

FINAL PLAT
LOTS 1 & 2

HAWK'S VIEW ESTATES

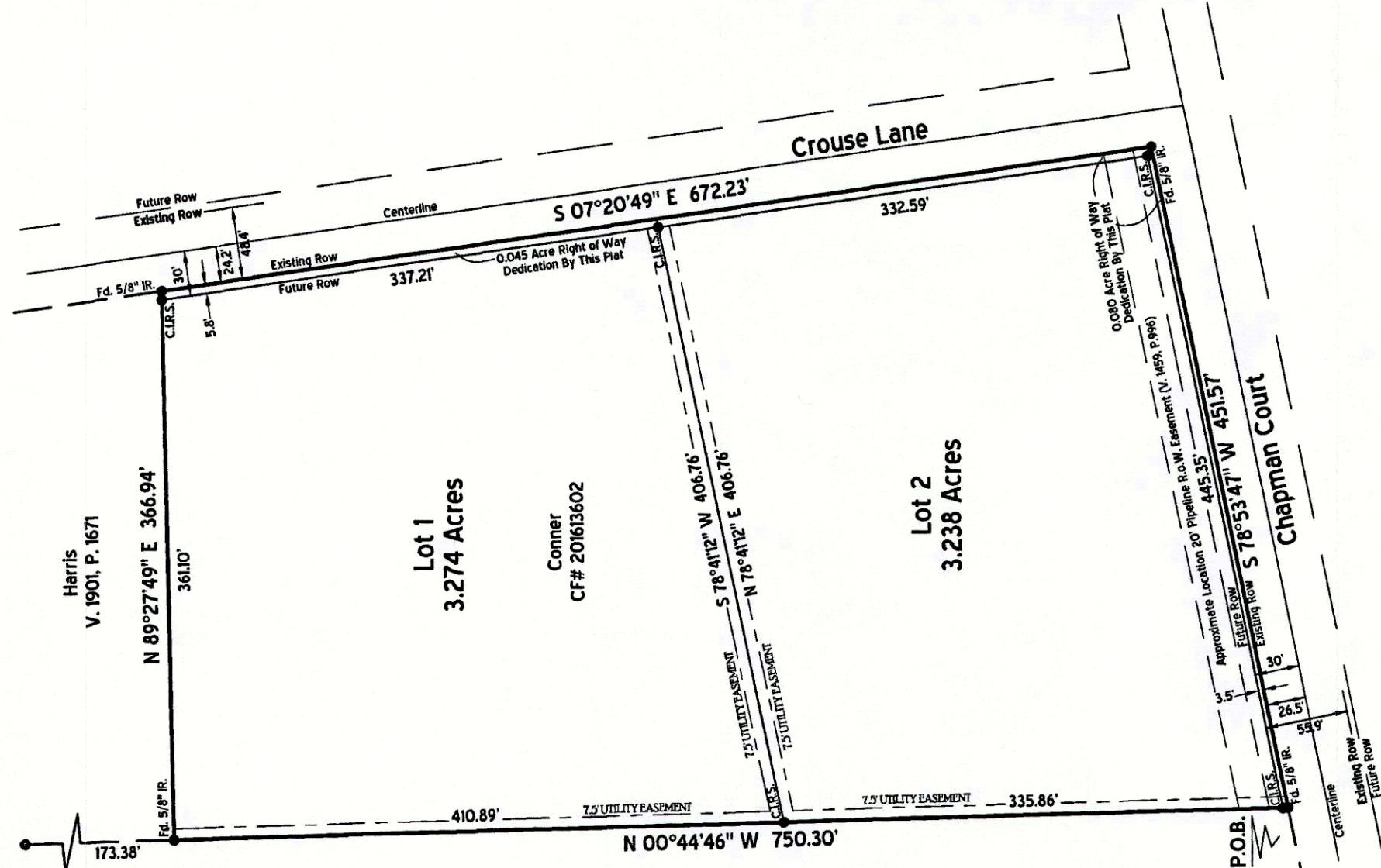
BEING A 6637 ACRES TRACT OF LAND OUT OF THE 1/2 & 3/4
SURVEY No. 3, BLOCK 8, ABSTRACT No. 1814, PARKER
COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN
CONNER TRACT AS DESCRIBED IN CLERK FILE 201615602
OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

AUGUST 2016

201621338 PLAT Total Pages: 1

D 612

1/2 GN SURVEY No. 3
BLOCK 8
ABSTRACT 1814



Usher
V. 1169, P. 460

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, CHANDLER R. CONNER & STACY A. CONNER, BEING THE SOLE OWNERS OF A 6637 ACRES TRACT OF LAND OUT OF THE 1/2 & 3/4 SURVEY No. 3, BLOCK 8, ABSTRACT No. 1814, PARKER COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CONNER TRACT AS DESCRIBED IN CLERK FILE 201615602 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 5/8 IRON ROD IN THE CALLED NORTH LINE OF CHAPMAN COURT IN THE EAST LINE OF THAT CERTAIN USHER TRACT DESCRIBED IN V. 1091 P. 460, BEING ALL OF THAT CERTAIN CONNER TRACT AS DESCRIBED IN CLERK FILE 201615602 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N 00°44'46\" W 750.30 FEET ALONG THE EAST LINE OF SAID USHER TRACT TO A POINT 5/8 IRON ROD IN THE SOUTH LINE OF THAT CERTAIN HARRIS TRACT DESCRIBED IN V. 1901 P. 1671, BEING ALL OF THAT CERTAIN CONNER TRACT AS DESCRIBED IN CLERK FILE 201615602 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N 89°27'49\" E 366.94' TO A POINT 5/8 IRON ROD IN THE NORTH LINE OF CROUSE LANE AND AT THE SOUTHEAST CORNER OF SAID HARRIS TRACT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07°20'49\" E 672.23' FEET ALONG THE WEST LINE OF SAID CROUSE LANE TO A POINT 5/8 IRON ROD IN THE NORTH LINE OF SAID CHAPMAN COURT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 78°53'47\" W 406.16' FEET ALONG THE NORTH LINE OF SAID CHAPMAN COURT TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT CHANDLER R. CONNER & STACY A. CONNER, ACTING HEREBY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, HAWK'S VIEW ESTATES, AN ADDITION TO THE TOWN OF ANNETTA, TEXAS, AND DOES HEREBY DEDICATE, IN THE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOR THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS, IF ANY, SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, IF ANY, ARE DEDICATED FOR THE PUBLIC USE FOR THE PURPOSES INDICATED ON THE PLAT. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ANNETTA, TEXAS.

WITNESS MY HAND, THIS 9 DAY OF SEPTEMBER, 2016.

BY: *Stacy Conner*
STACY A. CONNER

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHANDLER R. CONNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF Sept, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STACY A. CONNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF Sept, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



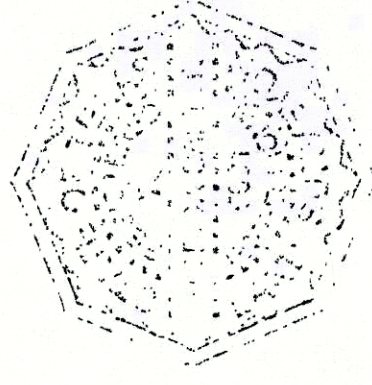
STATE OF TEXAS

COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS,

THAT PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5961, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED, UPON OR BEFORE COMPLETION OF SUBDIVISION CONSTRUCTION ACTIVITIES.

PATRICK CARTER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5961
CARTER SURVEYING AND MAPPING, 208 S. FRONT ST., ALEDO, TX 76008
AUGUST 2010 - AUGUST 2017



LIEN HOLDER:

THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

FIRST UNITED BANK
150 CENTRE PLACE DR.
DENTON, TX 76200
954-340-5032

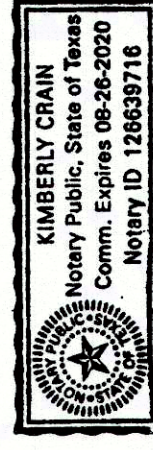
BY: *J. Todd Price, SUP*
NAME: J. Todd Price, SUP
TITLE: SUP
DATE: 9/16/16

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Todd Price*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF Sept, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ANNETTA VOTED AFFIRMATIVELY ON THIS 17 DAY OF August, 2016, TO APPROVE THIS PRELIMINARY PLAT.

Blair A. Carter
CHAIRMAN, PLANNING AND ZONING

ATTEST: *S. Gill*
SECRETARY, PLANNING AND ZONING

THE MAYOR OF THE TOWN OF ANNETTA, TEXAS, ON THIS 19 DAY OF September, 2016, HAS APPROVED OF THIS PLAT FOR FILING OF RECORD.

James Long
MAYOR, TOWN OF ANNETTA

ATTEST: *James Long*



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201621338
9/20/2016 12:37 PM
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

OWNERS/DEVELOPERS:
CHANDLER CONNER &
STACY A. CONNER
190 CHAPMAN CT.
ALEDO, TX 76008
817-441-5930 (LAND)

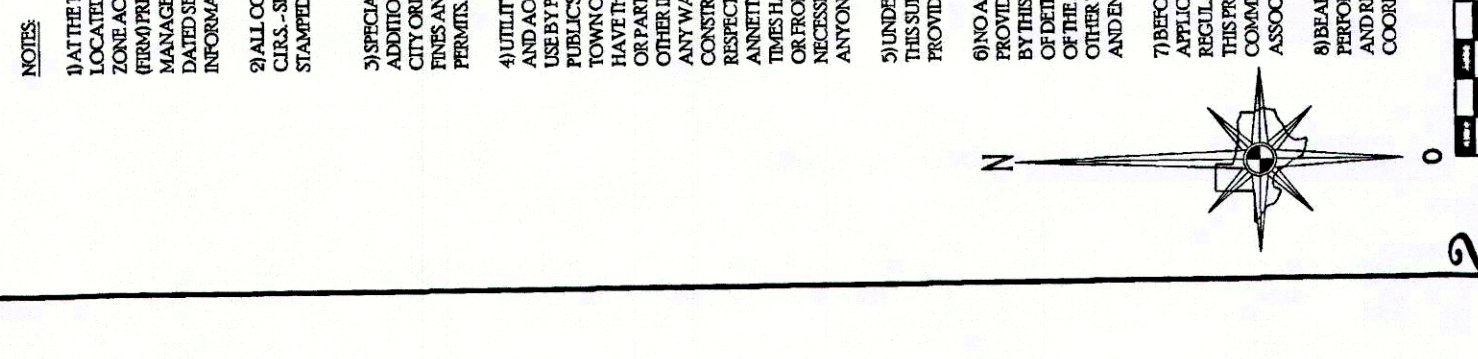
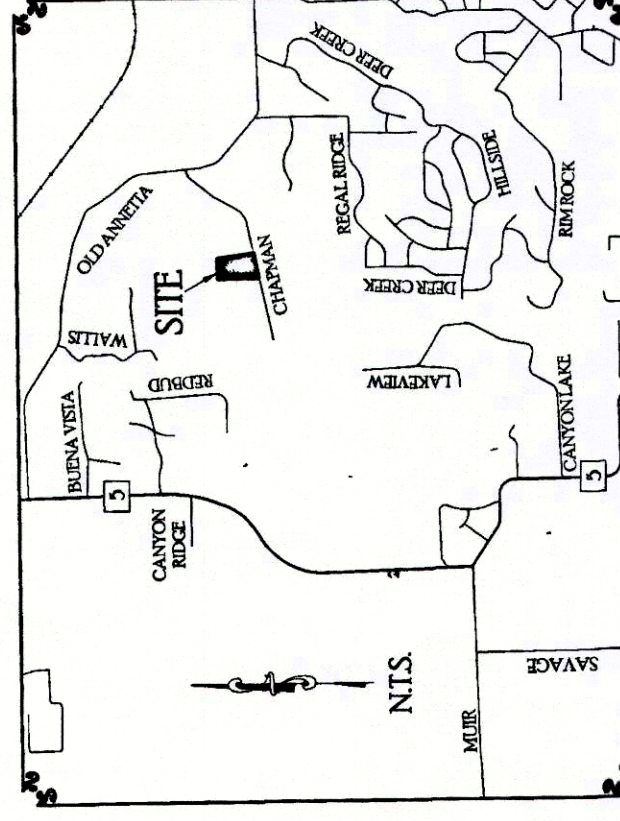
SURVEYOR:
PATRICK CARTER, R.F.L.S.
508 S. FRONT ST.
ALEDO, TX 76008
817-441-5930 (LAND)

FINAL PLAT
LOTS 1 & 2
HAWK'S VIEW ESTATES

BEING A 6637 ACRES TRACT OF LAND OUT OF THE 1/2 & 3/4 SURVEY No. 3, BLOCK 8, ABSTRACT No. 1814, PARKER COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CONNER TRACT AS DESCRIBED IN CLERK FILE 201615602 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

AUGUST 2016

CARTER SURVEYING & MAPPING, INC.
208 S. FRONT STREET • P.O. BOX 651 • ALEDO, TX • 76008
(P) 817-441-5263 (LAND) • (F) 817-441-1033



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