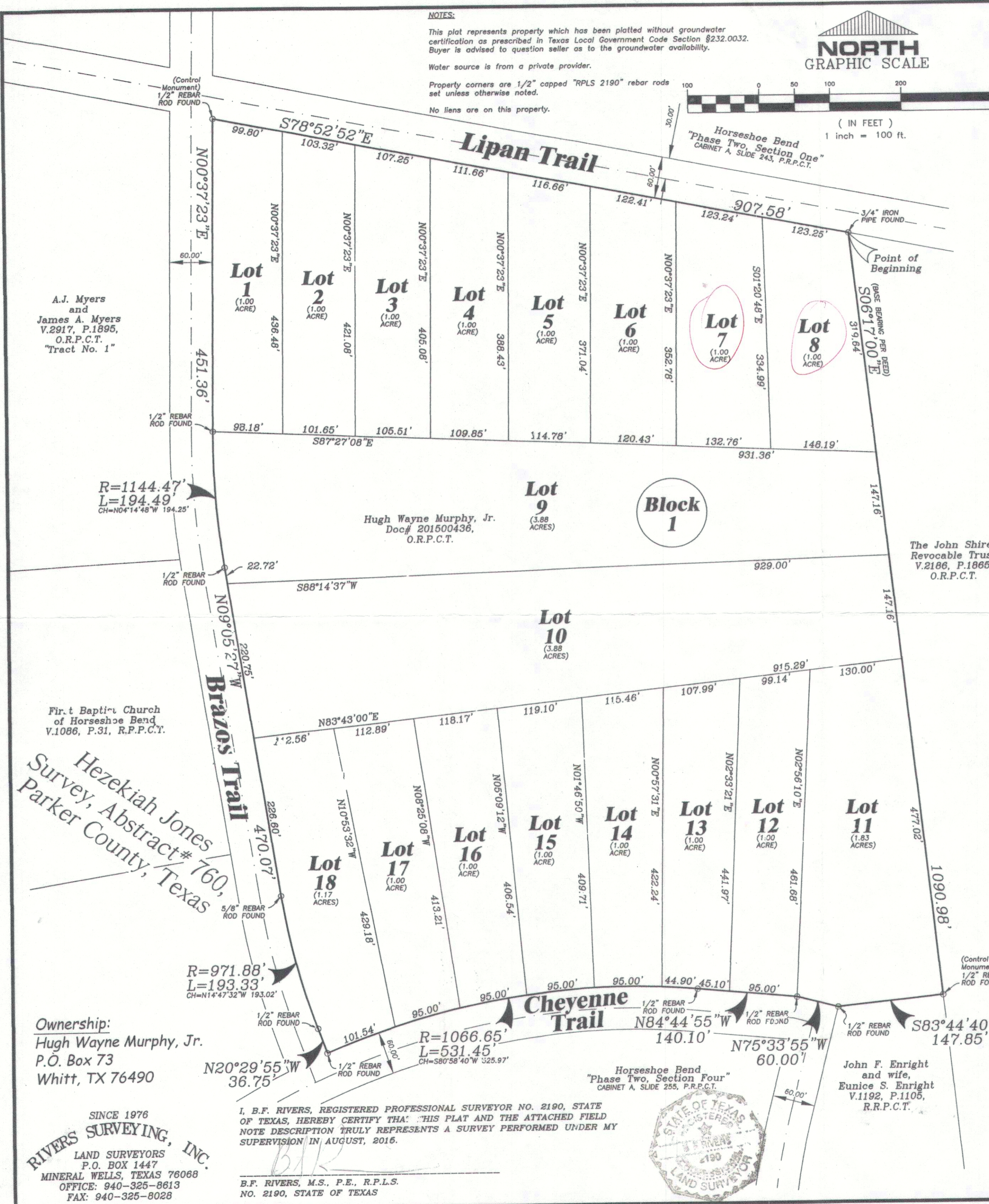
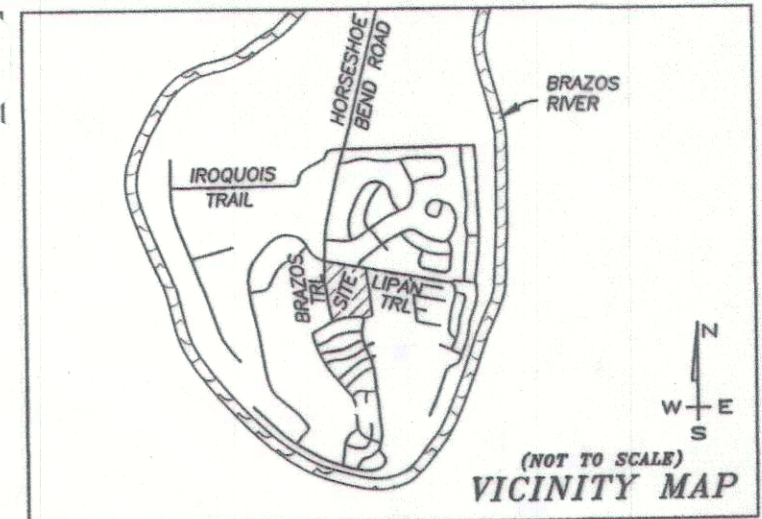


**NOTES:**  
 This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.  
 Water source is from a private provider.  
 Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.  
 No liens are on this property.



CL 201524708 PLAT Total Pages: 1  
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Jeanne Brunson*  
 201524708  
 11/23/2015 10:06 AM  
 Fee: 75.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT



STATE OF TEXAS  
 PARKER COUNTY

WHEREAS I, Hugh Wayne Murphy, Jr., being the owner of 24.76 acres of land situated in the Hezekiah Jones Survey, Abstract Number 760, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201500436, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found in the south line of Lipan Trail, an existing 60 feet wide right of way, for the northeast corner of said Murphy Tract, some being the northwest corner of a tract of land described in a deed to The John Shires Revocable Living Trust, recorded in Volume 2186, Page 1865, Official Records, Parker County, Texas;

Thence S06°17'00"E. (BASE BEARING PER DEED), 1090.98 feet along the common line of said Murphy Tract and said Shires Tract to a 1/2" rebar rod found (Control Monument) for the southeast corner of said Murphy Tract, same being the northeast corner of a tract of land described in a deed to John F. Enright and wife, Eunice S. Enright, recorded in Volume 1192, Page 1105, Real Records, Parker County, Texas;

Thence S83°44'40"W., 147.85 feet along the common line of said Murphy Tract and said Enright Tract to a 1/2" rebar rod found for the northeast corner of Cheyenne Trail, an existing 60 feet wide right of way, same being the northwest corner of said Enright Tract;

Thence N75°33'55"W., 60.00 feet along the north line of said Cheyenne Trail to a 1/2" rebar rod found;

Thence N84°44'55"W., 140.10 feet along the north line of said Cheyenne Trail to a 1/2" rebar rod found;

Thence along a curve to the left, with a radius of 1066.65 feet, and whose chord is S80°58'40"W., 525.97 feet, an arc distance of 531.45 feet along the north line of said Cheyenne Trail to a 1/2" rebar rod found at the intersection of the north line of said Cheyenne Trail and the east line of Brazos Trail, an existing 60 feet wide right of way;

Thence N20°29'55"W., 36.75 feet along the east line of said Brazos Trail to a 1/2" rebar rod found;

Thence along a curve to the right, with a radius of 971.88 feet, and whose chord is N14°47'32"W., 193.02 feet, an arc distance of 193.33 feet along the east line of said Brazos Trail to a 5/8" rebar rod found;

Thence N09°05'27"W., 470.07 feet along the east line of said Brazos Trail to a 1/2" rebar rod found;

Thence along a curve to the right, with a radius of 1144.47 feet, and whose chord is N04°14'48"W., 194.25 feet, an arc distance of 194.49 feet along the east line of said Brazos Trail to a 5/8" rebar rod found;

Thence N00°37'23"E., 451.36 feet along the east line of said Brazos Trail to a 1/2" rebar rod found (Control Monument) at the intersection of the east line of said Brazos Trail and the south line of said Lipan Trail;

Thence S78°52'52"E., 907.58 feet along the south line of said Lipan Trail to its point of beginning and containing 24.76 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS  
 That I, Hugh Wayne Murphy, Jr., do hereby adopt this plat designating the herein described real property as Lots 1-18, Block 1, Brazos Bend, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 6<sup>th</sup> day of November, 2015

*Hugh Wayne Murphy, Jr.*  
 Hugh Wayne Murphy, Jr.

STATE OF Texas  
 COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Hugh Wayne Murphy, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6<sup>th</sup> day of November, 2015.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

*Note:* According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0500 E, Dated September 24, 2008, this tract is in Floodway Zone AE, which is in the 1% annual chance flood with base flood elevations determined.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS  
 ON THIS THE 23<sup>rd</sup> DAY OF November 2015

*Absent*  
 COUNTY JUDGE  
 Mark Eiley  
 PRECINCT #1 COMMISSIONER  
 George Cortley  
 PRECINCT #2 COMMISSIONER  
 Gary Parook  
 PRECINCT #3 COMMISSIONER  
 Larry Walden  
 PRECINCT #4 COMMISSIONER  
 Steve Dugan

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}  
 HUGH WAYNE MURPHY, JR.  
 being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within the \_\_\_\_\_ mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except \_\_\_\_\_ miles from said \_\_\_\_\_, Parker County, Texas.

*Hugh Wayne Murphy, Jr.*  
 Signature of Owner

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}  
 Before me, the undersigned authority on this day personally appeared *Hugh W. Murphy*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 6<sup>th</sup> day of November, 2015

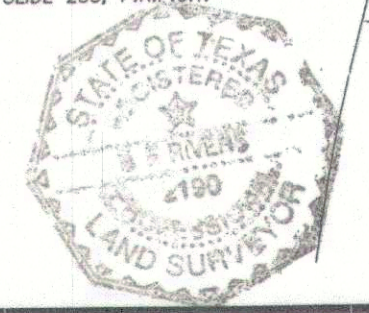
*Leslie Coufal*  
 Notary Public in and for State of Texas

Ownership:  
 Hugh Wayne Murphy, Jr.  
 P.O. Box 73  
 Whitt, TX 76490

SINCE 1976  
**RIVERS SURVEYING, INC.**  
 LAND SURVEYORS  
 P.O. BOX 1447  
 MINERAL WELLS, TEXAS 76068  
 OFFICE: 940-325-8613  
 FAX: 940-325-8028

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN AUGUST, 2015.

*B.F. Rivers*  
 B.F. RIVERS, M.S., P.E., R.P.L.S.  
 NO. 2190, STATE OF TEXAS



John F. Enright and wife,  
 Eunice S. Enright  
 V.1192, P.1105,  
 R.R.P.C.T.

ACCT. NO.: 10704  
 SCH. DIST.: WE  
 CITY: \_\_\_\_\_  
 MAP NO.: P-22

FINAL PLAT SHOWING  
 Lots 1-18, Block 1,  
**Brazos Bend**

AN ADDITION IN PARKER COUNTY, AND BEING 24.76 ACRES OF LAND SITUATED IN THE HEZEKIAH JONES SURVEY, ABSTRACT NUMBER 760.  
 THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 483 DATE \_\_\_\_\_

20160.004.003.00