

C-581

LIEN HOLDER

STATE OF TEXAS
COUNTY OF PARKER

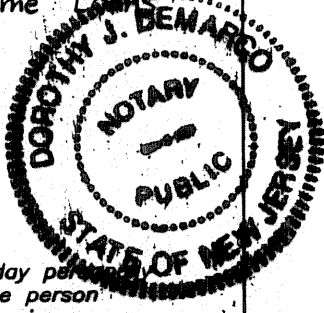
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements as nominee for Coldwell Banker Home

MERS
Carol Lang, Assist Vice President
Title

STATE OF TEXAS New Jersey
COUNTY OF PARKER Burlington

BEFORE ME, the undersigned authority, on this day personally appeared Carol Lang, known to me by the person whose name is subscribed to the above and forgoing 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 21st day of JUNE, 2007.
Dorothy J. Demarzo
Notary Public in and for the State of Texas New Jersey



OWNER

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Carl Parker, being the sole owner of a 9.197 acre tract of land being out of the THOMAS SMITHERS SURVEY, ABSTRACT NO. 1166, Parker County, Texas; being all of that certain tract conveyed to Parker in Volume _____, Real Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the south right of way line of Sanders Road (a 30 foot Road Easement - Paved), at the southeast corner of said Parker tract, for the southeast and beginning corner of this tract. Whence the southeast corner of said SMITHERS SURVEY is called to bear N 59°35'02" E 486.1 feet.
THENCE S 59°35'02" W 191.00 feet along the south right of way line of said Sanders Road to a found 1/2" iron rod, for the southwest corner of this tract.
THENCE N 36°43'44" W 133.70 feet to a found 3/8" iron rod, for a corner of this tract.
THENCE N 26°45'58" E 21.66 feet to a found 3/8" iron rod, for a corner of this tract.
THENCE N 29°16'31" W 1178.57 feet to a found 1/2" iron rod, for the northwest corner of this tract.
THENCE N 59°50'49" E 331.30 feet to a found 1/2" iron rod, for the northeast corner of this tract.
THENCE S 29°46'47" E 932.40 feet to a found 1/2" iron pipe, for a corner of this tract.
THENCE S 60°25'44" W 85.77 feet to a found 1/2" iron rod, for a corner of this tract.
THENCE S 20°05'11" E 396.80 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Carl Parker, (OWNER) does hereby adopt this plat designating the herein above described real property as PARKER ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at WEATHERFORD, Parker County, Texas this the 16th day of JUNE, 2007.

Carl Parker
Carl Parker

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Carl Parker
Carl Parker

EXTRA-TERRITORIAL JURISDICTION

I, Carl Parker, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any city or town.

Carl Parker
Carl Parker

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Carl Parker, known to me by the person whose name is subscribed to the above and forgoing 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 26 day of JUNE, 2007.
Michelle Praytor
Notary Public in and for the State of Texas



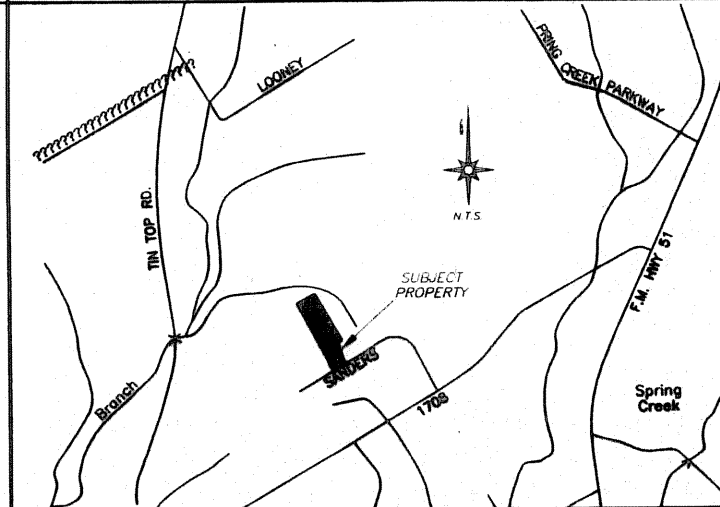
SURVEYOR

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE COUNTY OF PARKER. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

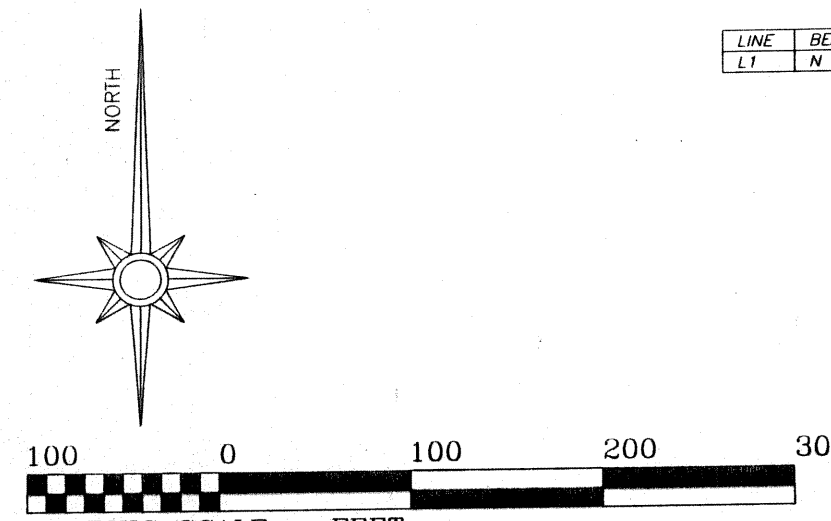
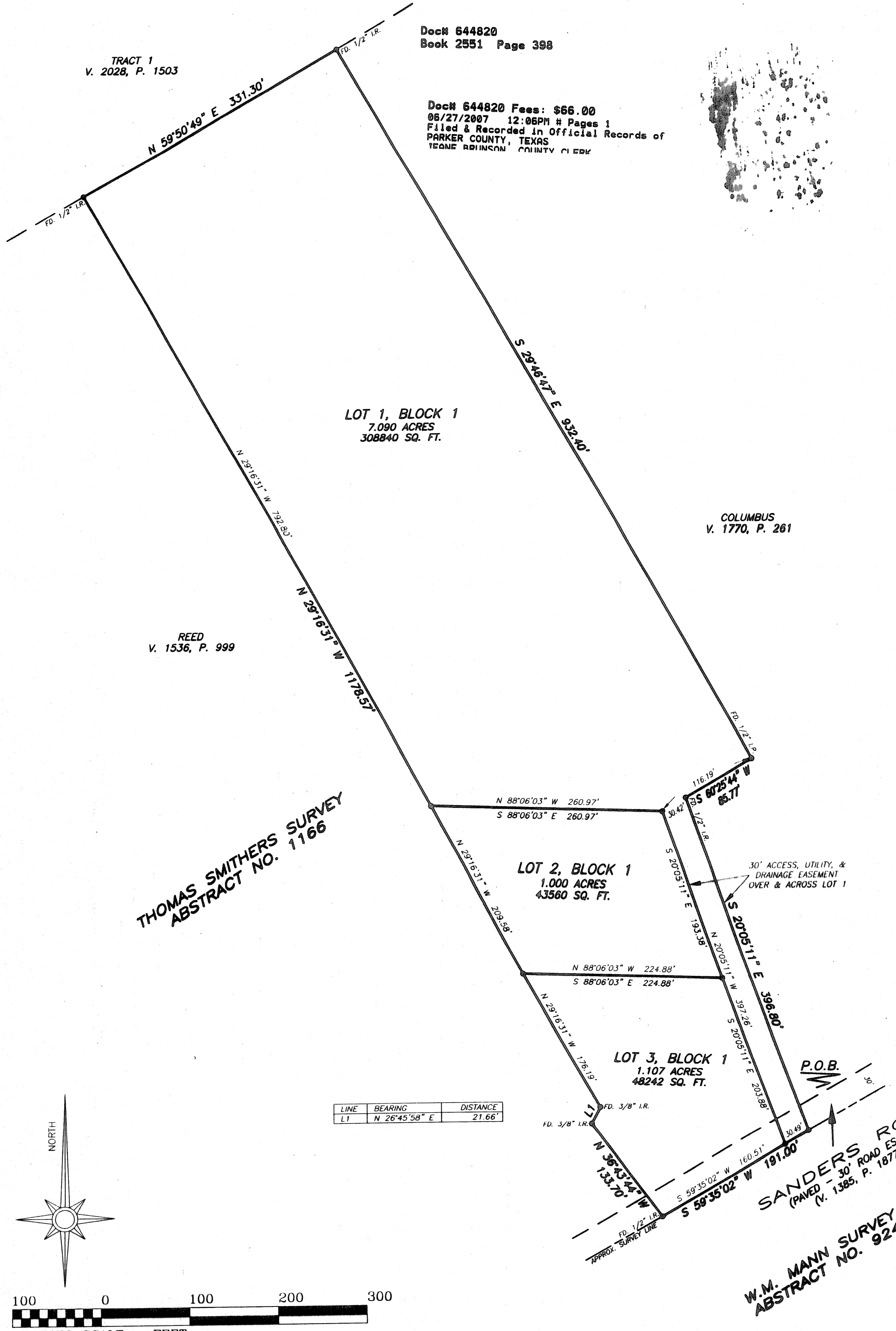
ACCT. NO.: 16051
SCH. DIST.: WE
CITY: CO
MAP NO.: H-19
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JN070418P

CONTACT

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
OWNER/DEVELOPER:
CARL PARKER
524 SANDERS ROAD
WEATHERFORD, TEXAS
(817) 597-5113



FINAL PLAT
PARKER ESTATES
LOTS 1, 2, & 3, BLOCK 1
AN ADDITION TO PARKER COUNTY, TEXAS
BEING A 9.197 ACRES SUBDIVISION OUT OF
THE THOMAS SMITHERS SURVEY, ABSTRACT NO. 1166
PARKER COUNTY, TEXAS
MAY 2007
CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403



LINE	BEARING	DISTANCE
LT	N 26°45'58" E	21.66'

Doc# 644820
Book 2551 Page 398
Doc# 644820 Fees: \$66.00
06/27/2007 12:06PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE ROBINSON COUNTY CLERK



STATEMENT ACKNOWLEDGING EASEMENTS:
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.

SEWER AND WATER SERVICE:
Water shall be provided by private on site water wells.
Sewer shall be provided by private aerobic septic systems.

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 availability.

F.E.M.A. FLOOD HAZARD ZONE:
This tract does not appear to be in a 100 year flood hazard zone according to F.I.R.M. Community Panel No. 480502 0200 B, Dated September 27, 1991.

ACCESS EASEMENT:
The thirty foot (30') access, utility, and drainage easement over and across Lot 1, shall be maintained by the owners of Lots 1, 2, & 3, Block 1.

PROPERTY CORNERS:
All corners are set 1/2" iron rods, unless otherwise noted.