

D-360



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, KEITH COOPER, BEING THE SOLE OWNER OF A 9.996 ACRES TRACT OF LAND OUT OF THE M.P. CARTWRIGHT SURVEY, ABSTRACT NO. 1723, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO KEITH COOPER IN VOLUME DOCUMENT NO. 201300019, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A X-TIE FENCE CORNER IN THE CALLED NORTH RIGHT OF WAY LINE OF GRINDSTONE RD. (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BROCK INDEPENDENT SCHOOL DISTRICT IN VOLUME 688, PAGE 487, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHWEST CORNER OF THE J.H. WARFIELD SURVEY, ABSTRACT NO. 1648, PARKER COUNTY, TEXAS, IS CALLED TO BEAR S 30°00'00" E 28 FEET.

THENCE S 67°46'46" W 399.49 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID GRINDSTONE RD. TO A SET CAPPED 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DOSHIER IN VOLUME 709, PAGE 319, D.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 30°13'14" W 1199.26 FEET ALONG THE COMMON BOUNDARY LINE OF SAID COOPER TRACT AND SAID DOSHIER TRACT (V. 709, P. 319) TO A SET CAPPED 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID DOSHIER TRACT (V. 709, P. 319) AND IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO DOSHIER IN VOLUME 1157, PAGE 190, R.R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°44'14" E 459.05 FEET ALONG THE COMMON BOUNDARY LINE OF SAID COOPER TRACT AND SAID DOSHIER TRACT (V. 1157, P. 190) TO A SET CAPPED 1/2" IRON ROD IN THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BROCK INDEPENDENT SCHOOL DISTRICT IN VOLUME 1610, PAGE 455, R.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 30°13'14" E PASSING A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID BROCK INDEPENDENT SCHOOL DISTRICT TRACT (V. 688, P. 487) AT 30.26 FEET AND IN ALL 1011.99 FEET TO THE POINT OF BEGINNING

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KEITH COOPER (OWNER) DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, HOSTER 1 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 12 DAY OF September, 2014.

Keith Cooper
KEITH COOPER

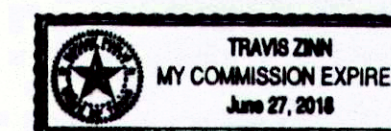
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH COOPER 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 12 DAY OF September, 2014.

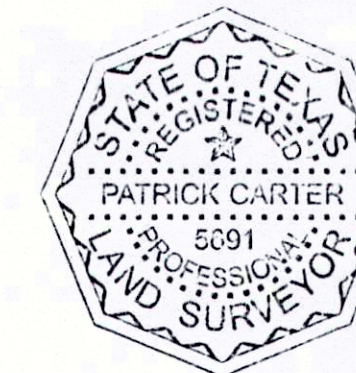
Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, PATRICK CARTER, 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.

Patrick Carter, Registered Professional Land Surveyor No. 5668
Carter Surveying and Mapping, 110A Palo Pinto St. Weatherford, TX 76086
Field Date: July 2015 - 11/30/2014
Plat Date: September 2014



ACCT. NO.: 13726
SCH. DIST.: BR
CITY:
MAP NO.: D-

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201418921
09/22/2014 10:19 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

THE UNDERSIGNED, AS LIEN HOLDERS(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 FINANCIAL BANK
1000 E. HUBBARD
MINERAL WELLS, TX, 76067
940-327-5400

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
KEITH COOPER
P.O. BOX 255
DENNIS, TEXAS, 76119
469-261-6354

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12 DAY OF September, 2014.

COUNTY JUDGE

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

NOTES

1) THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE 'X' - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.9% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48367C0379R, DATED SEPTEMBER 26, 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-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

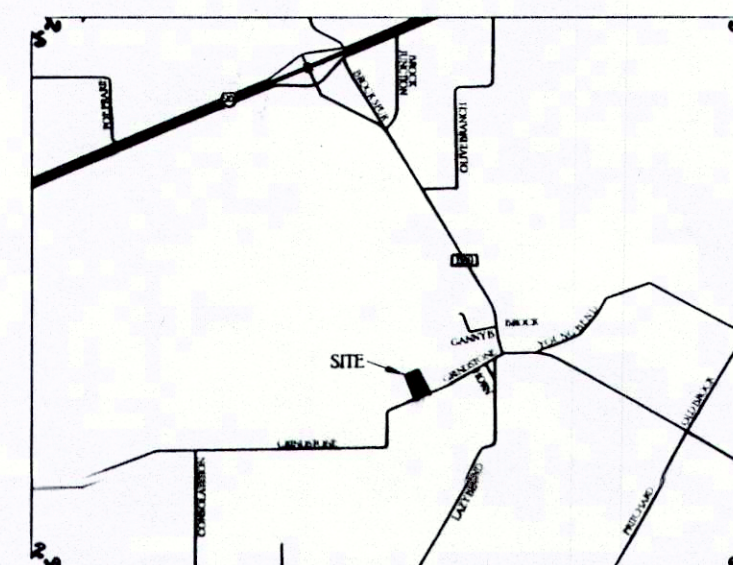
4) WATER IS PROVIDED BY PARKER COUNTY SUD.

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 232.0032. 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.



FINAL PLAT
LOTS 1-3
HOSTER 1 ADDITION
BEING A 9.996 ACRES ADDITION
OUT OF THE M.P. CARTWRIGHT SURVEY,
ABSTRACT NO. 1723, PARKER COUNTY, TEXAS.
SEPTEMBER 2014

CARTER SURVEYING
& MAPPING

110 A PALO PINTO
WEATHERFORD, TX 76086
817-594-0400
FAX 817-594-0403

0 100 200 300
1" = 100'