

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Mar 24, 2005 at 10:47A

Record Number: 065952
Acres: 26.40
By: J. Williams
Date: 01/14/2005

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 volume and page
of the said records of Parker County
as stated herein by me.

Plan: 22.3, 2005

JENNIE BRADSON, COUNTY CLERK
PARKER COUNTY

THE STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Choctaw Properties is the owner of a 2.500 acre tract of land situated in the I. & G.N. R.R. Co. Survey No. 3, Abstract No. 1796, in the City of Cresson, Parker County, Texas, and being a portion of a certain tract of land as described in deed to Choctaw Properties, L.L.C., recorded in Volume 1671, Page 1447, Deed Records, Parker County, Texas. The bearings for this survey are based on the east line of the The Hills of Bear Creek, Phase Three, recorded in Cabinet B, Slide 269, Plat Records, Parker County, Texas. Said 2.500 acre tract of land being described by metes and bounds as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southeast corner of said The Hills of Bear Creek, Phase Three, in the south line of said Choctaw tract:

Thence North 16°39'53" East, departing the south line of said Choctaw tract and over and across said Choctaw tract, along the east line of said The Hills of Bear Creek, Phase Three, a distance of 138.28 Feet to a 1/2" iron rod found:

Thence North 21°56'53" East, continuing over and across said Choctaw tract and the east line of said The Hills of Bear Creek, Phase Three, a distance of 138.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set:

Thence South 89°20'07" East, departing the east line of said The Hills of Bear Creek, Phase Three and continuing over and across said Choctaw tract, a distance of 404.99 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the east line of said Choctaw tract and the west right-of-way line of U.S. Highway 377:

Thence South 17°06'06" West, along the west right-of-way line of U.S. Highway 377 and the east line of said Choctaw tract, a distance of 276.04 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southeast corner of said Choctaw tract:

Thence North 88°53'37" West, departing the west right-of-way line of U.S. Highway 377, along the south line of said Choctaw tract, a distance of 415.12 Feet to the POINT OF BEGINNING and containing a computed area of 2.500 Acres, more or less.

WITNESS MY HAND this the 21 day of March 2005

THAT Everett Frazier does hereby adopt this plat designating the herein above described real property as Lot 1, Block 1, THE HILLS OF BEAR CREEK, PHASE IV, an addition to Parker County, Texas, and does hereby dedicate to the public's use the streets, easements (and parks) shown thereon.

Choctaw Properties
Choctaw Properties
Everett Frazier

THE STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority on this day personally appeared Everett Frazier, known to me to be 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 21 day of March 2005

Jenni Uscielowski
NOTARY PUBLIC, in and for Parker County, Texas

Printed Name Jenni Uscielowski
My commission expires June 2-2005

FINAL PLAT
LOT 1, BLOCK 1,
THE HILLS OF BEAR CREEK, PHASE IV
AN ADDITION TO THE CITY OF CRESSON,
PARKER COUNTY, TEXAS
BEING A 2.500 ACRE TRACT OF LAND
SITUATED IN THE I. & G.N. R.R. CO.
SURVEY NO. 3, ABSTRACT NO. 1796,
PARKER COUNTY, TEXAS

ACCT. NO: 13484
SCH. DIST: CG
CITY: CG
MAP NO: M-24
ALL DEEDS: 20048 1-10-00 1740
20049 1-10-00 1740
20050 1-10-00 1740

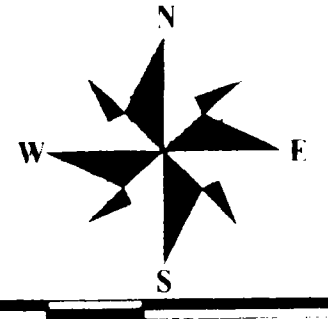
OWNER
EVERETT FRAZIER
P.O. BOX 150189
FORT WORTH, TEXAS 76188
(817) 367-6167

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 568-2916

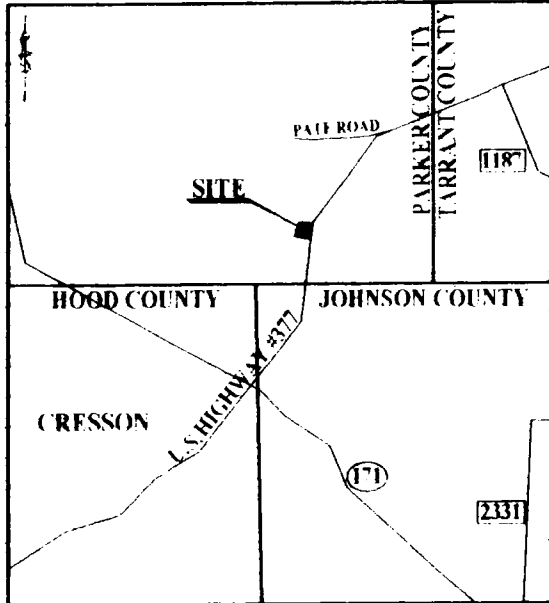
Q-237

DATE: MARCH 15, 2005

THIS PLAT RECORDED IN CABINET SLIDE , DATE 2005 JOB NO. 05-007



SCALE 1" = 50'



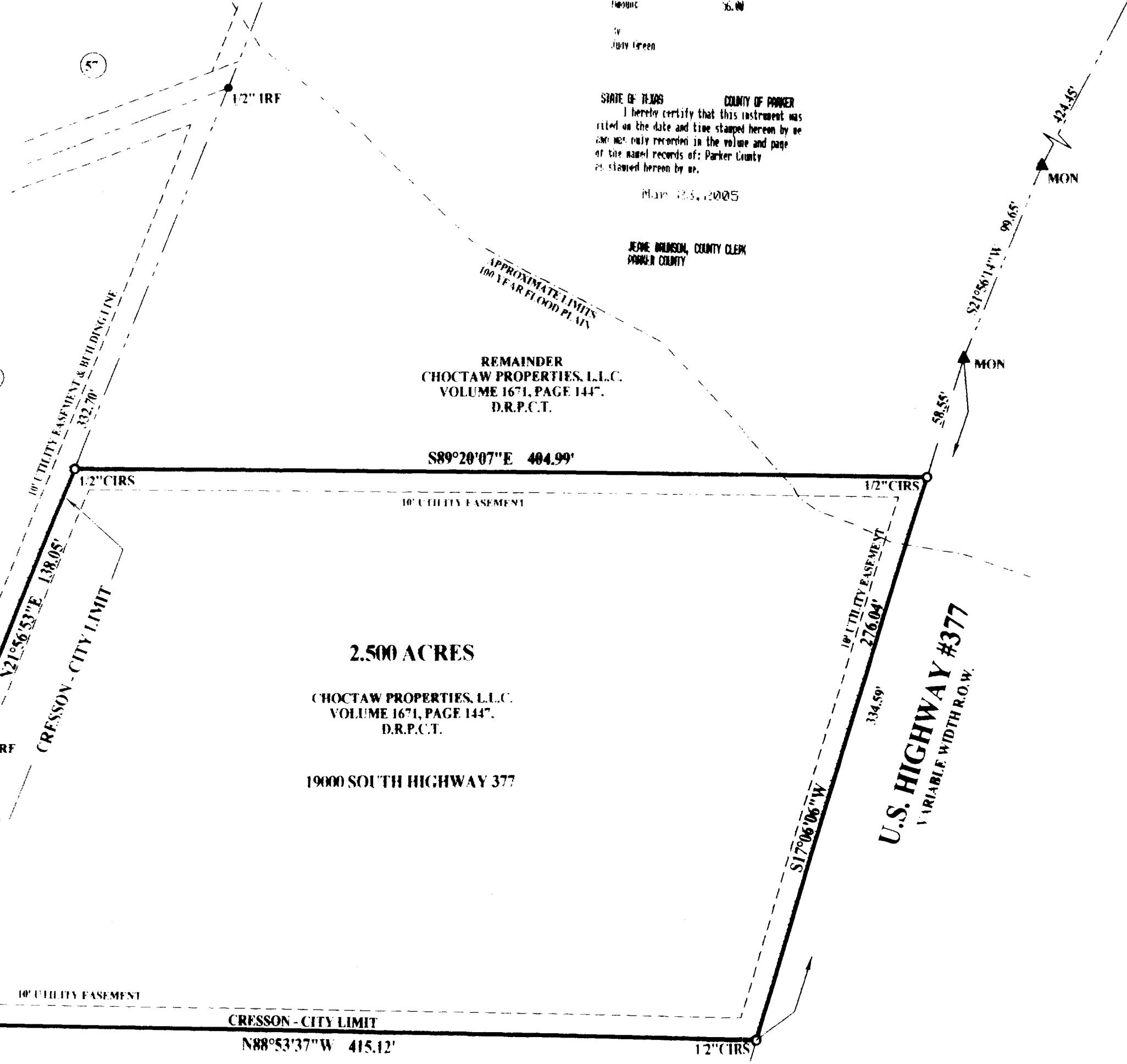
VICINITY MAP
NOT TO SCALE

THE HILLS OF BEAR CREEK
PHASE THREE
CAB. B, SLIDE 269
P.R.P.C.T.

ROB GRAHAM BRYANT
VOLUME 2025, PAGE 337
D.R.P.C.T.

RICHARD A. & BONNIE BOYD
VOLUME 1890, PAGE 1823
D.R.P.C.T.

POINT OF BEGINNING



2.500 ACRES
CHOCTAW PROPERTIES, L.L.C.
VOLUME 1671, PAGE 1447
D.R.P.C.T.
19000 SOUTH HIGHWAY 377

PARKER COUNTY
JOHN J. MILES JR., TRUSTEE
VOLUME 1491, PAGE 1163
D.R.P.C.T.

- NOTES:
1. The property shown on this survey does not lie within the 100 year flood plain, as shown by the Flood Insurance Rate Map, Parker County, Texas, Community-Panel No. 480520 0285 C, map revised January 3, 1997.
 2. The bearings for this survey are based on the east line of the The Hills of Bear Creek, Phase Three, recorded in Cabinet B, Slide 269, Plat Records, Parker County, Texas.
 3. Water will be provided by water well.
 4. Sewer will be provided by septic system.

SURVEYOR'S CERTIFICATION
THE STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818



Date: JANUARY 14, 2005

APPROVED BY THE BOARD OF ALDERMEN OF CRESSON, TEXAS,
ON THIS THE 22 DAY OF March, 2005
St. Coll
MAYOR

E: PCS05-007 Hills of Bear Creek Plat HBC_Ph-iplt.PCS