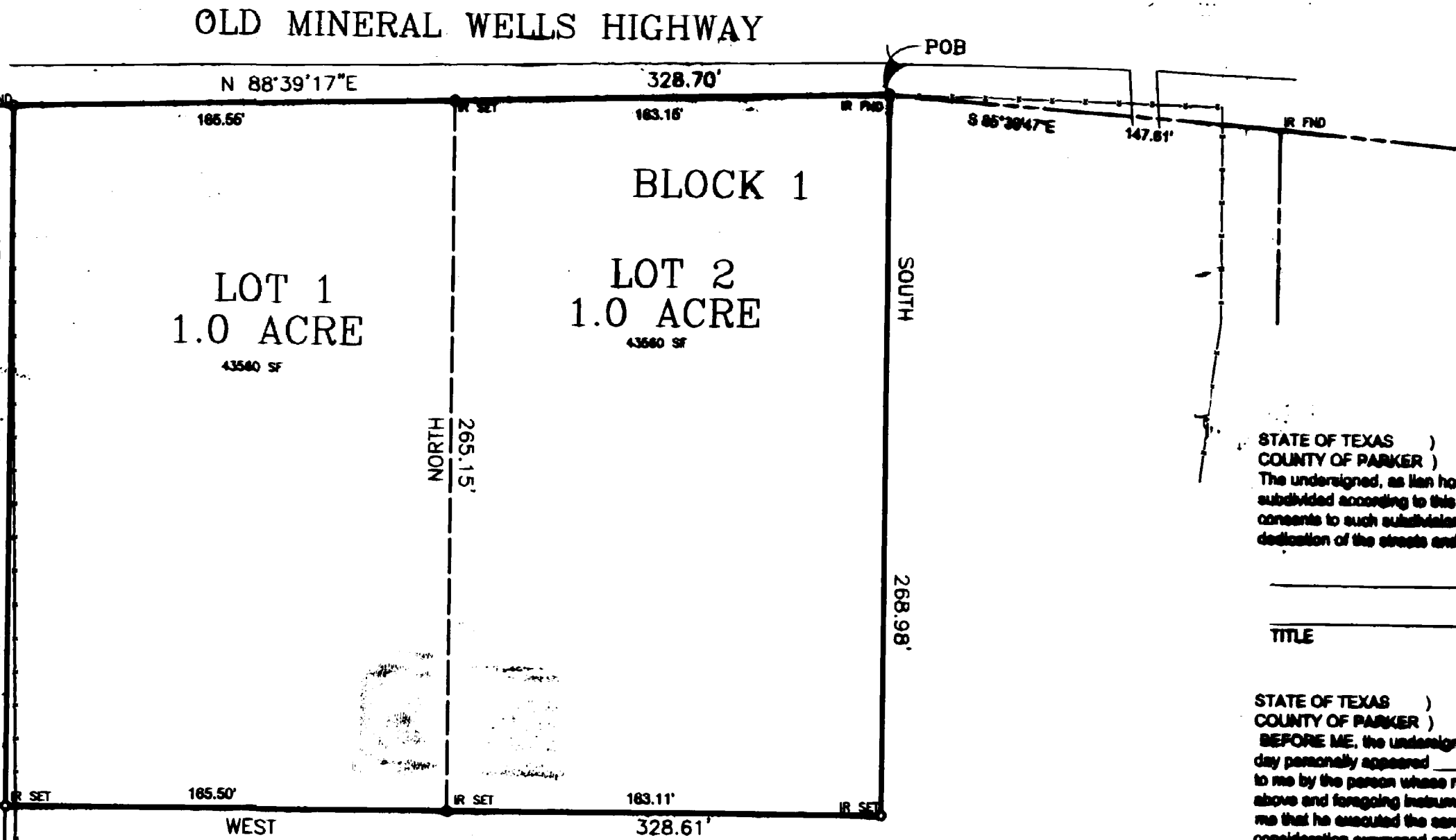
STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Notary Public in and for the State of Texas



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480620 0200 B EFFECTIVE DATE: SEPTEMBER 22, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

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

MARCH, 2004

PLAT Cab C-113

FILED AND RETURNED TO THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS ON Mar 24, 2004 at 10:00 AM  
Document Number: 0612788  
Amount: \$5.00  
By: Leon Frenchie

STATE OF TEXAS )  
COUNTY OF PARKER )  
I hereby certify that this instrument was filed on the date and time above shown by me and was duly recorded in the public records of the State of Texas as shown by the index as stamped herein by me.  
Mar 24, 2004  
JOHN HANCOCK, COUNTY CLERK  
PARKER COUNTY

50' 0' 50' 100' 150'  
GRAPHIC SCALE: 1" = 50'

SCALE: 1" = 50'  
HARLAN LAND SURVEYING, INC.  
215 EUREKA STREET  
WEATHERFORD, TX 76088  
METRO(817)566-9700-(817)569-0880  
FAX: METRO(817) 341-2833

OWNER/DEVELOPER:  
Frances and Eugene Berkley  
2831 Old Mineral Wells Highway  
Weatherford, TX 76088  
817-594-2009

J. M. YOUNG, et al.  
VOLUME 1222, PAGE 254