

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 23, 2003 at 09:40A

Document Number: 00487210
Amount: \$6.00

By: Faye Moody

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Jul 23, 2003

Jeanne Brunson, County Clerk
Parker County

IRVIN VAN HOOSER
VOLUME 1404, PAGE 1757

FINAL PLAT LOTS 1 AND 2 DRY CREEK ESTATES

A SUBDIVISION SITUATED IN THE T & P RR COMPANY SURVEY
SECTION NO. 211, ABSTRACT NO. 1402
PARKER COUNTY, TEXAS

ACCT. NO: 11817
SCH. DIST: PE
CITY: CO
MAP NO: F-9

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, LAWRENCE J. BRACKEN AND NADINE M. BRACKEN being the sole owners of 20.147 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 211, ABSTRACT No. 1402, Parker County, Texas and being all of a 22.147 Acre Tract of land conveyed to Lawrence J. Bracken and wife Nadine M. Bracken by deed recorded in Volume 1806, Page 1308, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a stake found in the north right of way line of Dry Creek Road, County Road No. 2020, at the southeast corner of said 22.147 acre tract and the southwest corner of a tract of land conveyed to Jack N. Greenman by deed recorded in Volume 628, Page 317, Deed Records, Parker County, Texas, said stake being called by deed to be North, 20.73 feet and East, 2636.89 feet from the southwest corner of said T & P RR Company Survey;

THENCE N 89°44'00" W, with the north line of said Dry Creek Road, 578.40 feet to an iron rod found;
THENCE N 00°16'00" E, 780.0 feet to an iron rod found;
THENCE N 89°44'00" W, 275.0 feet to an iron rod found;
THENCE N 00°16'00" E, 240.0 feet to an iron rod found;
THENCE S 89°44'00" E, 275.0 feet to an iron rod found;
THENCE N 00°16'00" E, 529.85 feet to an iron rod found in the south line of a tract of land conveyed to Irvin Van Hooser by deed recorded in Volume 1404, Page 1757, Real Records, Parker County, Texas;
THENCE S 89°13'59" E, with the south line of said Irvin Van Hooser Tract, 578.45 feet to an iron rod found in the west line of said Jack N. Greenman Tract;
THENCE S 00°12'00" E, with the west line of said Jack N. Greenman Tract, 580.40 feet to an iron rod found;
THENCE S 00°32'57" W, continuing with the west line of said Jack N. Greenman Tract, 964.54 feet to the POINT OF BEGINNING and containing 22.147 acres (964723 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LAWRENCE J. BRACKEN AND NADINE M. BRACKEN does hereby adopt this plat designating the hereinabove described real property as Lots 1 and 2, DRY CREEK ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Dallas, Texas this 23rd day of July, 2003.
Lawrence J. Bracken Nadine M. Bracken

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Fanny Burrow 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.

FANNY BURROW
MY COMMISSION EXPIRES
FEBRUARY 5, 2007

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of July, 2003.
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER
I, David Harlan, Jr., being the dedicator and owner of the attached plat of said subdivision, does hereby certify that it is not within the Extra-Territorial Jurisdiction of any city in Parker County, Texas or adjoining Counties.

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.

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared David Harlan, Jr. 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.

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared David Harlan, Jr. 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.

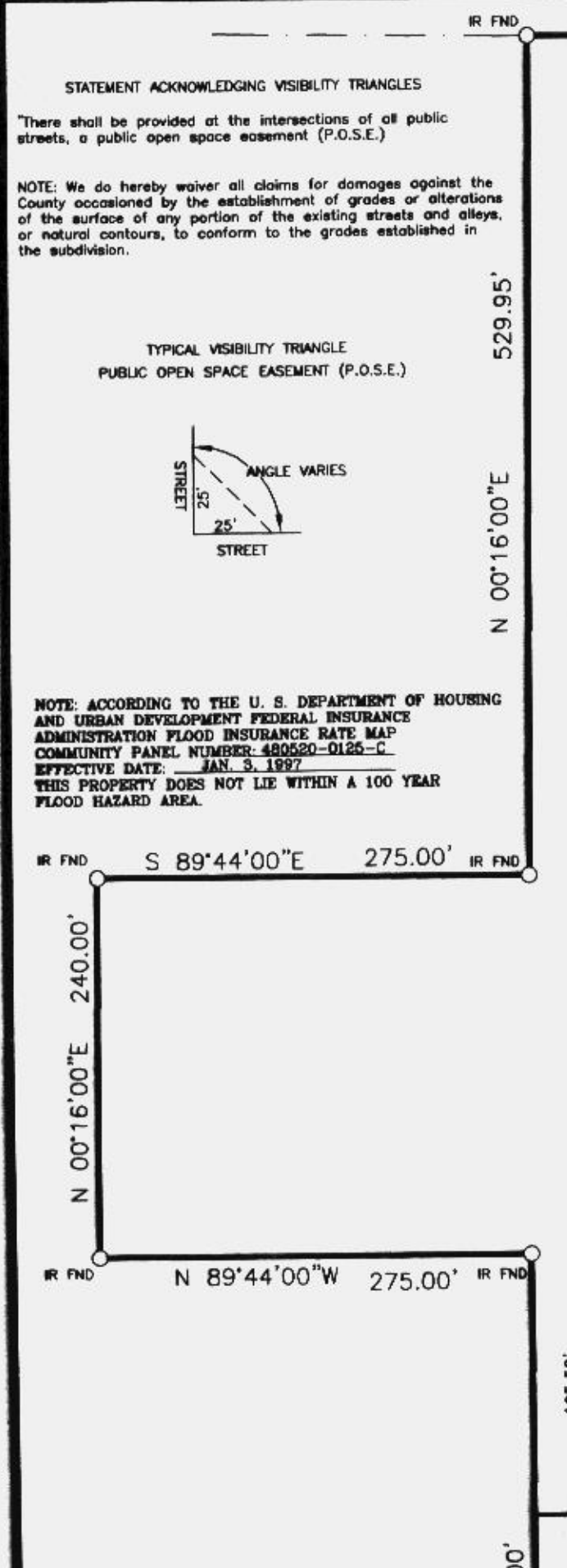
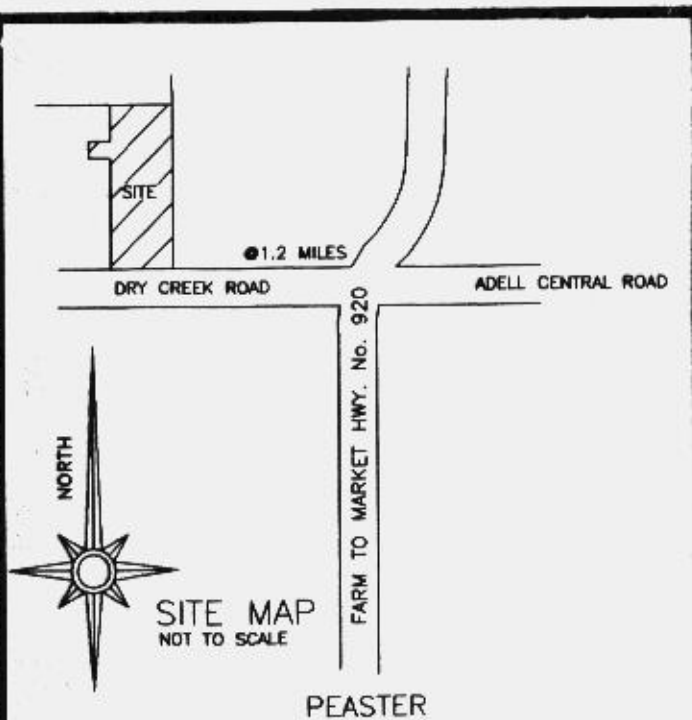
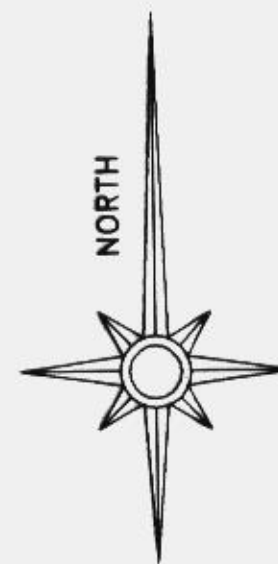
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of July, 2003.
Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of July, 2003.
Notary Public in and for the State of Texas

FANNY BURROW
MY COMMISSION EXPIRES
FEBRUARY 5, 2007

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, this 23rd day of July, 2003.
County Clerk
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

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 under my supervision.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
May 2003



OWNER/DEVELOPER:
Lawrence and Nadine Bracken
1200 W. Dry Creek Road
Poolville, TX 76487
817-613-0904
VOLUME 1806, PAGE 1308
R.R.P.C.T.

DOROTHY VAN HOOSER
VOLUME 657, PAGE 177

ALL CORNERS ARE 1/2" IRONS CAPPED
HARLAN 2074 UNLESS OTHERWISE NOTED

STATE OF TEXAS
COUNTY OF PARKER

2
19.861 ACRES
865,123 SQ.FT.

1
2.286 ACRES
99,600 SQ.FT.

DRY CREEK ROAD
RIGHT OF WAY VARIES

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 23rd day of July, 2003.

Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

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 under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
May 2003

SCALE: 1" = 100'

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