

FINAL PLAT

LOT 1-R AND LOT 1-R-A, BLOCK 1 SPUR ESTATES

AN ADDITION IN PARKER COUNTY, TEXAS BEING A REPLAT OF LOT 1 BLOCK 1, SPUR ESTATES AN ADDITION TO PARKER COUNTY, TEXAS

Doc 00564096 Bk OR 2350 Pg 288
 FILED AND RECEIVED
 OFFICIAL PUBLIC RECORDS
 On: Jul 27, 2005 at 10:26A
 Document Number: 00564096
 Amount: \$1.00
 By: Leann Franklin

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 named records of Parker County
 as stamped herein by me.
 Jul 27, 2005

Jeane Branson, County Clerk
 Parker County

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

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.

THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County Texas, this 27 day of July, 2005.

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, Mary F. 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.

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, TIMOTHY E. CARTER AND MARY F. CARTER being the sole owners of LOT 1, BLOCK 1, SPUR ESTATES, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 139, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

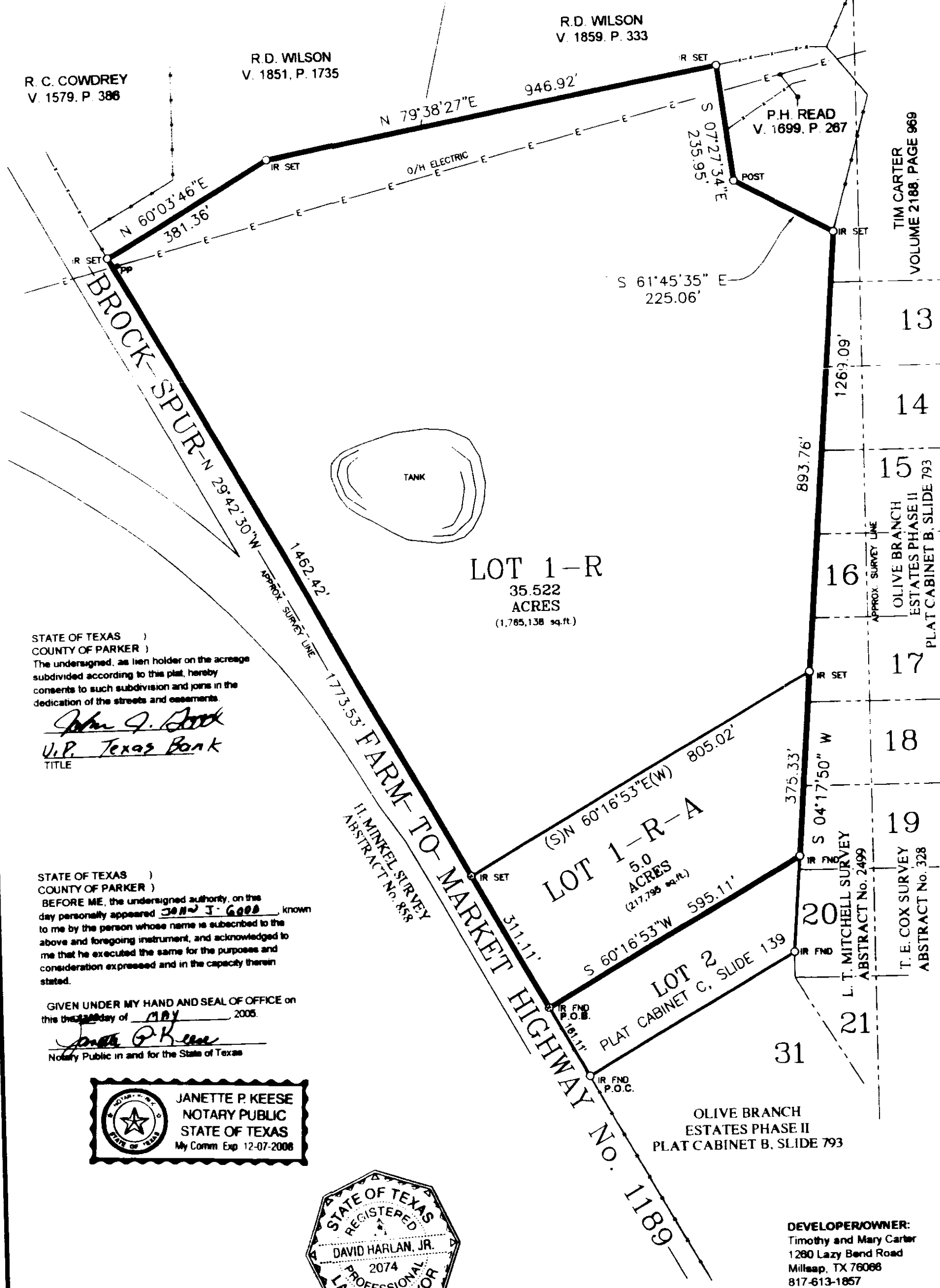
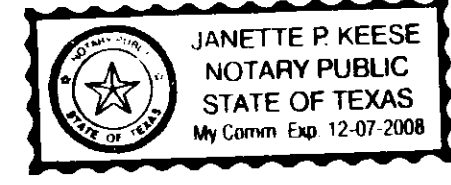
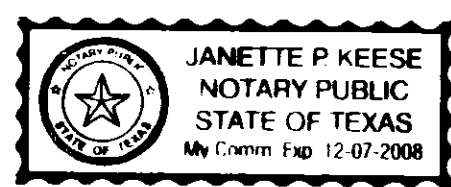
COMMENCING from an iron rod found at the southwest corner of said of Lot 2, said Spur Estates in the east right of way line of Farm to Market Highway No. 1189, said iron also being the most westerly northwest corner of Olive Branch Estates, Phase II, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 793, Plat Records, Parker County, Texas; THENCE N 29°42'30" W, with the east right of way line of said Farm to Market Highway No. 1189, 161.11 to an iron rod set and POINT OF BEGINNING;
 THENCE N 29°42'30" W, continuing with the east right of way line of said Farm to Market Highway No. 1189, 1773.53 to an iron rod set;
 THENCE N 60°03'46" E, 381.36 feet to an iron rod set;
 THENCE N 79°38'27" E, 946.92 feet to an iron rod set;
 THENCE S 07°27'34" E, 235.95 feet to a post;
 THENCE S 61°45'35" E, on or about a fence, 225.06 feet to an iron rod set;
 THENCE S 04°17'50" W, 1269.09 feet to an iron rod set;
 THENCE S 60°16'53" W, 595.11 feet the POINT OF BEGINNING and containing 40.522 acres (1765138 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 LOT 1-R AND LOT 1-R-A, BLOCK 1, SPUR ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS BEING A REPLAT OF LOT 1 BLOCK 1, SPUR ESTATES, AN ADDITION TO 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 27th day of MAY, 2005.
Timothy E. Carter
Mary F. Carter
 Timothy E. Carter Mary F. Carter

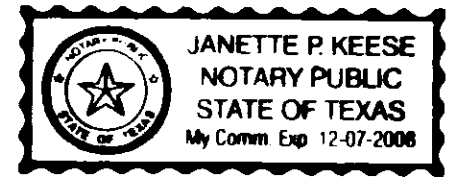
STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared TIMOTHY E. CARTER known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of MAY, 2005.
Janette P. Keese
 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 the 27th day of MAY, 2005.
Janette P. Keese
 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.
John J. Cook
 U.P. Texas Bank
 TITLE

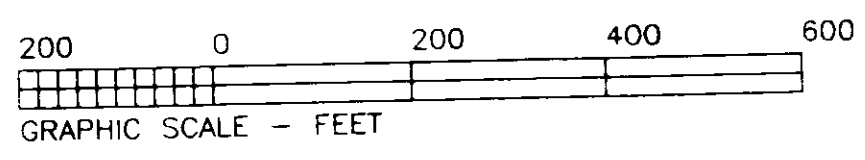
STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared JOHN J. COOK known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of MAY, 2005.
Janette P. Keese
 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
 MAY, 2005

DEVELOPER/OWNER:
 Timothy and Mary Carter
 1280 Lazy Bend Road
 Millspaugh, TX 76068
 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: 480500 0213 C EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 200'
 HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76068
 METRO (817) 598-9700 - (817) 598-0880
 FAX: METRO (817) 341-2833

Plat Cab. C-293