



100010  
 RECEIVED AND FILED  
 FOR RECORD  
 AT 1242  
 MAR 15 1985  
 CARRIE REED, Co. Clerk  
 PARKER COUNTY, TEXAS  
 By \_\_\_\_\_ Deputy

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 here-  
 on by me.  
 RECORDED MAR 15 1985  
 County Clerk, Parker County, Tex.

PLAT SHOWING  
 LOTS 1 THRU 47  
**CHAPARRAL**

Being a Subdivision of the  
 A.F. PATTERSON SURVEY Abstract No. 1081  
 and the T. CULWELL SURVEY, Abstract No. 280,  
 Parker County, Texas.

CENTERLINE CURVE DATA

CV #	DELTA	TANGENT	RADIUS	LENGTH
1	42°16'50"	35.0	50.52	63.78
2	50°12'54"	62.0	768.34	123.73
3	13°22'53"	35.0	213.31	69.40
4	45°14'52"	65.0	155.97	123.17
5	13°10'45"	35.0	213.77	69.41
6	26°57'50"	35.0	363.71	137.00
7	44°33'28"	70.0	183.50	144.21

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 CHARLES, NEWBY PROPERTIES, INC., acting by and through the  
 undersigned, its duly authorized agent, is the owner of a tract of land situated  
 in the A.F. PATTERSON SURVEY, Abstract 1081, and the T. CULWELL SURVEY, Abstract  
 No. 280, and being a portion of the deed thereof recorded in Book 1282, Page 200,  
 the records of Parker County, Texas and being described as follows:

beginning at a 1/4 inch iron rod for corner situated 711.17 feet North 28 degrees  
 11 minutes -11 seconds East from the Southwest corner of the A.F. Patterson  
 Survey, Abstract No. 1081;  
 thence North 01 degree -14 minutes -21 seconds West 350.08 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 01 degree -55 minutes -44 seconds West 1,106.40 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 02 degrees -06 minutes -47 seconds West 308.80 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 01 degree -53 minutes -18 seconds West 338.43 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 01 degree -17 minutes -43 seconds West 399.95 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 79 degrees -52 minutes -54 seconds East 252.13 feet to a 1/4 inch  
 iron rod for corner;  
 thence South 89 degrees -17 minutes -06 seconds East 437.62 feet to a 1/4 inch  
 iron rod for corner;  
 thence South 58 degrees -32 minutes -42 seconds East 372.42 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 89 degrees -40 minutes -03 seconds East 412.70 feet to a 1/4 inch  
 iron rod for corner;  
 thence North 35 degrees -29 minutes -05 seconds East 234.45 feet to a 1/4 inch  
 iron rod for corner;  
 thence South 01 degree -18 minutes -49 seconds East 1,174.71 feet to a 1/4 inch  
 iron rod for corner;  
 thence South 85 degrees -07 minutes -30 seconds West 327.85 feet to a 1/4 inch  
 iron rod for corner;  
 thence South 00 degrees -19 minutes -26 seconds East 588.71 feet to a 1/4 inch  
 iron rod for corner in the North line of a County Road;  
 thence South 46 degrees -19 minutes -36 seconds West 1,091.73 feet along the  
 North line of said County Road to a 1/4 inch iron rod for corner;  
 thence South 88 degrees -09 minutes -19 seconds West 389.04 feet to the place  
 beginning and containing 69.39 acres of land.

NOW THEREFORE, KNOW ALL MEN THESE PRESENTS:  
 That the said NEWBY PROPERTIES, INC.  
 and through its duly authorized agent, does hereby adopt the Plat designating  
 the herein-above described Real Property as CHAPARRAL, a subdivision of a  
 portion of the A.F. PATTERSON SURVEY, Abstract No. 1081, and the T. CULWELL  
 SURVEY, Abstract No. 280, Parker County, Texas and it does hereby dedicate  
 to the public's use the streets and easements as shown thereon.

*William H. Newby, President*  
 WITNESSE MY HAND at Springtown, Parker County, Texas this, the 9th day  
 of March, 1985.  
*William H. Newby, President*

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 I, the undersigned authority, on this day personally appeared  
*Gerald W. Birdwell*, 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 purposed and consideration therein expressed.  
 GIVEN UNDER HAND AND SEAL OF OFFICE on this 8th day of March, 1985.  
*Gerald W. Birdwell*

THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 I, hereby certify that this plat is true and correct and was prepared  
 from an actual survey of the property made under my supervision on the ground.

THE STATE OF TEXAS )  
 COUNTY OF PARKER )  
 APPROVED BY the Commissioners Court of Parker County, Texas, this, the  
 \_\_\_\_\_ day of \_\_\_\_\_, 1985.  
*W. Allen* Commissioner Precinct 11  
*Charles* Commissioner Precinct 12  
*Michael* Commissioner Precinct 13  
*Gerald W. Birdwell*, County Judge  
*Charles* Commissioner Precinct 14  
*Michael* Commissioner Precinct 15  
 T. W. BARROW  
 REGISTERED PUBLIC SURVEYOR  
 1814 NORTH BEACH STREET  
 FORT WORTH, TEXAS 76111  
 831-3743

P.O.B.  
 W.H. ALLEN SUR. AB. 6  
 DEVELOPER: NEWBY PROPERTIES INC.  
 47 LOTS 69.39 ACRES