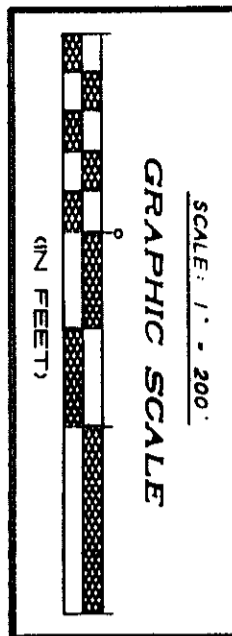
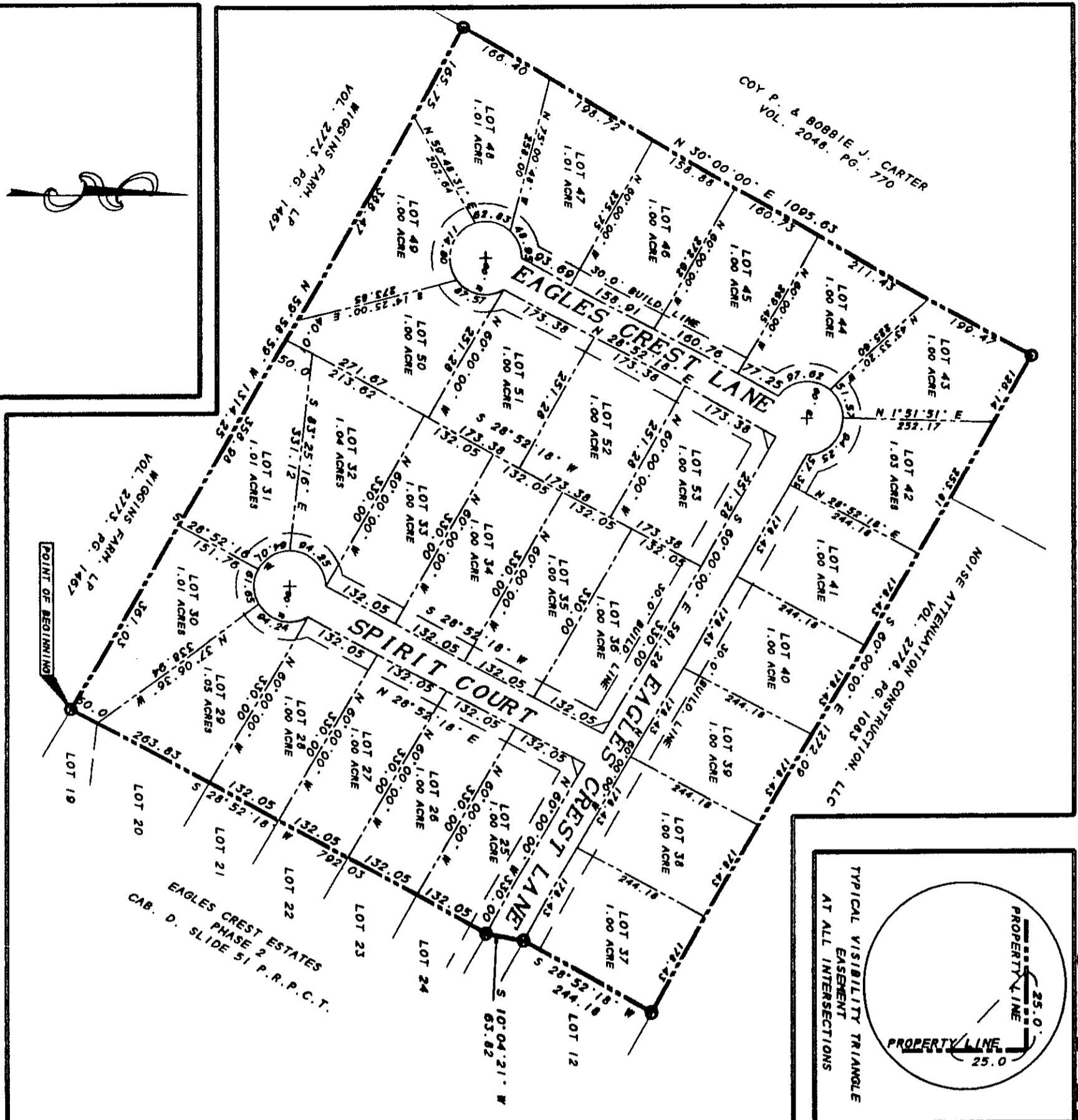
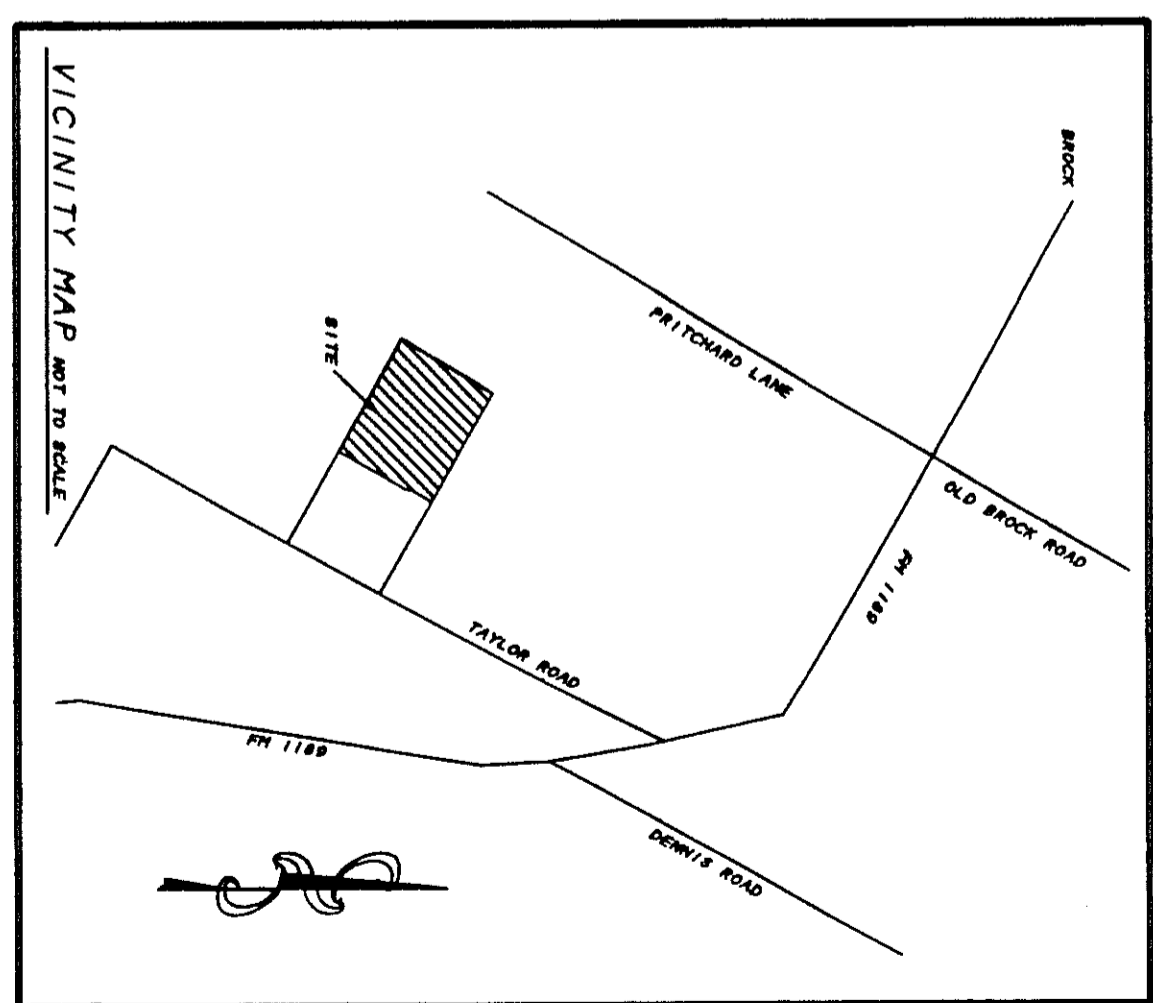
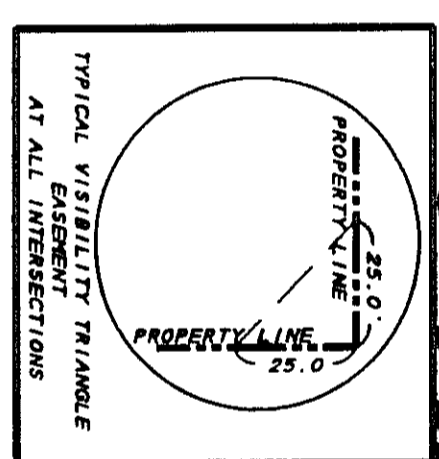


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Street Lengths:	(615.51 feet)
Eagles Crest Lane	(110.18 feet)
Spirit Court	(2235.69 feet)
Total	

WATER SHALL BE PROVIDED BY PARKER COUNTY WATER SUPPLY CORPORATION.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 232.0033. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.

STATE OF TEXAS  
COUNTY OF PARKER 1  
WILLIAM ATWOOD AND ROSEMARY ATWOOD, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOLUME 2441, PG. 694 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS),

BEING 32.66 ACRES OUT OF THE DANIEL RIDDLE SURVEY, ABSTRACT NO. 1129, PARKER COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO WILLIAM AND ROSEMARY ATWOOD BY DEED RECORDED IN VOLUME 2441, PAGE 694 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO WINGING FARM, L.P. BY DEED RECORDED IN VOLUME 2773, PG. 1467 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 19, EAGLES CREST ESTATES, PHASE 2, AN ADDITION TO PARKER COUNTY, TEXAS, SAID POINT BEING S 380 15' 02" W. A DISTANCE OF 6810.51 FEET FROM THE NORTHEAST CORNER OF SAID DANIEL RIDDLE SURVEY, ABSTRACT NO. 1129, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 390 58' 59" W. ALONG AND WITH THE NORTH LINE OF SAID WINGING FARM, L.P. TRACT, A DISTANCE OF 1314.25 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, BEING THE EAST CORNER OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID WINGING FARM, L.P. TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 300 00' 00" E. ALONG AND WITH THE EAST LINE OF SAID CARTER TRACT, A DISTANCE OF 1095.63 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING AN ELL CORNER OF SAID CARTER TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 000 00' 00" E. ALONG AND WITH THE SOUTH LINE OF SAID CARTER TRACT AND CONTINUING ALONG AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO WINGING FARM, L.P. BY DEED RECORDED IN VOLUME 2441, PAGE 694 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF LOT 12, OF SAID EAGLES CREST ESTATES, PHASE 2, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 280 52' 18" W. ALONG AND WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 244.18 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF EAGLES CREST LANE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 12, FOR AN ANGLE POINT OF THIS TRACT;

THENCE S 100 05' 21" W. A DISTANCE OF 43.82 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 24, OF SAID EAGLES CREST ESTATES, PHASE 2, FOR AN ANGLE POINT OF THIS TRACT;

THENCE S 280 52' 18" W. ALONG AND WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 792.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.66 ACRES.

NOT THEREFORE, WE, WILLIAM ATWOOD AND ROSEMARY ATWOOD, DO HEREBY ADOPT THIS PLAT AND DESIGNATE THE SAME AS: LOTS 25-53, EAGLES CREST, PHASE 3 AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENTS, AND PUBLIC UTILITIES SHOWN HEREON.

BY: *William Atwood* **William Atwood**  
BY: *Rosemary Atwood* **Rosemary Atwood**  
OFFICIAL PUBLIC RECORDS  
DATE: 7/17/13 DATE: 7-17-13

STATE OF TEXAS 1  
COUNTY OF PARKER 1  
201316515  
07/22/2013 10:04 AM  
Fee: \$6,600  
Jeanne Brunson, County Clerk  
P.O. Box 1000  
Parker County, Texas 76088

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM ATWOOD AND ROSEMARY ATWOOD, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 17th day of July, 2013.

*Notary Public in and for the State of Texas*  
*2/28/2014*  
My Commission Expires on

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

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).

NOTICE:  
SELLING A PORTION OF THIS PROPERTY BY NETS AND BONDS 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.

NOTE:  
WILLIAM ATWOOD HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.  
BY: *William Atwood* DATE: 7/17/13

FLOODPLAIN NOTE:  
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS PANEL NO. 48367C0373E, DATED SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

NOTE:  
THIS PROPERTY IS NOT COVERED BY THE FLOOD INSURANCE RATE MAPS OF ANY C.L.S.  
BY: *William Atwood* DATE: 7/17/13

Approved by: *John J. Kelly* **John J. Kelly** County Commissioner  
THIS DAY OF *July* 2013  
COUNTY JUDGE  
COUNTY COMMISSIONER  
COUNTY COMMISSIONER  
COUNTY COMMISSIONER

1. B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2180, STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2013.  
B.F. RIVERS, M.E., P.E., R.P.L.S.  
NO. 2180, STATE OF TEXAS  
ACCT. NO.:  
SCH. DIST.: BR  
CITY: NADIE  
MAP NO.: E-19



OWNER/DEVELOPER  
WILLIAM ATWOOD  
714 OLD BROOK ROAD  
WEATHERFORD, TEXAS 76088  
817-617-1807

SURVEYOR:  
RIVERS SURVEYING, INC.  
135 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
840-323-8813

FINAL PLAT  
EAGLES CREST ESTATES, PHASE 3  
32.66 ACRES OUT OF THE DANIEL RIDDLE SURVEY  
ABSTRACT NO. 1129, PARKER COUNTY, TEXAS  
SHEET 1 OF 1

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