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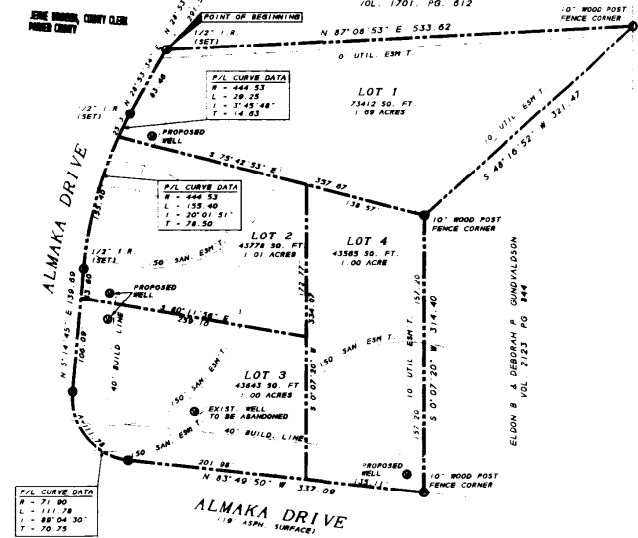
By: Melvin Castro

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 index and map
of the same records of Parker County
as stamped herein by me.

Aug 09, 2004

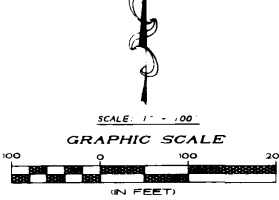
T. & P. RR. CO. SURVEY
SECTION NO. 183
ABSTRACT NO. 1473
PARKER COUNTY, TEXAS

JAMES P. & KATHERINE ROBINSON
VOL. 1701, PG. 612



P/C CURVE DATA
R = 71.80
L = 111.78
I = 88°04'30"
T = 20.75

ALMARKA DRIVE
(10' ASPH. SURFACE)



ACCORDING TO F. I. R. N. PANEL NO. 48C50 0125 C
DATED JAN. 3, 1997 THIS PROPERTY DOES NOT
APPEAR TO BE LOCATED IN A 100 YEAR FLOOD HAZARD
AREA

EASEMENT NOTE

"THE EASEMENT TO HOOD/PARKER COUNTY SOIL CONSERVATION
DISTRICT RECORDED IN VOLUME 204, PAGE 224 DOES NOT
AFFECT THIS TRACT."

NOTE

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

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2100,
STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
A SURVEY PERFORMED UNDER MY SUPERVISION IN FEBRUARY, 2004

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2100, STATE OF TEXAS



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, That I, Melvin Frysinger,
1941 2136 Pg. 1373 R.P.C.T. owner of the tract herein described, do hereby convey
this part of the above described real property to be known as:

LOTS 1 THROUGH 4
KEY ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS

and do hereby convey to the Public a use hereover, the streets, alleys, rights-of-way
sewerage and other public areas thereover.

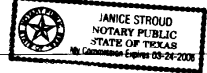
Executed this the _____ day of _____, 2004.

MELVIN FRYINGER

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, on this day personally appeared Melvin Frysinger
known to me to be the person whose name and address 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.

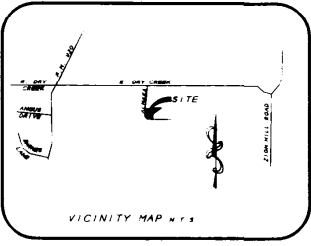
Witness my hand and seal on this the _____ day of _____, 2004.

Notary Public
My Commission Expires: _____



OWNER/DEVELOPER
MELVIN FRYINGER
5090 NEW AUTUMN ROAD
WEATHERFORD, TEXAS 76087
817-613-7441

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



NOTE:
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.

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.

STATE OF TEXAS
COUNTY OF PARKER
BEING 4.89 ACRES OUT OF THE T. & P. RR. CO. SURVEY, SECTION 183, ABSTRACT NO. 1473, PARKER COUNTY, TEXAS AND BEING THAT
CERTAIN TRACT CONVEYED TO MELVIN FRYINGER BY DEED RECORDED IN VOLUME 1701, PAGE 612 OF THE REAL RECORDS OF PARKER
COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD, SET ON THE EAST LINE OF ALMARKA DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT
CERTAIN TRACT CONVEYED TO JAMES P. AND KATHERINE ROBINSON BY DEED RECORDED IN VOLUME 1701, PAGE 612 OF THE REAL RECORDS
OF PARKER COUNTY, TEXAS AND BEING BY DEED CALL N 790 40' 46" E, A DISTANCE OF 4587.78 FEET FROM THE SOUTHWEST CORNER OF
THE O.A. BARNES SURVEY, ABSTRACT NO. 2378, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 87° 08' 53" E, ALONG AND WITH THE SOUTH LINE OF SAID ALMARKA DRIVE, A DISTANCE OF 533.82 FEET TO A 10" INCH
WOOD FENCE CORNER POST, FOUND IN PLACE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROBINSON TRACT AND THE NORTHWEST
CORNER OF THAT CERTAIN TRACT CONVEYED TO ELDON B. AND DEBORAH P. GUNDAVALDSON BY DEED RECORDED IN VOLUME 2113, PAGE 844
OF THE REAL RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 48° 16' 52" W, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE NORTH LINE OF SAID GUNDAVALDSON TRACT
A DISTANCE OF 321.47 FEET TO A 10" INCH WOOD FENCE CORNER POST, FOUND IN PLACE, FOR AN ANGLE POINT OF THIS TRACT;

THENCE S 00° 07' 20" W, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE WEST LINE OF SAID GUNDAVALDSON TRACT
A DISTANCE OF 314.41 FEET TO A 10" INCH WOOD FENCE CORNER POST, FOUND IN PLACE, ON THE NORTH LINE OF ALMARKA DRIVE FOR THE
SOUTHWEST CORNER OF THIS TRACT;

THENCE N 83° 49' 50" W, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE NORTH LINE OF SAID ALMARKA DRIVE
A DISTANCE OF 337.08 FEET TO A 1/2" IRON ROD, SET, AT THE P.C. OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG AND WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88° 04' 30" AND A RADIUS OF 71.80
FEET, THE CHORD OF WHICH BEARS N 380 17' 33" W, A DISTANCE OF 100.87 FEET, AN ARC DISTANCE OF 111.78 FEET TO THE P.T. OF
SAID CURVE;

THENCE N 05° 14' 45" E, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE EAST LINE OF SAID ALMARKA DRIVE
A DISTANCE OF 138.88 FEET TO A 1/2" IRON ROD, SET, AT THE P.C. OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ALONG AND WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 230 47' 58" AND A RADIUS OF 444.53
FEET, THE CHORD OF WHICH BEARS N 190 39' 35" E, A DISTANCE OF 183.33 FEET, AN ARC DISTANCE OF 144.85 FEET TO THE P.T. OF
SAID CURVE;

THENCE N 24° 53' 34" E, ALONG AND WITH THE EAST LINE OF SAID ALMARKA DRIVE, A DISTANCE OF 83.48 FEET TO THE PLACE OF
BEGINNING AND CONTAINING 4.89 ACRES.

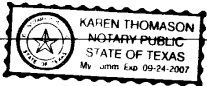
STATE OF TEXAS
COUNTY OF PARKER
THAT FIRST NATIONAL BANK, WEATHERFORD, TEXAS, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT
AS LIEN HOLDER ON THE HEREINABOVE DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, DOES HEREBY
CONSENT TO AND HAS NO OBJECTIONS TO SUCH SUBDIVISION AND JOINING IN THE DEDICATION OF THE STREETS AND EASEMENTS.

Lynn Bearden
DATE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN BEARDEN, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY
INDICATED AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Given under my hand and seal on this the 16th day of August, 2004

Karen Thomason
NOTARY PUBLIC, STATE OF TEXAS



Approved by the Commissioners Court of Parker County, Texas:
THIS THE 9th DAY OF August, 2004

ABSENT -
COUNTY JUDGE
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER

Recorded as this _____ day of _____, 2004
in Vol. (Cub.) _____ Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.

County Clerk: Parker County, Texas.

ACCT. NO.: 12430
SCH. DIST.: 1E
CITY: W
MAP NO.: E-5
ALUMNUS

FINAL PLAT
FRY ADDITION
LOTS 1 - 4
BEING 4.89 ACRES OUT OF
THE T. & P. RR. CO. SURVEY, SECTION 183
ABSTRACT NO. 1473,
PARKER COUNTY, TEXAS
SHEET 1 OF 1

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