

FINAL PLAT
LOTS 1, 2 AND 3, BLOCK 1 **PC C-304**
JAXON PARK
AN ADDITION IN PARKER COUNTY, TEXAS
Being 3.075 Acres situated in and being a portion of the James
Shadle Survey, Abstract No. 1279, Parker County, Texas

ACCT. NO.: 13221
 SCH. DIST.: 1E
 CITY:
 MAP NO.: 304

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, DONALD BRAD PARKER being the sole owner of 3.075 Acres situated in and being a portion of the JAMES SHADLE SURVEY, ABSTRACT No. 1279, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Cartwright Park Road at the southwest corner of a 2.0 Acre Tract of land described by deed to Brad Parker recorded in Volume 1908, Page 1423, Real Records, Parker County, Texas, said iron being called by deed to be South, 1008.11 feet and East, 1494.42 feet from the southeast corner of the William Beckwith Survey, Abstract No. 41, Parker County, Texas; THENCE N 89°49'51" W, on or about a fence and the north right of way line of said Cartwright Park Road, 409.83 feet to an iron rod found; THENCE N 00°10'09" E, 349.97 feet to an iron rod found; THENCE East, 354.35 feet to an iron rod found at the northwest corner of said Brad Parker Tract; THENCE S 08°48'47" E, with the west line of said Brad Parker Tract, 355.37 feet to the POINT OF BEGINNING and containing 3.075 acres (133947 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DONALD BRAD PARKER does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2 AND 3, BLOCK 1, JAXON PARK, AN ADDITION IN PARKER COUNTY, TEXAS, Being 3.075 Acres situated in and being a portion of the JAMES SHADLE SURVEY, ABSTRACT No. 1279, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 12 day of August, 2005.

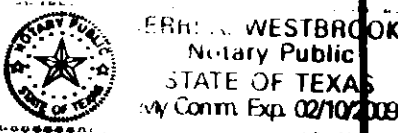
Donald Brad Parker
 Donald Brad Parker

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Donald Brad Parker, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of August, 2005

Jim A. Westbrook
 Notary Public in and for the State of Texas



STATE OF TEXAS)
 COUNTY OF PARKER)

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements

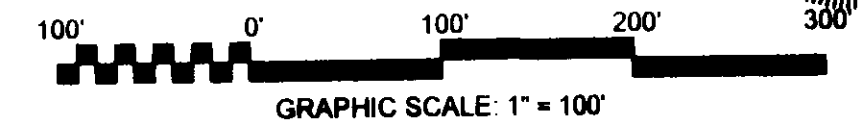
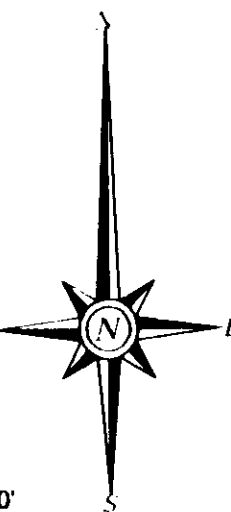
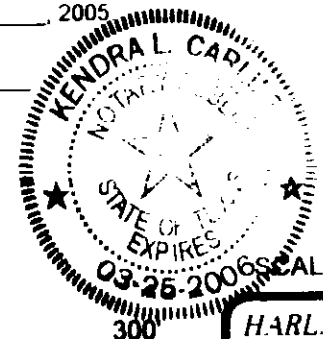
Richard F. Platt
 TITLE

STATE OF TEXAS)
 COUNTY OF PARKER)

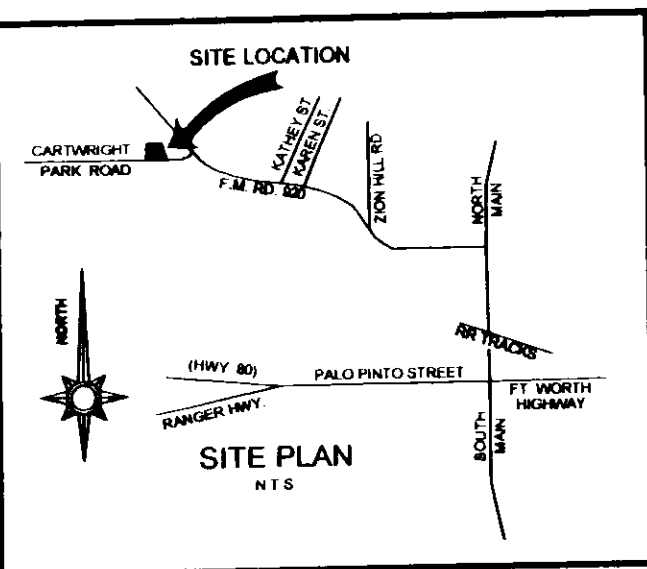
BEFORE ME, the undersigned authority, on this day personally appeared Richard F. Platt, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of August, 2005

Richard F. Platt
 Notary Public in and for the State of Texas



HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833



THE STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 14th day of September, 2005.

ABSENT
 County Judge
 Commissioner Precinct #1
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

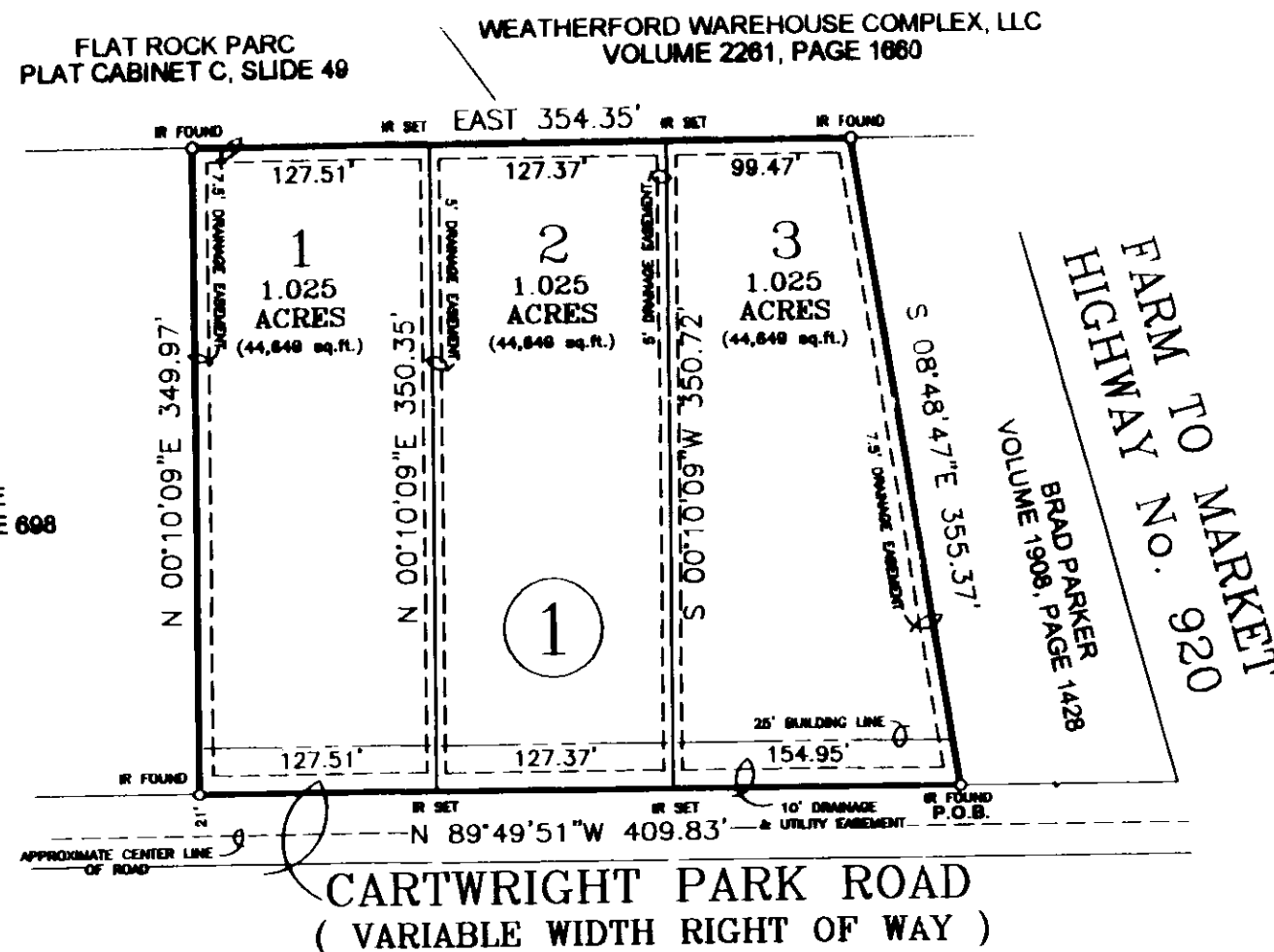
DEVELOPER/OWNER
 Brad Parker
 2033 Farm to Market Highway No. 920
 Weatherford, TX 76088
 817-594-5942

CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS

Approved by the Director, Planning & Development Department

John Hamilton
 John Hamilton
 Planning & Zoning Chairman
 Mayor

JOHN S. MOORE
 VOLUME 2012, PAGE 698



RICHARD F. PLATT
 VOLUME 211, PAGE 35

I Brad Parker certify that said subdivision does not lie within a flood hazard area per insurance ratemap
Donald Brad Parker 480520-0125-C
Donald Brad Parker

THE STATE OF TEXAS)
 COUNTY OF PARKER)

Brad Parker
 being the dedicating and developers of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas.
Donald Brad Parker

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan Jr.
 David Harlan Jr.
 Registered Professional Land Surveyor, No. 2074
 April, 2005

