

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS W. Ralph Evans and wife Linda S. Evans are the owners of 32.069 acres of land situated in the Andrew Jones Survey, Abstract No. 743, Parker County, Texas, being Lots 22 and 23, Block 1, Lots 1-7, Block 2, Remington Park Estates Phase I, an addition to Parker County, Texas, recorded in Cabinet C, Slide 264, Plat Records of Parker County, Texas, and Lot 3R, Block 3, Remington Park Estates Phase II, an addition to Parker County, Texas, recorded in Cabinet D, Slide 8, Plat Records of Parker County, Texas, and all of a 20 feet by 20 feet R.O.W. corner clip and all of a 60 feet by 291.40 feet R.O.W. with corner clips (both R.O.W.'s along Dobbs Trail) dedicated by the plat recorded in cabinet c, slide 264, Plat Records of Parker County, Texas, and also being a portion of an unplatted tract of land recorded in Volume 2227, Page 719, Deed Records of Parker County, Texas, and WHEREAS W. Ralph Evans and wife Linda S. Evans do hereby wish to plat said 32.069 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found in the south R.O.W. line of Dobbs Trail at the northeast corner of Lot 1R, Block 3, Remington Park Estates, Phase II, as recorded in Cabinet D, Slide 8, Plat Records of Parker County, Texas;

THENCE S 89 Degrees 31 Minutes 27 Seconds E, along said south R.O.W. line, a distance of 1580.00 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the northwest corner of Lot 24, Block 1, Remington Park Estates, Phase I, as recorded in Cabinet C, Slide 264, Plat Records of Parker County, Texas;

THENCE S 00 Degrees 28 Minutes 33 Seconds W, along the west line of Lot 24, a distance of 291.40 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the southwest corner of said lot;

THENCE S 89 Degrees 31 Minutes 27 Seconds E, along the south line of said Lot 24, a distance of 34.33 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the northwest corner of Lot 26, Block 1;

THENCE S 00 Degrees 27 Minutes 56 Seconds W, along the west line of Lots 26, 27, and 28, passing the southwest corner of said Lot 28, a distance of 580.11 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." set;

THENCE N 89 Degrees 31 Minutes 27 Seconds W, a distance of 1614.43 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the southeast corner of the aforementioned Lot 1R, Block 3, Remington Park Estates Phase II;

THENCE N 00 Degrees 28 Minutes 33 Seconds E, along the east line of said Lot 1R, a distance of 871.51 feet to the PLACE OF BEGINNING and containing 32.069 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, W. Ralph Evans and Linda S. Evans, do hereby adopt this plat designating the herein above described property as:

**A REVISION OF
LOTS 22 AND 23, BLOCK 1 AND LOTS 1-7, BLOCK 2
REMINGTON PARK ESTATES PHASE I
AND
LOT 3R, BLOCK 3
REMINGTON PARK ESTATES PHASE II**

Being a Revision of Lots 22 and 23, Block 1, Lots 1-7, Block 2, Remington Park Estates Phase I, an addition to Parker County, Texas, recorded in Cabinet C, Slide 264, Plat Records of Parker County, Texas, and Lot 3R, Block 3, Remington Park Estates Phase II, an addition to Parker County, Texas, recorded in Cabinet D, Slide 8, Plat Records of Parker County, Texas, and all of a 20 feet by 20 feet R.O.W. corner clip and all of a 60 feet by 291.40 feet R.O.W. with corner clips (both R.O.W.'s being along Dobbs Trail) dedicated by the Plat Recorded in Cabinet C, Slide 264, Plat Records of Parker County, Texas, and also an unplatted tract of land recorded in Volume 2227, Page 719, Deed Records of Parker County, Texas, and do hereby dedicate to the public's use forever the easements and Rights-of-Ways as shown hereon.

Executed this 5th day of Nov, 2010.

By: W. Ralph Evans
W. Ralph Evans

Executed this 5th day of Nov, 2010.

By: Linda S. Evans
Linda S. Evans

LA
LANDES & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

Doc# 754418 Fees: \$66.00
11/10/2010 9:31AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

LANDES & ASSOC.
1/2" IRF.

WOODSON D. HENRY SURV.
ABST. NO. 608
TERRY G. HAMPTON et ux MAURINE HAMPTON
VOL. 1446, PG. 135
D.R.P.C.T.

Doc# 754418
Book 2812 Page 1661

A.S. BIRDWELL SURV.
ABST. NO. 59
FINIS G. CHRISTENBERRY, et al
Feb. 3rd. 1933

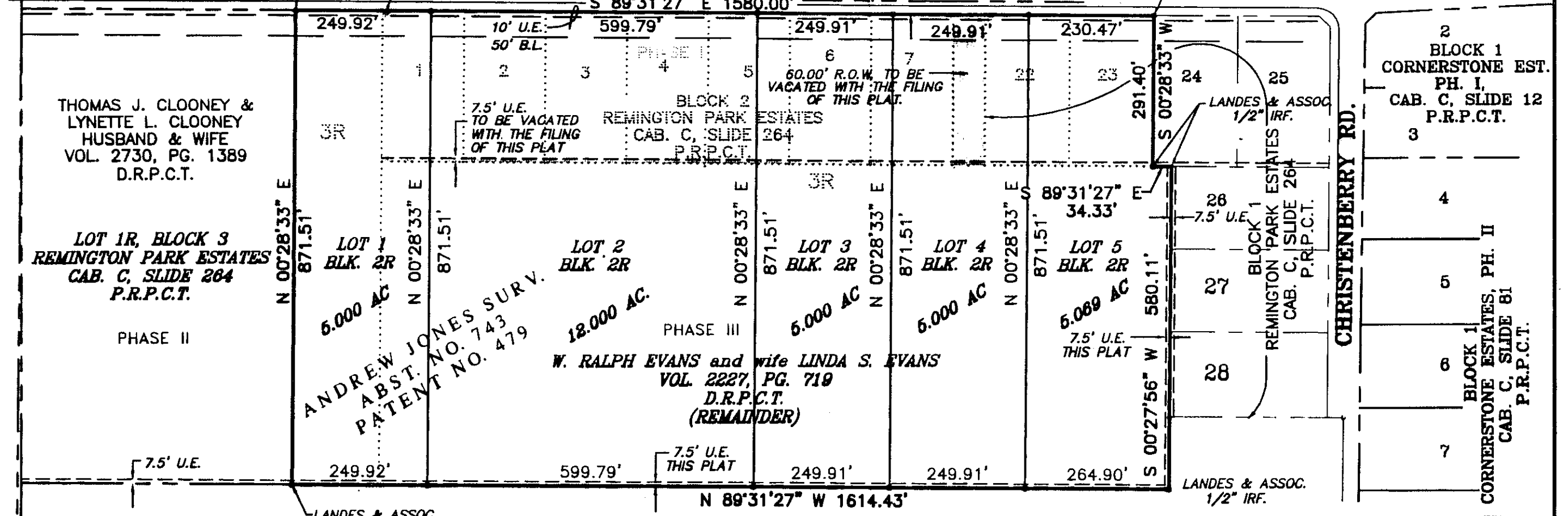
D-91

P.O.B.
1/2" IRF
(CONTROL MON.)

20' X 20' R.O.W. TO BE
VACATED WITH THE FILING
OF THIS PLAT.

DOBBS TRAIL
ASPHALT ROAD

LANDES & ASSOC.
1/2" IRF.
(CONTROL MON.)



SURVEY LINE

STATE OF TEXAS
The undersigned
Notary Public in and for the State of Texas, on this day personally
appeared W. Ralph Evans, known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he executed the same for the purpose and consideration therein
expressed.

Given under my hand and seal of office this 5 day of November, 2010.

Melinda Powders
Notary Public in and for the State
My Commission Expires
MELINDA POWDERS
Notary Public, State of Texas
My Commission Expires
March 14, 2012

STATE OF TEXAS

Before me, Melinda Powders, a Notary Public in and for the State of Texas, on this day personally
appeared Linda S. Evans, known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that she executed the same for the purpose and consideration
therein expressed.

Given under my hand and seal of office this 5 day of November, 2010.

Melinda Powders
Notary Public in and for the State
My Commission Expires
MELINDA POWDERS
Notary Public, State of Texas
My Commission Expires
March 14, 2012

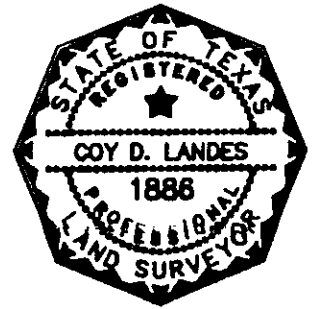
PLAT FILED IN CAB. _____ SLIDE _____

SURVEYOR'S CERTIFICATE

THAT I, COY D. LANDES, DO HEREBY CERTIFY THAT I PREPARED THIS
PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT
THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR SET
UNDER MY PERSONAL SUPERVISION.

Coy D. Landes
COY D. LANDES, R.P.L.S. No. 1886

11-4-2010
DATE



APPROVED BY THE COMMISSIONERS, COURT OF PARKER COUNTY, TEXAS
This the 10th day of November, 2010.

George J. Carley Commissioner
Commissioner
Commissioner
County Judge

NOTES:

- 1) ALL MONUMENTS ARE 1/2 INCH IRON RODS SET OR FOUND (IRS./IRF.) WITH PLASTIC CAPS STAMPED "LANDES & ASSOC." (UNLESS OTHERWISE NOTED).
- 2) THE BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE NAD 1983 STATE PLANE GRID BEARINGS AND COORDINATES FOR THE TEXAS NORTH CENTRAL ZONE 4202 USING G.P.S. STATIC OBSERVATIONS. THE DATUM WAS PROCESSED BY THE NATIONAL GEODETIC SURVEY, JAN. 16, 2004, USING BASE STATION DENTON C.O.R.S. A.R.P., ARLINGTON R.R.P.2 C.O.R.S. A.R.P. & DALLAS C.O.R.S. A.R.P. THE COMBINED SCALE FACTOR FOR THIS AREA IS 0.99983347.
- 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD OR FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY AND PANEL NO. 4805200075-B, MAP REVISED SEPT. 27, 1991.
- 4) THE PLAT SHOWN HEREON DOES NOT CURRENTLY LIE WITHING THE BOUNDARIES OF ANY ADJACENT CITY ETJ (EXTRATERRITORIAL JURISDICTION).
- 5) WATER WILL BE PROVIDED BY WALNUT CREEK SUD (SPECIAL UTILITY DISTRICT).

**A REVISION OF
LOTS 22 AND 23, BLOCK 1 AND LOTS 1-7, BLOCK 2
REMINGTON PARK ESTATES PHASE I
AND
LOT 3R, BLOCK 3
REMINGTON PARK ESTATES PHASE II**

SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NO. 743, PARKER COUNTY, TEXAS AND BEING A REPLAT OF LOTS 22 AND 23, BLOCK 1 AND LOTS 1-7, BLOCK 2, ALONG WITH A PORTION OF DEDICATED R.O.W. IN REMINGTON PARK ESTATES PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 264, PLAT RECORDS OF PARKER COUNTY, TEXAS AND LOT 3R, BLOCK 3, REMINGTON PARK ESTATES PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 8, PLAT RECORDS OF PARKER COUNTY, TEXAS, ALSO BEING ALL OF A 20 FEET BY 20 FEET R.O.W. CORNER CLIP AND ALL OF A 60 FEET BY 291.40 FEET R.O.W. WITH CORNER CLIPS (BOTH R.O.W.'S BEING ALONG DOBBS TRAIL) DEDICATED BY THE PLAT RECORDED IN CABINET C, SLIDE 264, PLAT RECORDS OF PARKER COUNTY, TEXAS, AND ALSO BEING A PORTION OF AN UNPLATTED TRACT OF LAND CONVEYED TO W. RALPH EVANS AND WIFE LINDA S. EVANS, RECORDED IN VOLUME 2227, PAGE 719, DEED RECORDS OF PARKER COUNTY, TEXAS.

DATE: 10/05/2010

#04010-P3