

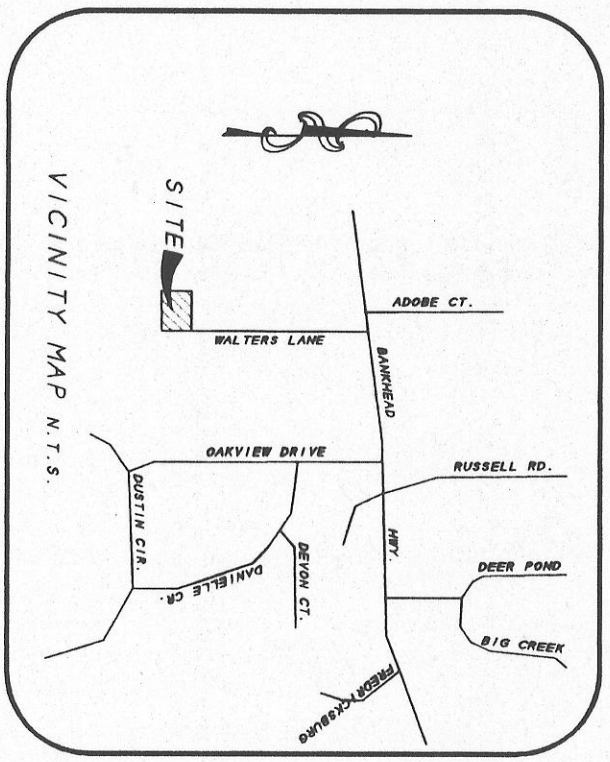


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NOTE: THIS PROPERTY IS LOCATED WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF HUDSON OAKS, TEXAS.

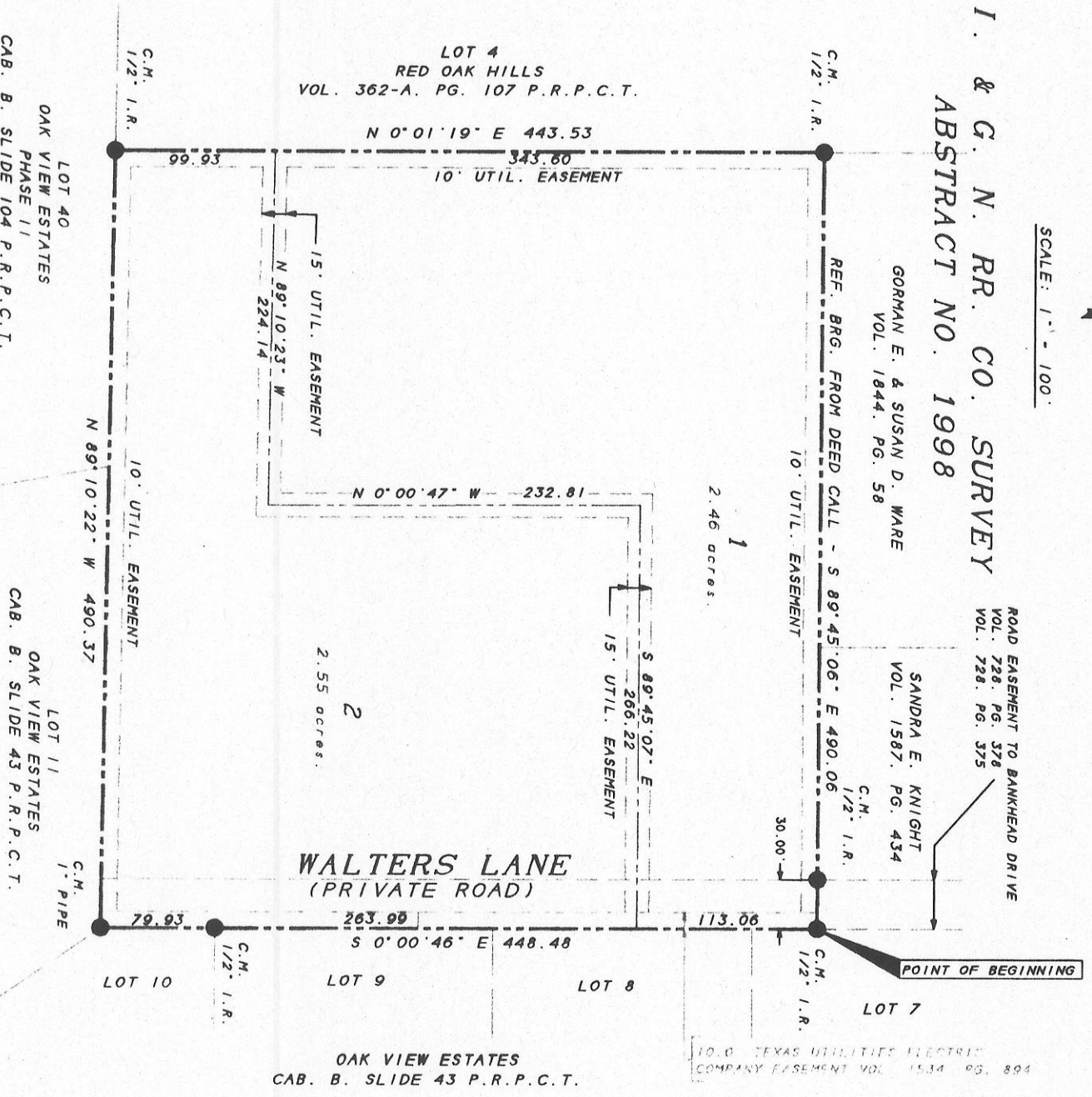
Doc# 679814 Book 2635 Page 1285

Doc# 679814 Fees: \$66.00 05/20/2008 10:50AM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS TRACER REINSON, CLERK



THESE SHALL EXIST A 10' UTILITY EASEMENT ALONG THE SUBDIVISION PERIMETER AND ALL STREETS. A 15' UTILITY EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (CENTERED ON LOT LINE 7.5 EACH LOT).

FLOODPLAIN NOTE: ACCORDING TO FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS, PANEL NO. 48020 0200 B, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.



STATE OF TEXAS COUNTY OF PARKER

WE, DONALD FOCHT AND SARAH FOCHT, BEING THE SOLE OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY SITUATED IN THE 1, 4 & G. N. RR. CO. SURVEY, COUNTY OF PARKER, ACCORDING TO THE DEED RECORDED IN VOLUME 2599, PAGE 851, 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 West line of Lot 7, Oak View Estates, an addition to Parker County, Texas according to the Plat recorded in Plat Book B, Slide 43 of the Plat Records of Parker County, Texas, said 1/2 inch iron rod being the Southeast corner of that certain 1/2 acre tract, a distance of 400.37 feet to a 1/2 inch iron rod, found in place, on the North line of the A. Horton Survey, Abstract No. 2327, for the Northeast corner of this tract;

THENCE S 00D 00' 46" E, generally along an existing fence and along and with the West line of said Oak View Estates, a distance of 448.48 feet to a one inch oak View Estates, for the Southeast corner of this tract;

THENCE N 89D 10' 22" W, generally along an existing fence and along and with the North line of said Lot 11, and continuing along and with the North line of Lot 10, the right of said Lot 11, and continuing along and with the North line of Lot 10, the right of said Lot 11, a distance of 490.37 feet to a 1/2 inch iron rod, found in place, said point being the Southeast corner of that certain 1/2 acre tract, a distance of 400.37 feet to a 1/2 inch iron rod, found in place, on the North line of the A. Horton Survey, Abstract No. 2327, for the Northeast corner of this tract;

TOGETHER WITH an ingress and egress easement out of the 1, 4 & G. N. RR. Co. Survey, Abstract No. 1999, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, found in place, on the West line of Lot 7, Oak View Estates, an addition to Parker County, Texas according to the Plat recorded in Plat Book B, Slide 43 of the Plat Records of Parker County, Texas, said point being the Northeast corner of that certain tract conveyed to Robert Stockburger, by deed recorded in Volume 1518, Page 911 of the Real Records of Parker County, Texas and being by deed call - S 89D 45' 07" E, 805.57 feet and N 00D 00' 29" E, 444.04 feet from the Northeast corner of the A. Horton Survey, Abstract No. 2327, for the Southeast corner of this easement;

THENCE N 89D 45' 07" E, generally along an existing fence and along and with the East line of said Lot 4, Red Oak Hills, a distance of 443.53 feet to a 1/2 inch iron rod, found in place, said point being the Southeast corner of that certain 1/2 acre tract, a distance of 400.37 feet to a 1/2 inch iron rod, found in place, on the North line of the A. Horton Survey, Abstract No. 2327, for the Northeast corner of this tract;

THENCE S 89D 47' 27" E, a distance of 51.49 feet to a point, for an all corner of this easement;

THENCE S 00D 00' 29" W, a distance of 629.14 feet to the place of beginning.



APPROVED BY THE COUNTY CLERK'S COURT OF THIS COUNTY, TEXAS, THIS 24th DAY OF April, 2008. [Signatures]

RECORDED ON THIS day of April, 2008, in Vol. (661) Pg. (1616) of the Plat Records of Parker County, Texas. County Clerk, Parker County, Texas.

FINAL PLAT LOTS 1 AND 2 FOCHT ADDITION BEING 5.02 ACRES OUT OF THE 1, 4 & G. N. RR. CO. SURVEY ABSTRACT NO. 1998 PARKER COUNTY, TEXAS SHEET 1 OF 1

OWNER/DEVELOPER: DONALD SARAH FOCHT 2306 LAKE COUNTRY DRIVE WEATHERFORD, TEXAS 76087

SURVEYOR: RIVERS SURVEYING, INC. P.O. BOX 1447 - 139 CROWLEY LANE MINERAL WELLS, TEXAS 76068

ACCT. NO.: 12408 SCH. DIST.: AL CITY: CO MAP NO.: K-116

APPROVED BY CITY OF HUDSON OAKS: [Signature] CITY ADMINISTRATOR [Signature] CITY ENGINEER DATE: 4/22/2008

NOTARY PUBLIC: NIKKI RENEE WILLIAMS NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 05-19-2008 DATE: April 23/2008