

# FINAL PLAT SPUR ESTATES LOTS 1 AND 2, BLOCK 1

42.522 ACRES SITUATED IN AND BEING A PORTION  
OF THE L. T. MITCHELL SURVEY, ABSTRACT No. 2499  
PARKER COUNTY, TEXAS

Doc 00518182 Bk OR Vol 2219 Pg 1783

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On May 14, 2004 at 08:04M  
Deepest Number: 00318182  
Amount: \$6.00  
By Patricia Nelson

STATE OF TEXAS )  
COUNTY OF PARKER )  
I, Patricia Nelson, County Clerk  
do 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 named records of: Parker County  
as stamped herein by me.  
May 14, 2004

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.

C-139

ACCT. NO.: \_\_\_\_\_  
SCH. DIST.: \_\_\_\_\_  
CITY: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ALL OF: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County Texas, this 12th day of May, 2004.

County Judge \_\_\_\_\_  
Commissioner of Precinct #1 \_\_\_\_\_  
Commissioner of Precinct #2 \_\_\_\_\_  
Commissioner of Precinct #3 \_\_\_\_\_  
Commissioner of Precinct #4 \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, Timothy E. Carter  
being the dedicant and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.

42.522 Acres situated in and being a portion of the L. T. MITCHELL SURVEY, BSTRACT No. 2499, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to KKH Family Limited Partnership by deed recorded in Volume 2050, page 806, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

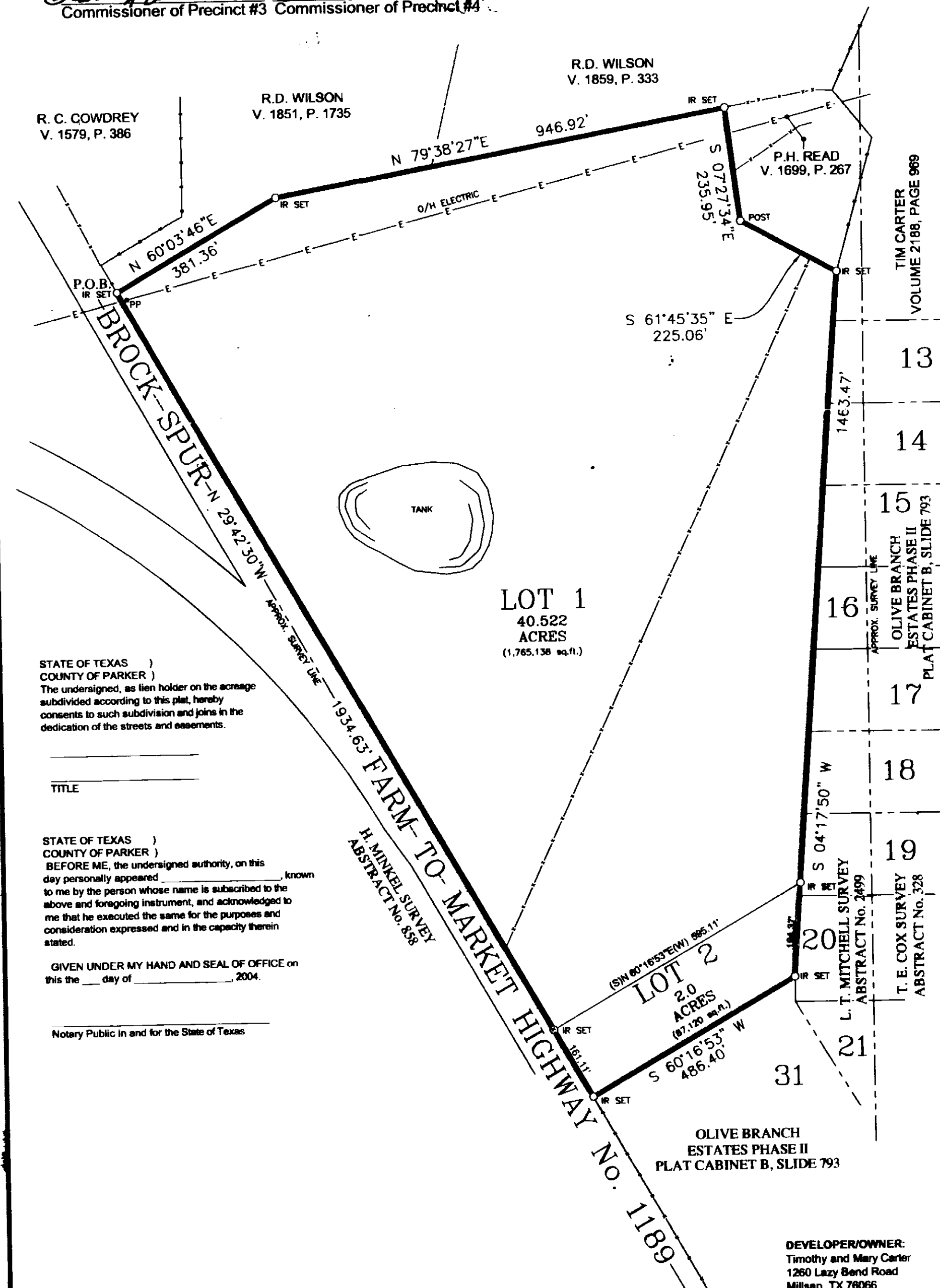
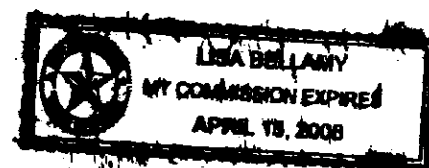
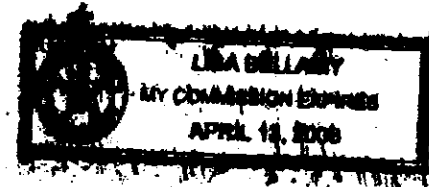
COMMENCING from an iron rod found in the east line of a tract of land conveyed to C. W. Wyler by deed recorded in Volume 647, Page 323, Deed Records, Parker County, Texas at the southwest corner of a tract of land conveyed to Nell Jackson by deed recorded in Volume 402, Page 331, Deed Records, Parker County, Texas, said iron being called by deed to be in the east line of the A. B. Glover Survey, Abstract No. 785, Parker County, Texas, South, 694.0 feet from the most easterly northeast corner of said A. B. Glover Survey; THENCE S 00°23'00" W, 1293.65 feet; S 00°09'35" E, 255.27 feet; S 60°03'46" W, 195.52 feet and S 29°42'30" E, 66.0 feet to an iron rod set in the east right of way line of Brock Spur, a county road, for the POINT OF BEGINNING;  
THENCE N 60°03'46" E, 381.36 feet to an iron rod set in a fence line;  
THENCE N 79°38'27" E, on or about said fence line, 846.92 feet to an iron rod set;  
THENCE S 07°27'34" E, at 133.69 feet passing a fence post and continuing on or about said fence and in all 235.95 feet to a post;  
THENCE S 61°45'35" E, on or about a fence at 164.2 feet passing a fence corner and in all 225.06 feet to an iron rod set;  
THENCE S 04°17'50" W, 1463.47 feet to an iron rod set;  
THENCE S 60°16'53" W, 486.40 feet to an iron rod set in the east right of way line of Farm to Market Highway No. 1189;  
THENCE N 29°42'30" W, on or about a fence line and the east right of way line of said Farm to Market Highway No. 1189 passing into the east right of way line of said Brock Spur, 1934.63 feet to the POINT OF BEGINNING and containing 42.522 acres (1,852,258 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, SPUR 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 Brock 150, Parker County, Texas this 3rd day of May, 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 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 3rd day of May, 2004.  
Lisa Bellamy  
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 Mary F. 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 3rd day of May, 2004.  
Lisa Bellamy  
Notary Public in and for the State of Texas



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.

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.

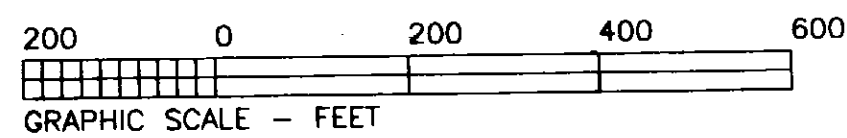
Notary Public in and for the State of Texas

THIS is to certify that I, David Harlan Jr., a Registered Public 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  
MARCH, 2004



DEVELOPER/OWNER:  
Timothy and Mary Carter  
1260 Lazy Bend Road  
Millsap, TX 76066  
817-613-1857

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020 0175 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 200'  
HARLAN LAND SURVEYING, INC.  
215 EUREKA STREET  
WEATHERFORD, TX 75086  
METRO(817)596-9700-(817)999-0880  
FAX: METRO(817) 341-2833