

C-796

NORTHWEST CORNER OF URIAH PERKINS SURVEY, ABSTRACT No. 1870
(CALLED BY DEED)

EAST 1691.58'

Doc# 712583
Book 2711 Page 628

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES OR PENALTIES.

MATTHEW A. TUCKER
VOLUME 2155, PAGE 1050

EAST 422.97'

1/2" IR SET

P.O.B. 1/2" IR SET

SOUTH 1140.63'

PEACOCK DRIVE
(VARIABLE WIDTH R. O. W.)

PRICE LANE (VARIABLE WIDTH R. O. W.)

1/2" IR SET

297.27'

125.70'

LOT 1
1.0 ACRES
(43,560 sq.ft.)

SOUTH 98.75'

1/2" IR SET

S 72°08'19"W 312.32'

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367C0270E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

JOE E. HAZARD
VOLUME 489, PAGE 142
7.0 PLUS ACRES

1

LOT 2
4.366 ACRES
(190,182 sq.ft.)

SOUTH 1140.63'

A. B. PRICE
VOLUME 1423, PAGE 341

NORTH 604.43'

OWNER/DEVELOPER:
JOSEPH ARTIE HARRISON
520 PRICE LANE
WEATHERFORD, TEXAS
76085

THE STATE OF TEXAS)
COUNTY OF PARKER)

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground

David Harlan, Jr.
Registered Professional Land Surveyor. No. 2074
March, 2009
REVISED APRIL, 2009



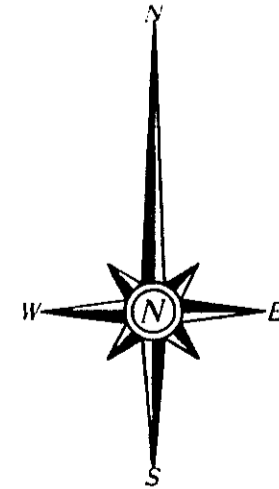
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

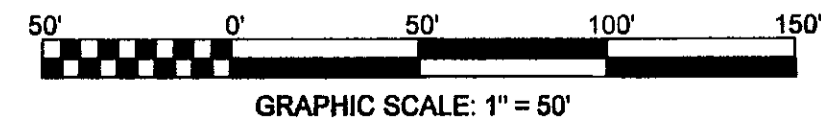
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ACCT. NO.: 12651
SCH. DIST.: WE
CITY: CO
MAP NO.: I-13

FINAL PLAT
LOT 1 and LOT 2, BLOCK 1
GARDNER SUBDIVISION
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 5.366 ACRES SITUATED IN AND BEING A PORTION OF THE
URIAH PERKINS SURVEY, ABSTRACT No. 1870
PARKER COUNTY, TEXAS



SCALE: 1" = 50'



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

Volume or Cabinet _____, Page or Slide _____

SHEET ONE OF TWO

09061/QR