

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	143°14'22"	40.00'	299°59'59"	S 86°41'52" W	40.00'	209.44'

ROCK CREEK RANCH ESTATES  
CAB. "D," SLIDE 727 P.R.P.C.T.

20200961 PLAT Total Pages: 1

**LEGAL DESCRIPTION**

Of an 18.436 acres tract of land out of the Northwest 1/4 of the Southwest 1/4 of Section No. 322, M.E.P. & P. RR. Co. Survey (W.J. Elrod Survey), Abstract No. 2803 and the East 1/2 of the Southwest 1/4 of Section No. 322, M.E.P. & P. RR. Co. Survey (H.D. Drum Survey), Abstract No. 2486, both in Parker County, Texas; being part of a certain 18.768 acres tract described in Document No. 201928012 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the north line of said W.J. Elrod Survey and at the northwest corner of said 18.768 acres tract and at the most northerly northeast corner of a certain 18.924 acres tract (Tract 1) described in Document No. 201619680 of said Official Public Records for the northwest and beginning corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said W.J. Elrod Survey bears N. 89 deg. 56 min. 42 sec. E. 772.75 feet.

Thence S. 89 deg. 56 min. 42 sec. E. at 683.22 feet pass a found 5/8" iron rod and in all 772.75 feet to a found 5/8" iron rod at the northeast corner of said W.J. Elrod Survey for the northeast corner of this and said 18.768 acres tract.

Thence S. 04 deg. 22 min. 06 sec. E. 477.78 feet to a found 5/8" iron rod for a corner of this and said 18.768 acres tract.

Thence S. 03 deg. 40 min. 35 sec. E. 425.91 feet to a found 3/8" iron rod at the northeast corner of a certain 2.85 acres tract described in Document No. 201506955 of said Official Public Records for the most easterly southeast corner of this and said 18.768 acres tract.

Thence N. 89 deg. 42 min. 50 sec. W. 313.85 feet to a set "MAG" nail at the northwest corner of said 2.85 acres tract for an ell corner of this and said 18.768 acres tract.

Thence S. 03 deg. 26 min. 33 sec. E. 387.70 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in an east line of said 18.768 acres tract and at the northeast corner of a certain 0.332 acre tract deeded to Parker County, Texas for right-of-way purposes, also surveyed this day, for the most southerly southeast corner of this tract.

Thence N. 89 deg. 38 min. 39 sec. W. 409.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of said 18.768 acres tract and at the northwest corner of said 0.332 acre tract for the most southerly southwest corner of this tract.

Thence N. 06 deg. 03 min. 29 sec. E. 366.48 feet to a 2" steel post for a corner of this and said 18.768 acres tract.

Thence N. 05 deg. 33 min. 29 sec. W. 314.97 feet to a found 1/2" iron rod with cap (HARLAN) at the most easterly northeast corner of said 18.924 acres tract for an ell corner of this and said 18.768 acres tract.

Thence N. 89 deg. 56 min. 30 sec. E. 17.85 feet along a north line of said 18.924 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 0.49 acre tract (Tract 2) described in said Document No. 201619680 for a corner of this and said 18.768 acres tract.

Thence N. 00 deg. 02 min. 29 sec. E. 169.05 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 0.49 acre tract for an ell corner of this and said 18.768 acres tract.

Thence N. 89 deg. 57 min. 43 sec. W. 127.50 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 0.49 acre tract and in an east line of said 18.924 acres tract for the most westerly southwest corner of this and said 18.768 acres tract.

Thence N. 00 deg. 02 min. 17 sec. E. 438.00 feet to the place of beginning.

**OWNER'S CERTIFICATE**

That we, HARRY MARTIN HARRISON and PAMELA BRATCHER HARRISON, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as GARNER OAKS, being a subdivision of 18.436 acres out of the Northwest 1/4 of the Southwest 1/4 of Section No. 322, (W.J. Elrod Survey) M.E.P. & P. RR. Co. Survey, Abstract No. 2803 and the East 1/2 of the Southwest 1/4 of Section No. 322, (H.D. Drum Survey) M.E.P. & P. RR. Co. Survey, Abstract No. 2486, both in Parker County, Texas. We, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 31 DAY OF December, 2019

BY: [Signature]  
HARRY MARTIN HARRISON

BY: [Signature]  
PAMELA BRATCHER HARRISON

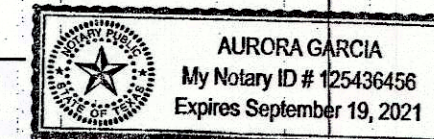
STATE OF TEXAS

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HARRY MARTIN HARRISON and PAMELA BRATCHER HARRISON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31 day of December, 2019

[Signature]  
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 13 DAY OF January, 2020

[Signature]  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #3

[Signature]  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #4

**SURVEYOR'S CERTIFICATE**

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 5, 2019.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN191087 17092.crd FN191145, 46



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
[Signature]  
Lila Deakle  
20200961  
01/13/2020 11:44 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

22803.002.003.00

ACCT. NO.: 12675  
SCH. DIST.: GA  
CITY: GA  
MAP NO.: GA

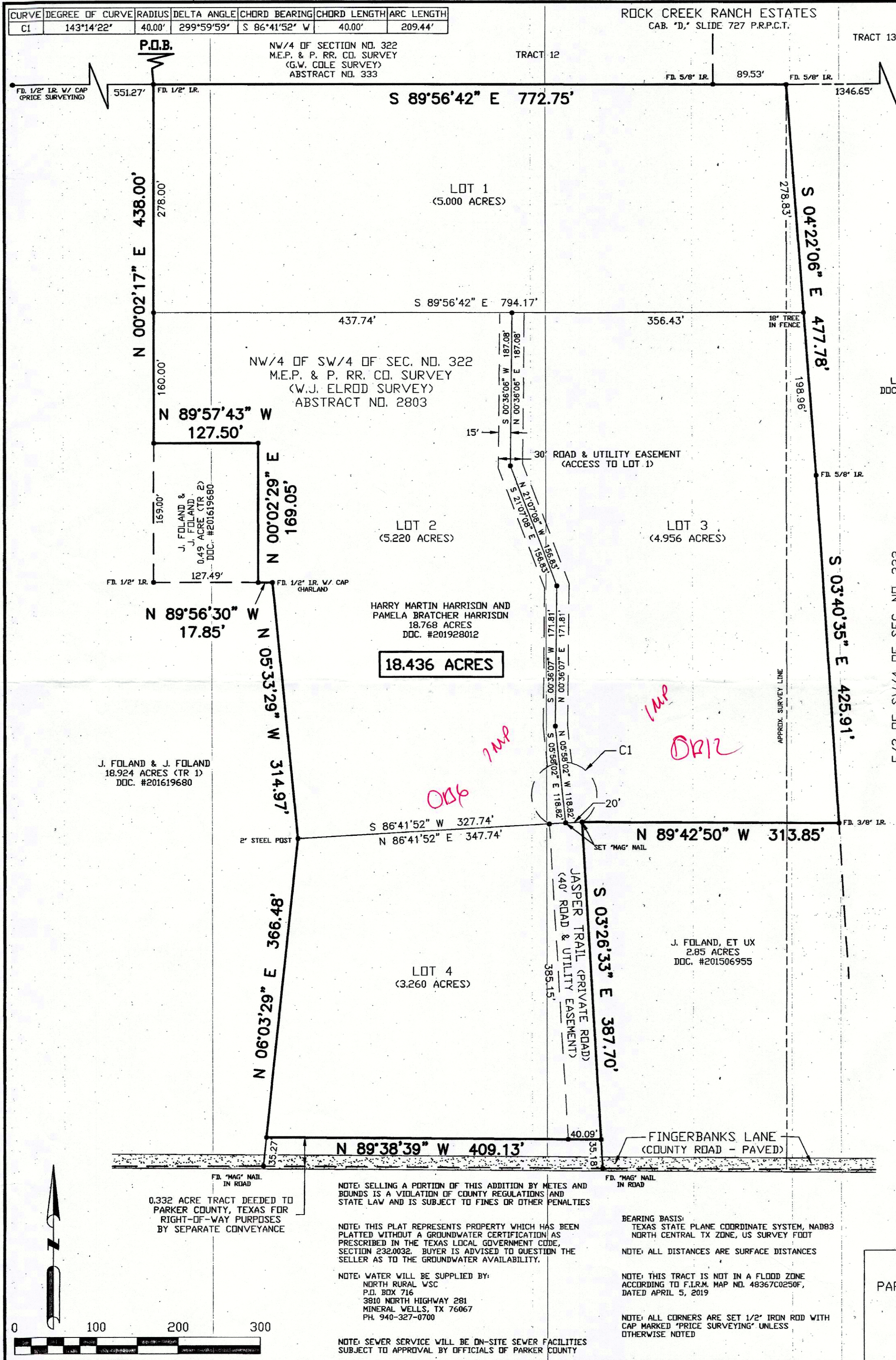
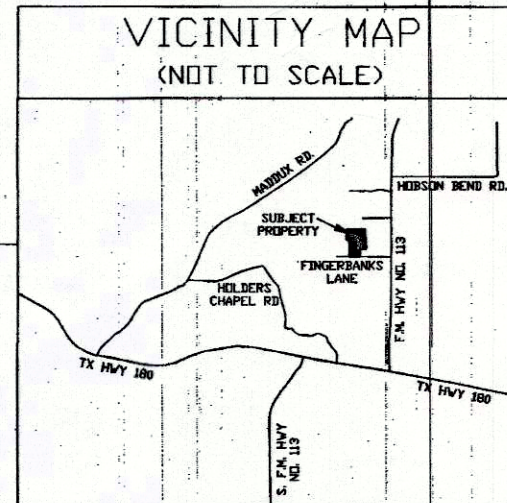
**SURVEYOR**

PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
**GARNER OAKS**  
LOTS 1 THRU 4  
BEING A SUBDIVISION OF 18.436 ACRES OUT OF THE NW 1/4 OF THE SW 1/4 OF SECTION NO. 322, (W.J. ELROD SURVEY) M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 2803 AND E 1/2 OF THE SW 1/4 OF SECTION NO. 322, (H.D. DRUM SURVEY) M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 2486, PARKER COUNTY, TX  
PLAT DATE: DECEMBER 18, 2019

**OWNER INFORMATION**  
HARRY MARTIN HARRISON & PAMELA BRATCHER HARRISON  
380 FINGERBANKS LANE  
WEATHERFORD, TX 76086  
PH. 817-946-2525

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E SLIDE 452  
DATE \_\_\_\_\_



0.332 ACRE TRACT DEEDED TO PARKER COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES BY SEPARATE CONVEYANCE

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY: NORTH RURAL WSC P.O. BOX 716 3810 NORTH HIGHWAY 281 MINERAL WELLS, TX 76067 PH. 940-327-0700

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

