

**FINAL PLAT**  
**LOT 2A & 2B, KELLI HURST ADDITION**  
 BEING 9.71 ACRES AND BEING A REVISION OF LOT 2,  
 KELLI HURST ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS,

Doc# 634235  
 Book 2525 Page 1150

Doc# 634235 Fees: \$66.00  
 04/03/2007 2:35PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 TEXAS BOUNDARY COUNTY CLERK

ACCT. NO.: 14065  
 SCH. DIST.: PO  
 CITY: CO  
 MAP NO.: G-7

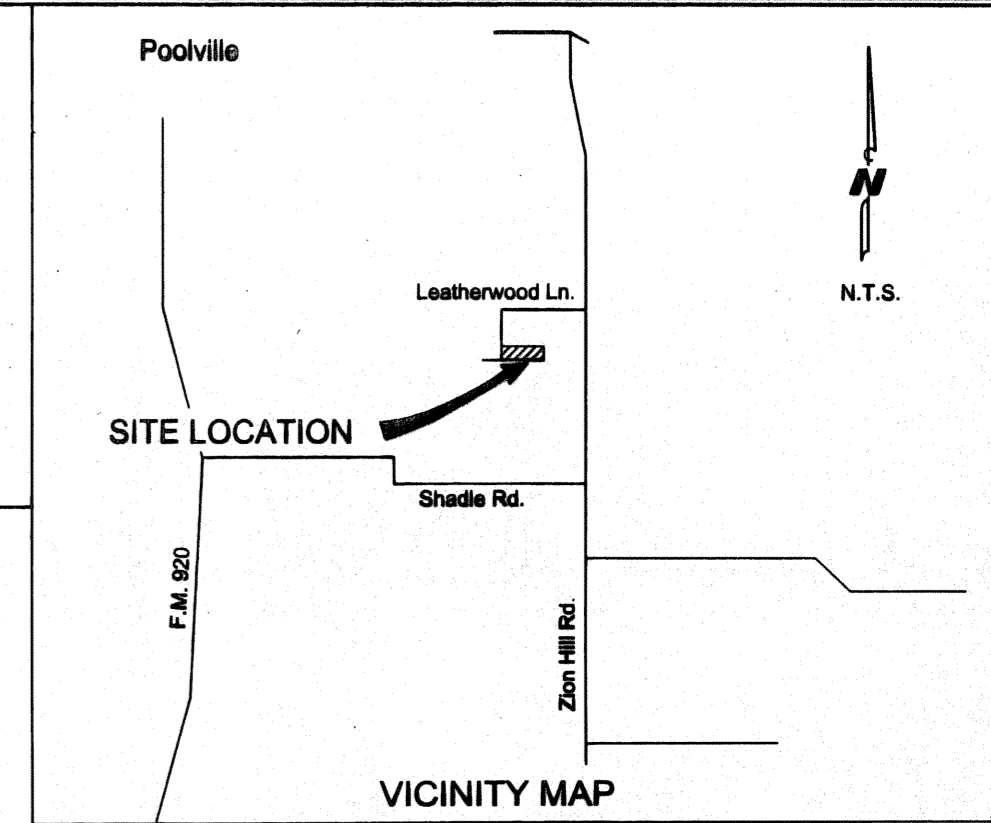
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 480520 0050 B, EFFECTIVE DATE: SEPTEMBER 27, 1991, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

*T. & P. R.R. CO. SURVEY SECT. 177*  
*A-1472*

THE STATE OF TEXAS )  
 COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County Texas, this 28 day of March, 2007.

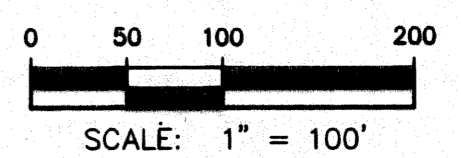
ABSENT  
 County Judge  
 Commissioner Precinct #1  
 Commissioner Precinct #2  
 Commissioner Precinct #3  
 Commissioner Precinct #4



Merilyne F. McGee  
 Vol. 1495, Pg. 142

Larry Brooks  
 Vol. 1586, Pg. 1273

Harmon Steven Mansell & Tracy Lynne Mansell  
 Vol. 1687, Pg. 624

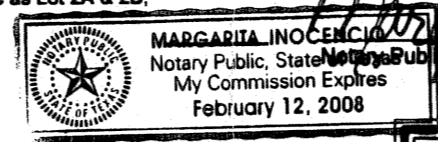


- NOTES:
- Bearings are based on true north, as determined by measuring the magnetic bearing between control points # 2 and # 3, adjusting for the current declination (5°09'E), and transferring to the most northerly line of this subdivision.
  - Distances marked (M) are measured; distances marked (P) are per Plat.
  - 1/2" iron rods set at lot corners, unless otherwise noted.
  - This property is not located within the extraterritorial jurisdiction of any city or town.
  - There shall exist a 10' utility easement along all subdivision lot lines and all streets.

KNOW ALL MEN BY THESE PRESENTS:  
 That I, Charles Robert McIlroy, 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 under my personal supervision in accordance with the Subdivision Regulations of Parker County.  
 CHARLES ROBERT MCILROY  
 Notary Public, State of Texas  
 My Commission Expires February 12, 2008  
 Registration Number 5136

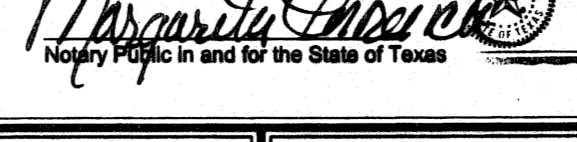
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared Robert Riffe, Sr., known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of February, 2007.



STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared Charlena Riffe, 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 purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of February, 2007.



LEATHERWOOD LANE

apparent right-of-way (fence)

R.R. Spike Fnd.

3/4" I.r.f.

**P.O.B.**  
 4" dia. steel pipe fence corner post found

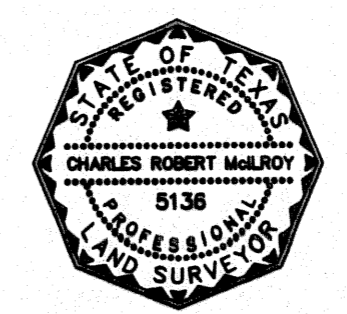
**FIELD NOTES**  
 All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, being a part of the T. & P. Railway Company Survey Number 177, Abstract No. 1472, and being a revision of LOT 2, KELLI HURST ADDITION, a subdivision in Parker County, Texas recorded in Cabinet C, Slide 417, Plat Records of Parker County, Texas; and being the same land described in deed to Robert Riffe, Sr. and Charlena Riffe recorded in Volume 2377, Page 303, Official Records of Parker County, Texas (O.R.P.C.T.); and being more particularly described by metes and bounds as follows:  
 BEGINNING at a 4" diameter steel pipe fence corner post found in the east line of Leatherwood Lane, said point being the southwest corner of said Riffe land, the southwest corner of said Kelli Hurst Addition, and the northwest corner of the lands described in deed to Philip H. Trew, Jr. recorded in Volume 2430, Page 599, O.R.P.C.T.; from this beginning point a 5/8" iron found at the approximate northwest corner of the J.W. Gregory Survey, Abstract No. 2112 bears S 22°32'41" West, 20.70 feet;  
 THENCE North 1°33'22" West, with the west line of said Riffe tract, and the west line of said Kelli Hurst Addition, 309.82 feet to a railroad spike found in Leatherwood Lane for the northwest corner of said Kelli Hurst Addition, and being the southwest corner of a tract of land described in deed to James Rowell and Billie Rowell recorded in Volume 534, Page 460, Deed Records of Parker County, Texas (D.R.P.C.T.), and being the northwest corner of said Riffe land;  
 THENCE North 89°45'57" East, generally along a fence line, a distance of 1318.66 feet to a 1/2" diameter iron rod set for the northeast corner of said Lot 2, said point being the northwest corner of the tract of land described in deed to Larry Brooks recorded in Volume 1586, Page 1273, O.R.P.C.T.;  
 THENCE South 0°11'50" East, generally along a fence line and with the east line of said Lot 2, and the west line of said Brooks tract, 164.94 feet to a 4" diameter steel pipe fence corner post found for the southwest corner of said Brooks tract; said point also being the northwest corner of Lot 1 of said Kelli Hurst Addition;  
 THENCE South 0°09'02" East, departing said Brooks line, and with the line common to Lot 1 and Lot 2 of said Kelli Hurst Addition, 165.07 feet to a P.K. nail in concrete found at base of 4" diameter steel pipe fence corner post, said point being the southeast corner of said Riffe tract, the southeast corner of said Lot 2, the southwest corner of said Lot 1, the northwest corner of a remainder tract of lands described in deed to Harmon Steven Mansell and Tracy Lynne Mansell recorded in Volume 1687, Page 624, O.R.P.C.T., and the northeast corner of the said Trew lands;  
 THENCE South 89°43'53" West, with the south line of said Riffe tract and with the north line of said Trew lands, 218.65 feet to a 4" diameter steel pipe fence corner post found;  
 THENCE North 89°09'52" West, continuing with said south line of the Riffe tract and with said north line of Trew, 1092.70 feet to the Place of Beginning and containing 9.71 acres of land, more or less.  
 NOW THEREFORE WE, ROBERT RIFFE, SR. AND CHARLENA RIFFE, owners of the above described tract do hereby adopt this plat and designate the same as Lot 2A & 2B, Kelli Hurst Addition, and do dedicate to the public use forever all rights-of-way and easements shown hereon.

BY: Robert Riffe Sr. DATE: February 22, 2007  
 Robert Riffe, Sr.

BY: Charlena Riffe DATE: February 22, 2007  
 Charlena Riffe

DEVELOPER:  
 Robert & Charlena Riffe  
 2601 Zion Hill Road  
 Weatherford, TX 76088  
 817-991-2145

*CR McIlroy*  
 Prepared By:  
 February 21, 2007  
 Date:



**MCILROY ENGINEERING**  
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 Weatherford, Texas 76086  
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 FAX: (817) 594-6565  
 E-MAIL: cmcilroy@texoma.net

**C552**