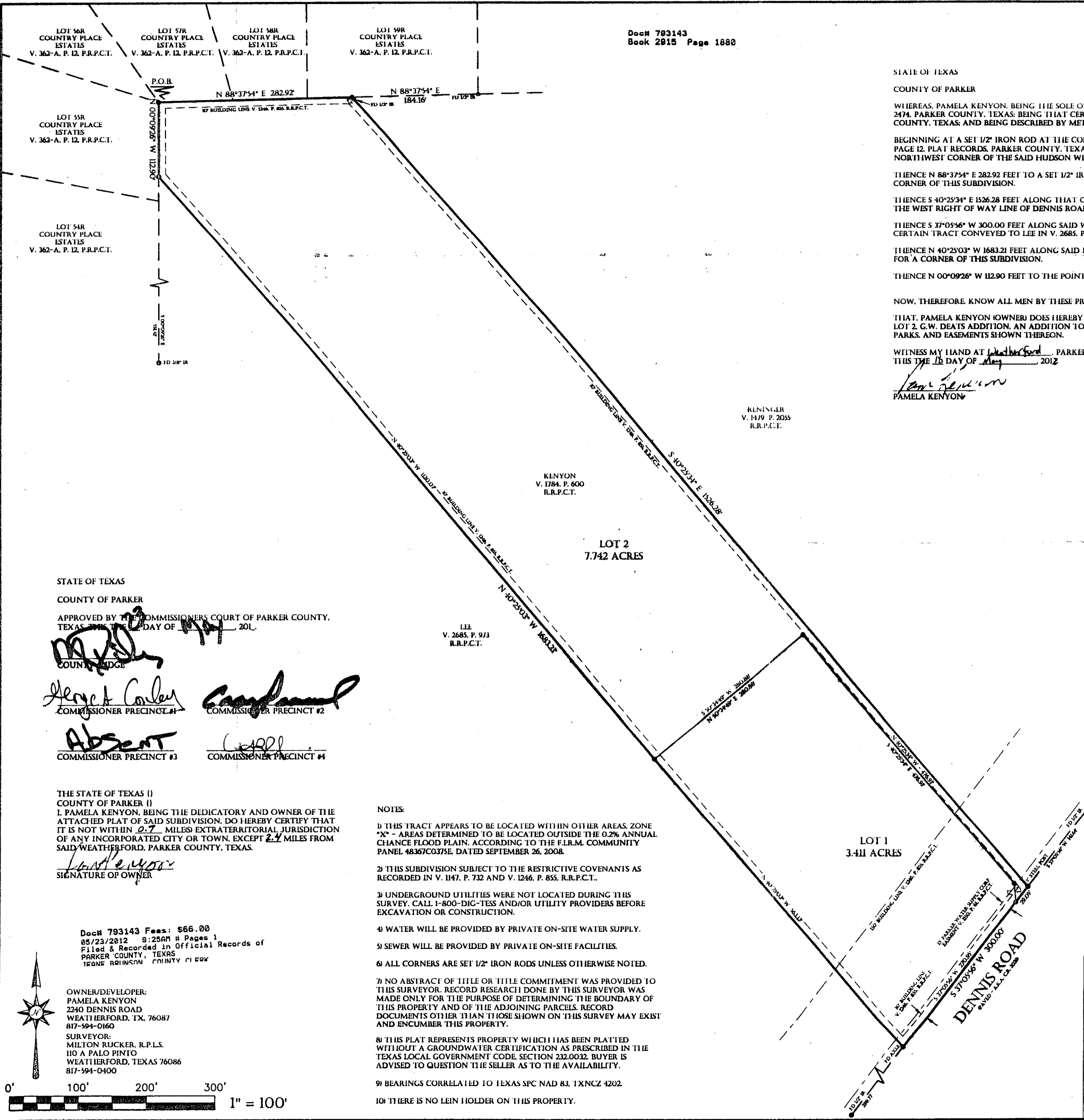


D-187

Doc# 793143  
Book 2015 Page 1880



STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, PAMELA KENYON, BEING THE SOLE OWNER OF A 11.53 ACRES TRACT OF LAND OUT OF THE HUDSON WESTBROOK SURVEY, ABSTRACT NO. 2474, PARKER COUNTY, TEXAS; BEING THAT CERTAIN TRACT OF LAND CONVEYED TO KENYON IN VOLUME 1784, PAGE 600, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD AT THE COMMON CORNER OF LOTS 558, 568 AND 578, COUNTRY PLACE ESTATES, RECORDED IN VOLUME 362-A, PAGE 12, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS SUBDIVISION; WHENCE THE NORTHWEST CORNER OF THE SAID HUDSON WESTBROOK SURVEY IS CALLED TO BEAR N 00°15'03" W 2339.92 FEET.

THENCE N 88°37'54" E 282.92 FEET TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF LOT 598, SAID COUNTRY PLACE ESTATES, FOR THE NORTHEAST CORNER OF THIS SUBDIVISION.

THENCE S 40°25'34" E 1526.28 FEET ALONG THAT CERTAIN TRACT CONVEYED TO RENINGER IN V. 1784, P. 600, R.R.P.C.T. TO A FOUND 5" STEEL POST IN THE WEST RIGHT OF WAY LINE OF DENNIS ROAD (PAVED), FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION.

THENCE S 37°05'56" W 300.00 FEET ALONG SAID WEST RIGHT OF WAY OF DENNIS ROAD TO A FOUND AXLE AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO LEE IN V. 2685, P. 973, R.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS SUBDIVISION.

THENCE N 40°25'03" W 1683.21 FEET ALONG SAID LEE TRACT TO A SET 1/2" IRON ROD IN THE EAST LINE OF LOT 558, SAID COUNTRY PLACE ESTATES, FOR A CORNER OF THIS SUBDIVISION.

THENCE N 00°09'26" W 112.90 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PAMELA KENYON (OWNER) DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1 AND LOT 2, G.W. DEATS ADDITION, 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 Weatherford, PARKER COUNTY, TEXAS  
 THIS 10 DAY OF May, 2012

*Pamela Kenyon*  
 PAMELA KENYON

STATE OF TEXAS  
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THE 10 DAY OF May, 2012.

*[Signatures]*  
 COUNTY CLERK

*[Signatures]*  
 COMMISSIONER PRECINCT #1  
 COMMISSIONER PRECINCT #2  
 COMMISSIONER PRECINCT #3  
 COMMISSIONER PRECINCT #4

LEE  
 V. 2685, P. 973  
 R.R.P.C.T.

RENINGER  
 V. 1784, P. 600  
 R.R.P.C.T.

KENYON  
 V. 1784, P. 600  
 R.R.P.C.T.

LOT 2  
 7.742 ACRES

LOT 1  
 3.411 ACRES

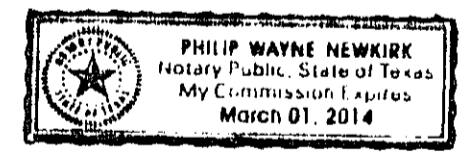
ACCT. NO.: 12590  
 SCH. DIST.: BR  
 CITY: NONE  
 MAP NO.: F-17

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 PAMELA KENYON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF May, 2012.

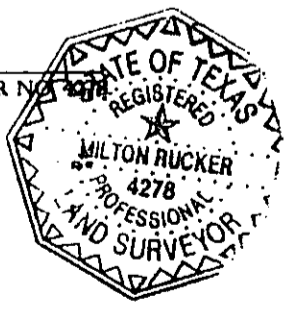
*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



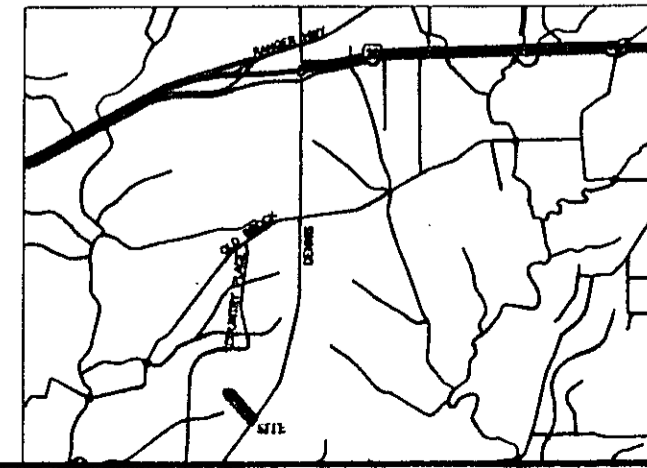
SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, MILTON RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE 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 DIRECT SUPERVISION.

*[Signature]*  
 MILTON RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4278  
 817-594-0400  
 MARCH 2012 - JUN 2031



LINE	BEARING	DISTANCE
L1	S 04°42'47" E	28.04'
L2	N 04°42'47" W	28.04'



FINAL PLAT  
 LOT 1 AND LOT 2  
 G.W. DEATS ADDITION  
 AN ADDITION TO PARKER COUNTY, TEXAS

BEING A 11.53 ACRES SUBDIVISION  
 OUT OF THE HUDSON WESTBROOK SURVEY  
 ABSTRACT NO. 2474, PARKER COUNTY, TEXAS  
 MARCH 2012

**CARTER SURVEYING**  
 & MAPPING  
 Weatherford, TX 76086  
 110 A Palo Pinto Street  
 817-594-0400 FAX: 817-594-0403

THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 I, PAMELA KENYON, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN 0.7 MILES EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, EXCEPT 2.7 MILES FROM SAID WEATHERFORD, PARKER COUNTY, TEXAS.

*[Signature]*  
 SIGNATURE OF OWNER

- 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 F.I.R.M. COMMUNITY PANEL 48367C0375E, DATED SEPTEMBER 26, 2008.
  - 2) THIS SUBDIVISION SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN V. 1147, P. 732 AND V. 1246, P. 855, R.R.P.C.T.
  - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 4) WATER WILL BE PROVIDED BY PRIVATE ON-SITE WATER SUPPLY.
  - 5) SEWER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
  - 6) ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - 7) 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.
  - 8) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
  - 9) BEARINGS CORRELATED TO TEXAS SPC NAD 83, TXNCX 4202.
  - 10) THERE IS NO LEIN HOLDER ON THIS PROPERTY.

Doc# 793143 Fees: \$66.00  
 05/23/2012 9:25AM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 TRAVIS BRINSON COUNTY CLERK

