

D-411

201510319 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201510319
05/26/2015 10:49 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BRANDON AND JAMIE HILL AND ANGELA BURNS, BEING THE OWNERS OF A 13,000 ACRES TRACT OF LAND OUT OF THE LEVI KIDWELL SURVEY, ABSTRACT NO. 779, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO HILL IN DOCUMENT NO. 201504221, REAL RECORDS, PARKER COUNTY, TEXAS, AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO BURNS IN DOCUMENT NO. 201518779, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD IN THE WEST BOUNDARY LINE OF SAID HILL TRACT FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF THE T & P, R.R. CO SURVEY, SECTION NO. 227, ABSTRACT NO. 1486, PARKER COUNTY, TEXAS, IS CALLED TO BEAR N 08°50'34" E 15.51 FEET AND N 89°40'00" W 575.70 FEET.
THENCE S 78°29'11" E 400.86 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
THENCE S 10°09'31" W 216.12 FEET TO A SET CAPPED 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT.
THENCE S 78°29'11" E 445.78 FEET TO A SET CAPPED 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.
THENCE S 10°09'31" W 240.60 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
THENCE S 05°27'11" E 328.81 FEET TO A SET CAPPED 1/2" IRON ROD IN THE CALLED NORTH RIGHT OF WAY LINE OF HOTT LANE (A PAVED SURFACE) AND IN THE SOUTH BOUNDARY LINE OF SAID HILL TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT.
THENCE N 78°29'11" W 928.43 FEET ALONG THE CALLED NORTH RIGHT OF WAY LINE OF SAID HOTT LANE TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID HILL TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 10°09'31" W 478.85 FEET ALONG THE WEST BOUNDARY LINE OF SAID HILL TRACT TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
THENCE N 08°50'34" E 292.74 FEET ALONG THE WEST BOUNDARY LINE OF SAID HILL TRACT TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, BRANDON AND JAMIE HILL (LOTS 1-3) AND ANGELA BURNS (LOT 4) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-4, ENCHANTED HILLS, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT PARKER COUNTY, TEXAS
THIS THE 19th DAY OF May, 2015

BRANDON HILL, JAMIE HILL, ANGELA BURNS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRANDON HILL, JAMIE HILL, AND ANGELA BURNS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF May, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRANDON HILL, JAMIE HILL, AND ANGELA BURNS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF PARKER

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF May, 2015

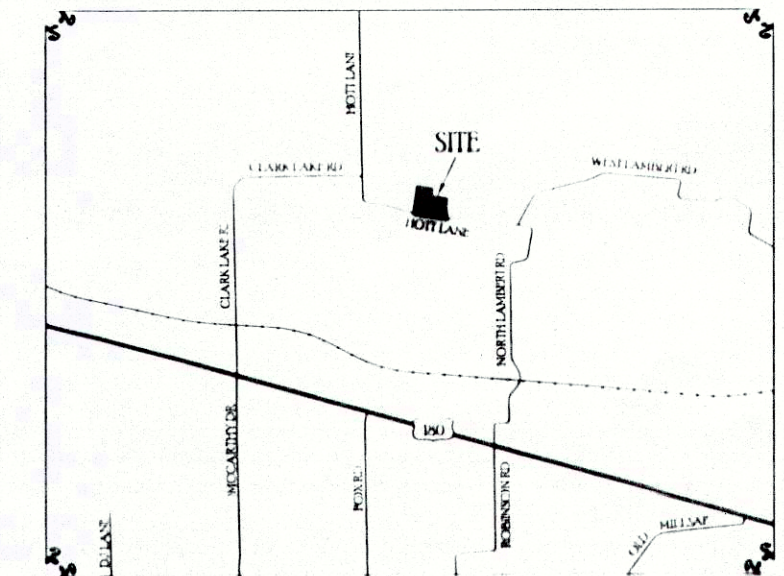
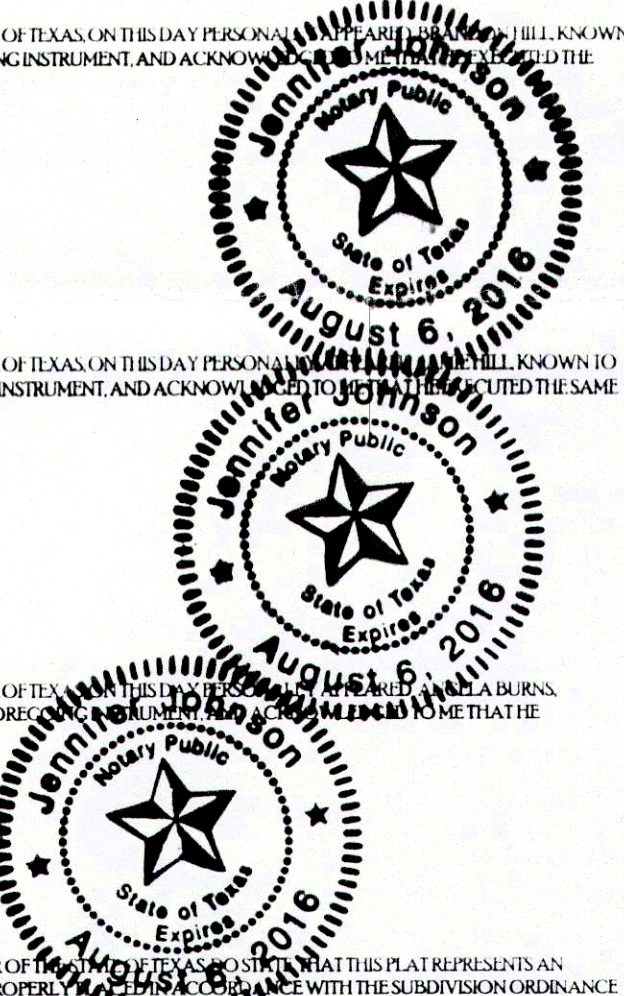
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THIS IS TO STATE THAT KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS ADVISED THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY CLOSE SUPERVISION.

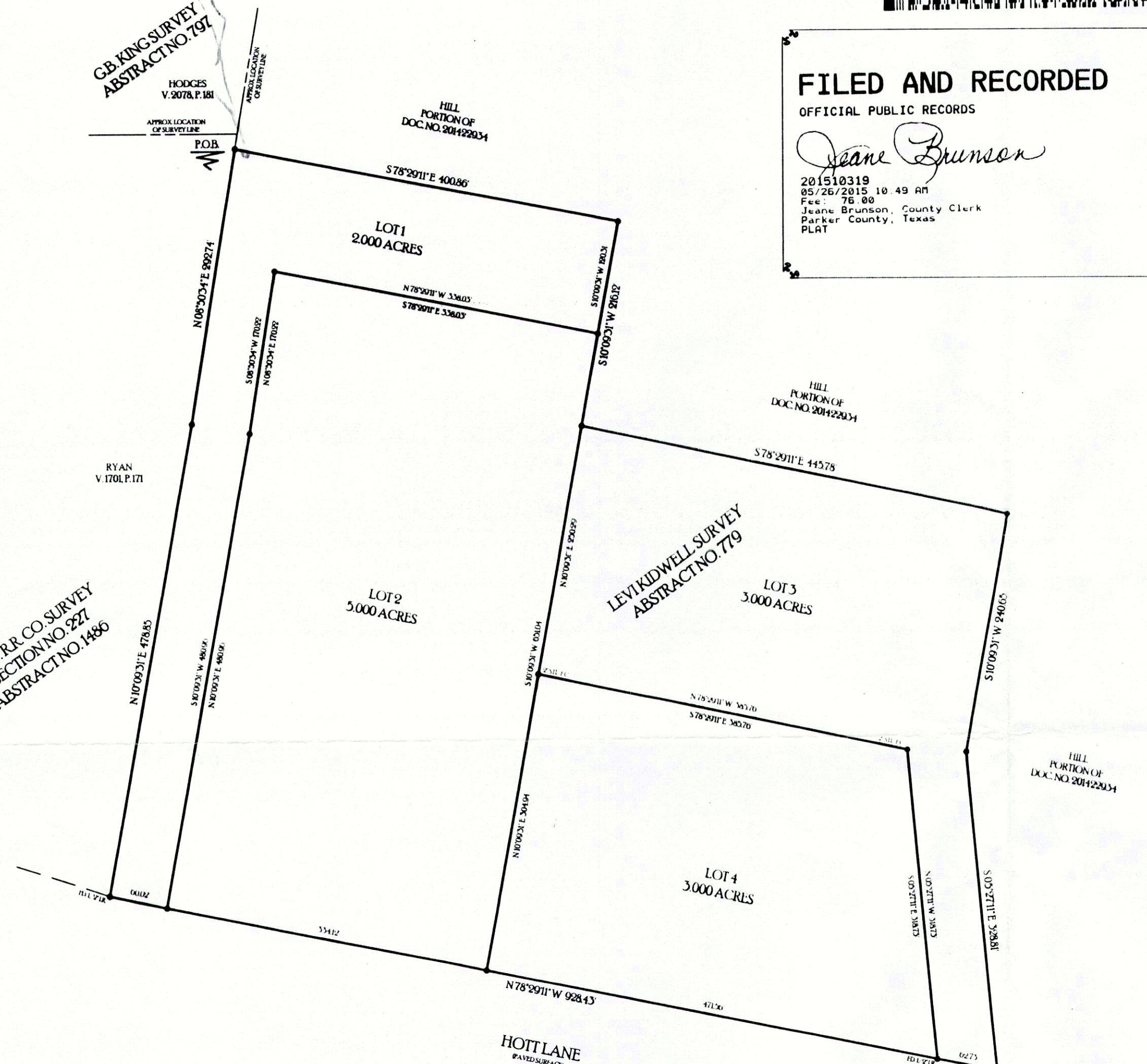
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
SEPTEMBER 2014 - JAN 40920

ACCT. NO.: 12127
SCH. DIST.: MI
CITY:
MAP NO.: E-13



FINAL PLAT
LOTS 1-4
ENCHANTED HILLS
BEING A 13,000 ACRES ADDITION
OUT OF THE LEVI KIDWELL SURVEY,
ABSTRACT NO. 779, PARKER COUNTY, TEXAS.
SEPTEMBER 2014

CARTER SURVEYING & MAPPING
110 A PALO PINTO WEATHERFORD, TX 76086
817-554-0400



THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

First National Bank of Santo
A DIVISION OF COMANCHE NATIONAL BANK
1400 S. FM 4
P.O. BOX 127,
SANTO, TX 76472
940-769-3011

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 19th DAY OF May, 2015.

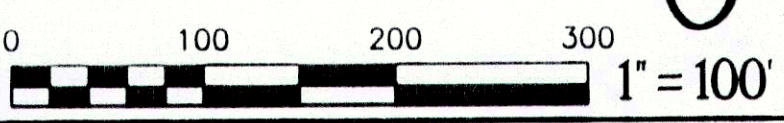
County Judge signatures: George A. Conley, Commissioner Precinct #1; Jerry Wald, Commissioner Precinct #3; [Signature], Commissioner Precinct #2; [Signature], Commissioner Precinct #4.

SURVEYOR
KYLE RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-554-0400

OWNER/DEVELOPER
BRANDON AND JAMIE HILL
ANGELA BURNS
P.O. BOX 2988
WEATHERFORD, TX 76086

NOTES

- 1) THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE 'X' - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL 48367C0200E, DATED SEPTEMBER 20, 2008.
2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY CALL 1-800-DIG-TEST AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
4) WATER IS PROVIDED BY PRIVATE ONSITE FACILITIES.
5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 22.200.02. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT NAD 83 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.



20179.005.003.00
20179.005.001.00 (LT4)
20179.005.000.00 (LT4)