

C722

Doc# 687545  
Book 2653 Page 444

**GENERAL NOTES**

10.00 TOTAL ACRES  
2.00 ACRE MINIMUM  
2 LOTS

ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

ALL CORNERS ARE 1/2" IRONS SET CAPPED LONE STAR RPLS 5746 UNLESS OTHERWISE NOTED.

WATER FOR THIS SUBDIVISION IS TO BE SUPPLIED BY WALNUT CREEK S.U.D.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480800000-3 EFFECTIVE DATE: SEPT 27 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 687545 Fees: \$66.00  
08/04/2008 1:11PM # Pages 1  
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

**OWNERS DEDICATION AND ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Charles D. Thompson being the owner of a tract of land situated in and being a portion of the J. CULWELL SURVEY, ABSTRACT No. 278, Parker County, Texas.

10.00 acres situated in and being a portion of the J. CULWELL SURVEY, ABSTRACT No. 278, Parker County, Texas and being that certain tract of land conveyed to Charles D. Thompson by deed recorded in Volume 2483, Page 699, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron capped Lone Star RPLS 5746 set in the South line of State Highway No. 199 same being in the West line of Land of Goshen Drive and being called by deed to be, N.00°35'58"W., 1957.39 feet and N.75°35'00"W., 720.56 feet from the Southeast corner of said Culwell Survey;

THENCE S 16°33'46" W, with the West line of said Land of Goshen Drive, 192.14 feet to a 2" steel fence post;  
THENCE S 31°19'19" W, continuing with the West line of said Land of Goshen Drive, 370.91 feet to a 1/2" iron capped Lone Star RPLS 5746 set;  
THENCE N 74°35'20" W, 644.84 feet to a 1/2" iron capped Lone Star RPLS 5746 set;  
THENCE N 00°45'31" W, 571.41 feet to a 1/2" iron capped Lone Star RPLS 5746 set in the South line of said State Highway No. 199;  
THENCE S 74°35'20" E, with the South line of said State Highway No. 909.51 feet to the POINT OF BEGINNING and containing 10.00 acres of land

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS**

That Charles D. Thompson does hereby adopt this plat designating the hereinabove described real property as Lots 1 and Lot 2, Block 1, DeGEER ADDITION, an Addition to Parker County, Texas and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND on this the 30 day of November, 2007

*Charles D. Thompson*  
Charles D. Thompson

STATE OF TEXAS  
COUNTY OF PARKER

Charles S. Thompson being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is not within the Extraterritorial Jurisdiction of any City or Township.

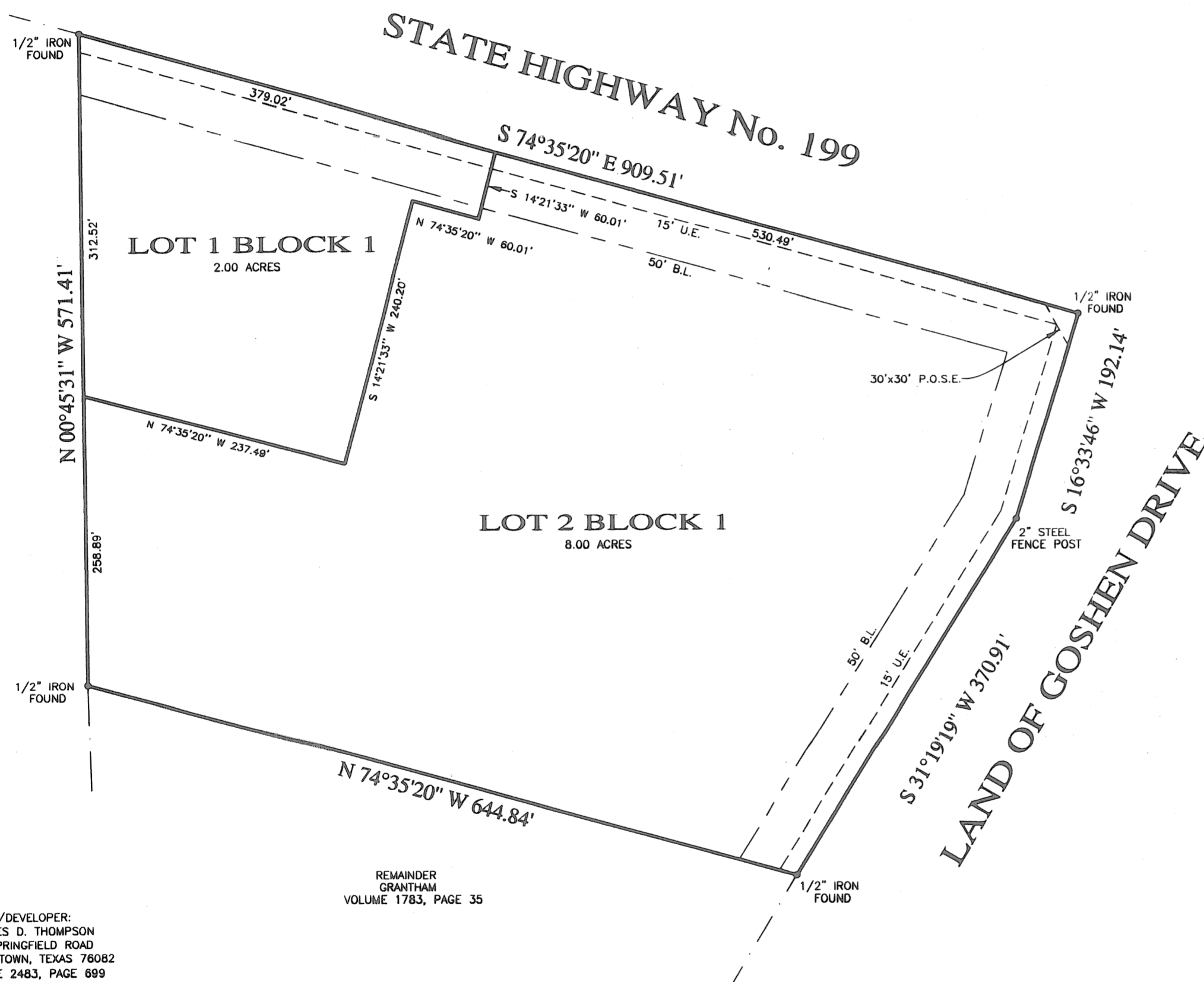
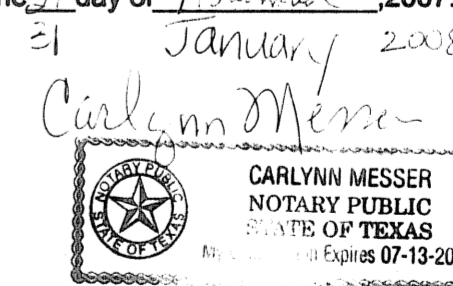
*Charles S. Thompson*  
Charles D. Thompson

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Charles D. Thompson 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 purposes and considerations therein stated.

Given under my hand and seal of office this the 31 day of November, 2007.

*Billy Anne Thompson*  
Notary Public in and for the State of Texas



OWNER/DEVELOPER:  
CHARLES D. THOMPSON  
907 SPRINGFIELD ROAD  
SPRINGTOWN, TEXAS 76082  
VOLUME 2483, PAGE 699

REMAINDER  
GRANTHAM  
VOLUME 1783, PAGE 35

**COMMISSIONERS COURT  
PARKER COUNTY, TEXAS**

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: Nov 28, 2007

*Mark Frey*  
MARK FREY COUNTY JUDGE

*Danny Choate*  
DANNY CHOATE  
COMMISSIONER PRECINCT #1

*Joe Brinkley*  
JOE BRINKLEY  
COMMISSIONER PRECINCT #2

*Joan Roth*  
JOAN ROTH  
COMMISSIONER PRECINCT #3

*Jim Webster*  
JIM WEBSTER  
COMMISSIONER PRECINCT #4

LONE STAR SURVEYING LLC  
108 SHADY LANE  
AZLE, TEXAS 76020  
OFFICE 817-270-2323  
FAX 817-270-4181  
07057

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



JERRY ROBBINS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5746  
SURVEYED/MARCH/2007

**FINAL PLAT  
DeGEER ADDITION  
LOTS 1 & 2, BLOCK 1**  
AN ADDITION TO PARKER COUNTY, TEXAS  
BEING 10.00 ACRES SITUATED IN THE  
J. CULWELL SURVEY, ABSTRACT NO. 278  
PARKER COUNTY, TEXAS

ACCT. NO.: 11764  
SCH. DIST.: SP  
CITY: CO  
MAP NO.: I-5

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_