

Doc: 00526963 BK: DR Vol: 2245 Pg: 952

FILED FOR RECORD
OFFICIAL PUBLIC RECORDS
On Aug 05, 2004 at 11:47 AM

Deed Number: 0623963

Acres: 56.00

By Patricia Nelson

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 index and map of the said records of Parker County as stated herein by me.

Aug 09, 2004

JAMIE BELYNN TIERCE
NOTARY PUBLIC
PARKER COUNTY

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as then holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 2004.

Notary Public in and for the State of Texas

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4808000100 EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, TIMOTHY E. CARTER AND MARY F. CARTER being the sole owners of 11.98 Acres situated in and being a portion of the ROBERT CALDWELL SURVEY, ABSTRACT No. 213, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found at the northeast corner of said 11.982 Acre Tract, said pipe being called by deed to be S 48° 13' 17" W, 5847.72 feet from the northwest corner of said Robert Caldwell Survey;
THENCE S 30° 16' 04" W, 718.39 feet to a pipe found;
THENCE N 58° 44' 09" W, 909.48 feet to an iron rod set in the east right of way line of Farm to Market Highway No. 1189;
THENCE N 30° 16' 40" E, with the east right of way line of said Farm to Market Highway No. 1189, 136.38 feet to an iron rod found;
THENCE S 58° 49' 54" E, 362.50 feet to a post;
THENCE N 30° 16' 40" E, 360.53 feet to a post;
THENCE N 58° 49' 54" W, 362.50 feet to an iron rod found in the east right of way line of said Farm to Market Highway No. 1189;
THENCE N 30° 16' 40" E, with the east right of way line of said Farm to Market Highway No. 1189, 221.16 feet to an iron rod found;
THENCE S 58° 49' 08" E, 909.34 feet to the POINT OF BEGINNING and containing 11.98 acres (521942 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TIMOTHY E. CARTER AND MARY F. CARTER do hereby adopt this plat designating the hereinabove described real property as LOTS 1 AND 2, BLOCK 1, RIVER BEND ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 5 day of August, 2004.

Timothy E. Carter Mary F. Carter
Timothy E. Carter Mary F. Carter

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Jamie Blynn Tierce, 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.

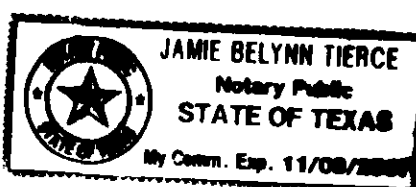
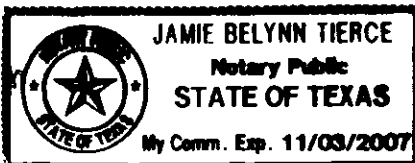
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of August, 2004.

Jamie Blynn Tierce
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Timothy E. Carter, 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 5 day of August, 2004.

Timothy E. Carter
Notary Public in and for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
I, Tim Carter
being the dedicating and developers of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City in Parker County, Texas.

DEVELOPER/OWNER:
Timothy and Mary Carter
1268 Lamy Blvd Road
Weatherford, TX 76087
817-599-7494

BRUCE A. LUSK
VOLUME 1597, PAGE 1144



THIS is to certify that I, David Harlan, Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted 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 or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY, 2004

FINAL PLAT
**LOTS 1 AND 2, BLOCK 1
RIVER BEND ESTATES**

Being 11.98 Acres situated in and being a portion of
the ROBERT CALDWELL SURVEY, ABSTRACT No. 213
Parker County, Texas

ACCT. NO.: 11860
SCH. DIST.: 3
CITY:
MAP NO.: 11860

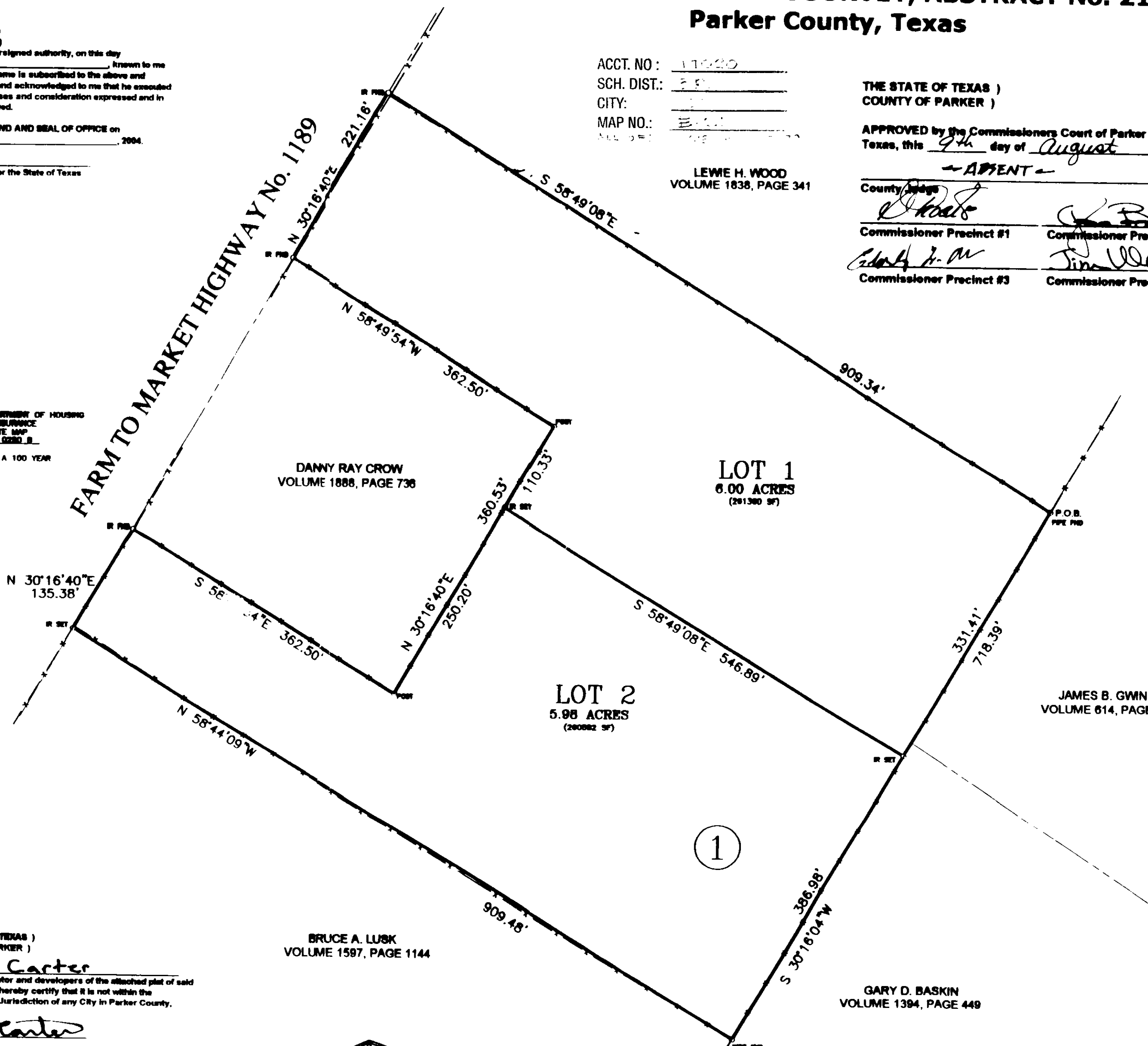
LEWIE H. WOOD
VOLUME 1838, PAGE 341

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 9th day of August, 2004.

APPROVED BY: APSENT

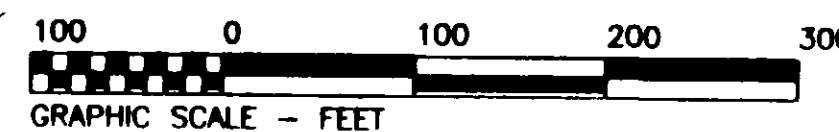
County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4



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.



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
215 EUREKA STREET
WEATHERFORD, TX 76088
METRO(817)898-9700-(817)898-0880
FAX: METRO(817) 341-2833