

C-786

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, TAMMY SHEREEN HILL, being the sole owner of 37.295 Acres (Volume 1720, Page 489) situated in and being a portion of the P. M. KIRKSEY SURVEY, ABSTRACT No. 2227 and the T & P RR COMPANY SURVEY, SECTION No. 193, ABSTRACT No. 1452, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a large nail found in the west line of Moss Lane, as it exist, said nail being the northeast corner of all that certain Lot, Tract or Parcel of land described by deed to Paula A. Sandel recorded in Volume 2083, Page 562, said nail being called by deed to be S 85°19'09"E, 3433.31 feet from the southwest corner of said P. M. Kirksey Survey;
THENCE with the north line of said Paula A. Sandel Tract the following courses and distances;
N 89°27'45"W, 311.09 feet to an iron rod found;
S 86°06'08"W, 75.0 feet to an iron rod found, said iron being the northwest corner of said Paula A. Sandel Tract;

THENCE S 01°47'30"W, with the west line of said Paula A. Sandel Tract, 11.58 feet to a 12" Hackberry Tree, said tree being the most westerly and northerly northeast corner of The Oaks, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 397, Plat Records, Parker County, Texas;
THENCE with the north line of said The Oaks addition the following courses and distances;

N 76°34'43"W, 37.71 feet to an iron rod found;
N 79°24'38"W, 210.06 feet to an iron rod found;
N 60°53'39"W, 113.71 feet to an iron rod found;
S 41°59'35"W, 70.33 feet to an iron rod found;
S 60°02'40"W, 73.77 feet to an iron rod found, said iron being the northwest corner of Lot 35 of said The Oaks addition and being the most southerly southwest corner of said Tammy Shereen Hill Tract;
THENCE N 15°30'44"E, 291.83 feet to a large nail found, said nail being the most northerly northeast corner of said The Oaks addition;
THENCE S 89°10'10"W, 466.20 feet to a pipe post, said post being the most northerly southwest corner of said Tammy Shereen Hill Tract;
THENCE North, on or about a fence, 1157.01 feet to a pipe post, said post being the northwest corner of said Tammy Shereen Hill Tract and a reentrant corner of all that certain Lot, Tract or Parcel of land described by deed to Leah Riedel recorded in Volume 2615, Page 935 Real Records, Parker County, Texas;

THENCE S 89°43'16"E with the north line of said Tammy Shereen Hill and the south line of said Leah Riedel Tract, on or about a fence, 1235.12 feet to an iron rod found in the west line of said Moss Lane, said iron being the northeast corner of said Leah Riedel Tract;
THENCE with the west line of said Moss Lane the following courses and distances;
S 00°44'39"W, 511.80 feet to an iron rod set;
S 00°06'13"W, 476.90 feet to an iron rod found;
S 01°02'51"E, 147.63 feet to an iron rod set;
S 00°29'05"W, 288.99 feet to the POINT OF BEGINNING and containing 37.295 acres (1624661 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TAMMY SHEREEN HILL, does hereby adopt this plat designating the hereinabove described real property as LOT ONE AND LOT TWO, HILL REED ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 37.295 Acres situated in and being a portion of the P. M. Kirksey Survey, Abstract No. 2227 and the T & P RR Company Survey, Section No. 193, Abstract No. 1452, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at St. Louis, Missouri Parker County, Texas this 31 day of March, 2009

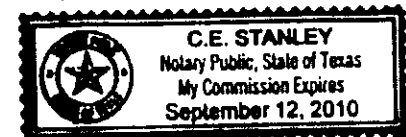
Tammy Hill Reed
Tammy Hill Reed

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Tammy Hill Reed 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 31 day of March, 2009

Debra Wrinkle
Notary Public in and for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)

Tammy Hill Reed
being the dedicatory and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town

Doc# 709596
Book 2704 Page 677

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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

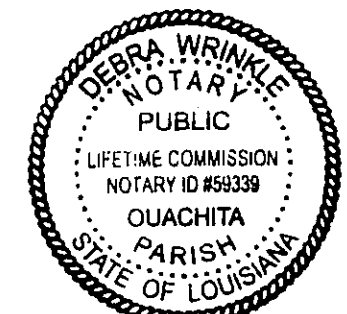
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Louisiana
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.
Chase Home Finance LLC, Successor by Merger to Chase Manhattan Mortgage Corporation
Alice Miller
TITLE Alice Miller - Vice President

Louisiana
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Alice Miller 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 24 day of March, 2009

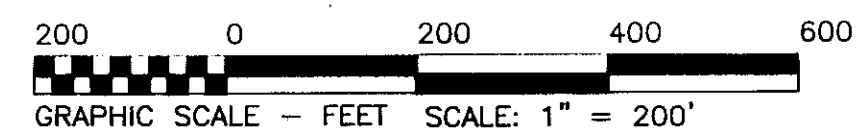
Debra Wrinkle
Notary Public in and for the State of Louisiana



ACCT. NO: 13455
SCH. DIST: WE
CITY: CO
MAP NO.: F.15

FINAL PLAT
LOT ONE AND LOT TWO
HILL REED ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being 37.295 Acres situated in and being a portion of the P. M. Kirksey Survey, Abstract No. 2227 and the T & P RR Company Survey Section No. 193, Abstract No. 1452, Parker County, Texas

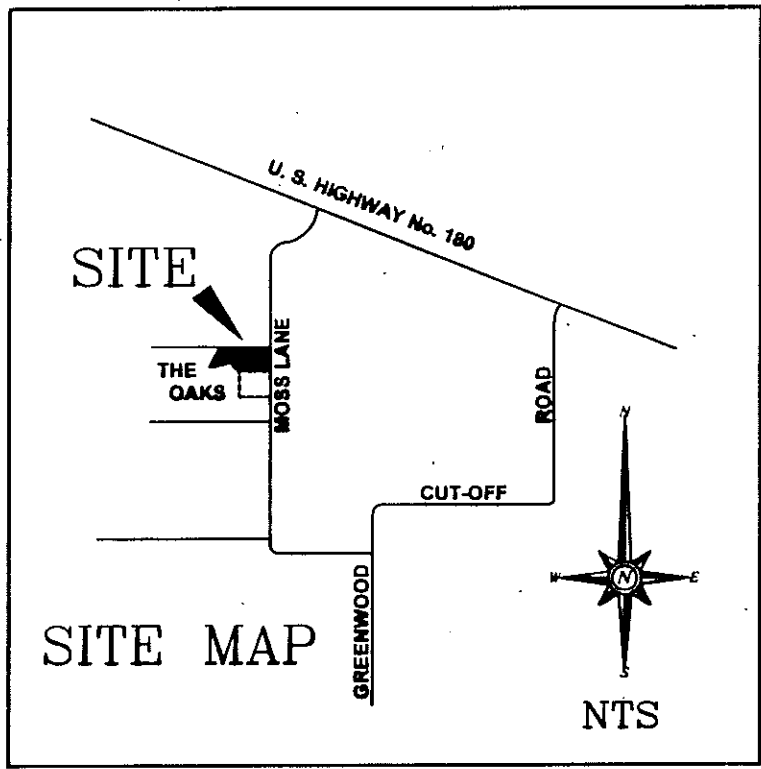
Doc# 709596 Fees: \$66.00
04/08/2009 11:25AM # Pages: 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK



SCALE: 1" = 200'

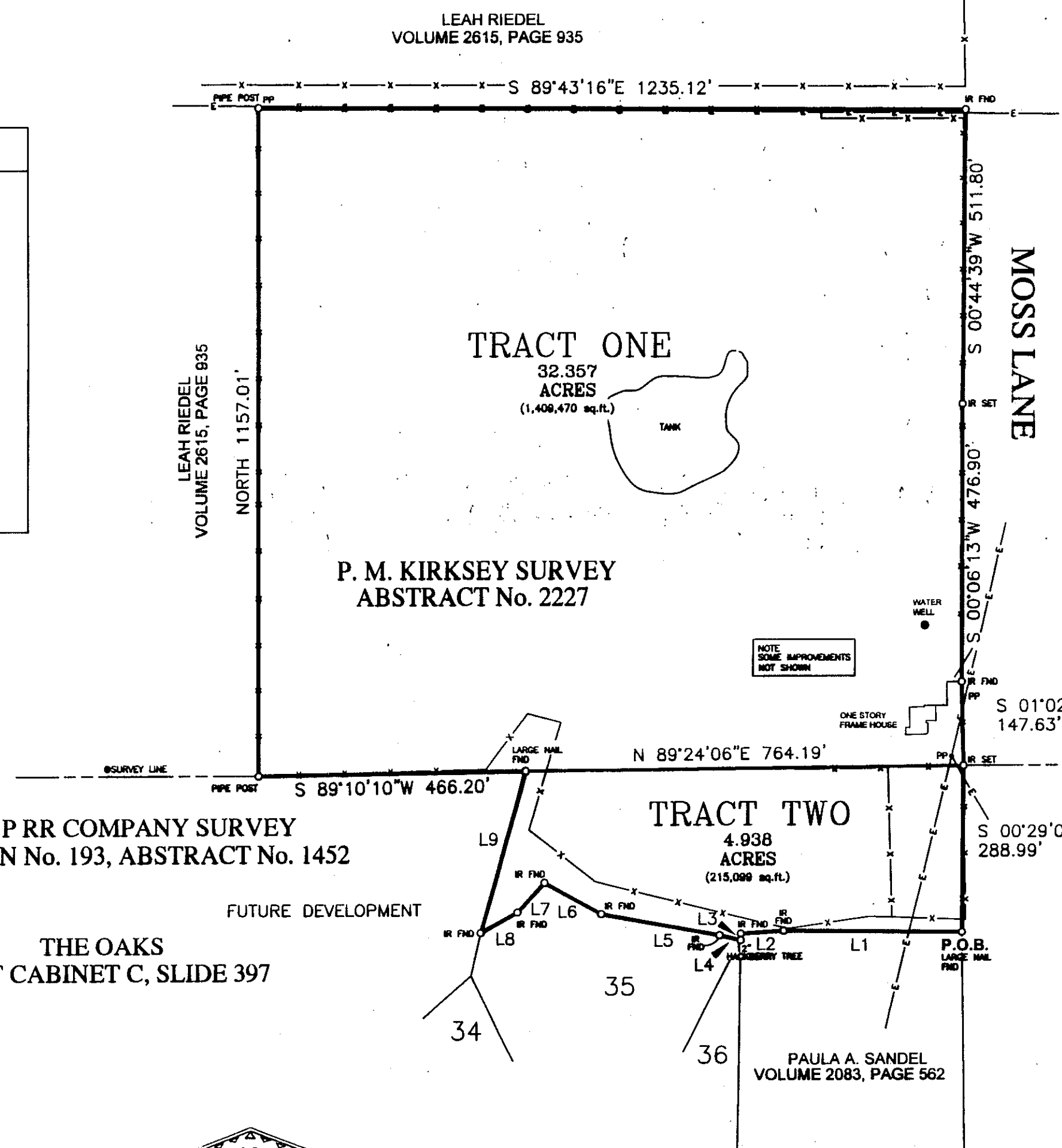
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

08259/QR



THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 8 day of April, 2008.
County Judge George A. Conley
Commissioner Precinct #1 [Signature]
Commissioner Precinct #2 [Signature]
Commissioner Precinct #3 [Signature]
Commissioner Precinct #4 ABSENT

LINE TABLE		
L1	N 89°27'45"W	311.09'
L2	S 86°06'08"W	75.0'
L3	S 01°47'30"W	11.58'
L4	N 76°34'43"W	37.71'
L5	N 79°24'38"W	210.06'
L6	N 60°53'39"W	113.71'
L7	S 41°59'35"W	70.33'
L8	S 60°02'40"W	73.77'
L9	N 15°30'44"E	291.83'



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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
AUGUST, 2008



OWNER/DEVELOPER
Tammy Hill Reed and
Russell Reed
416 Moss Lane
Weatherford, TX 76088
817-994-4456

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 D200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.