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Doc# 651465 Fees: \$66.00
08/22/2007 10:55AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANNE BRUNSON, COUNTY CLERK

Doc# 651465
Book 2567 Page 1065

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MARY GOODWIN, being the sole owner of a 9.814 acres tract of land out the NOAH WHITE SURVEY, ABSTRACT NO. 2762, Parker County, Texas, according to the deeds recorded in Volume 2046, Page 1622 and Volume 2073, Page 680, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 1/2" iron rod at the southwest corner of said tract (2073/680), for the southwest and beginning corner of this tract. Whence the northwest corner of the said T.B. MARTIN SURVEY, ABSTRACT NO. 891 is called to bear N 00°39'00" E 435.60 feet and S 33°49'29" W 2359.51 feet.
THENCE N 00°37'44" E 217.68 feet to a found 3/8" iron rod, for a corner of this tract.
THENCE N 00°14'10" E 218.28 feet to a found 3/8" iron rod, for the northwest corner of this tract.
THENCE S 89°33'00" E 981.48 feet to a found 3/8" iron rod in the west right of way line of Old Authon Lane (a paved road), for the northeast corner of this tract.
THENCE S 00°01'19" E 434.01 feet along the said west right of way line of Old Authon Lane to a 4" steel fence corner, for the southeast corner of this tract.
THENCE N 89°39'51" W 984.92 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARY GOODWIN (OWNER), does hereby adopt this plat designating the herein above described real property as LOT 1 AND LOT 2, MARY ANN ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 22 day of August, 2007.

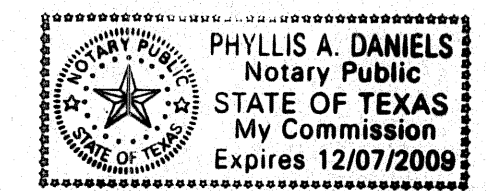
Mary Goodwin
MARY GOODWIN
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Mary Goodwin 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 22 day of August 2007.

Phyllis A. Daniels
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF PARKER

The undersigned, MARY GOODWIN, does hereby certify that there are no liens on or against the acreage subdivided according to this plat.

Mary Goodwin
MARY GOODWIN

STATE OF TEXAS
COUNTY OF PARKER

I, MARY GOODWIN, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction (ETJ) of any City or Town.

Mary Goodwin
MARY GOODWIN

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 22 day of Aug, 2007.

County Judge
Commissioner Precinct #1
Commissioner Precinct #3

Commissioner Precinct #2
Commissioner Precinct #4

ACCT. NO.: 14485
SCH. DIST.: GA
CITY: CO
MAP NO.: E-12

KEEL
V. 1301, P. 334

KEEL
V. 1180, P. 1186

BOSLEY
V. 632, P. 619

HENSLEY
V. 1582, P. 820

(REF. BRG.)
S 89°33'00" E 981.48'

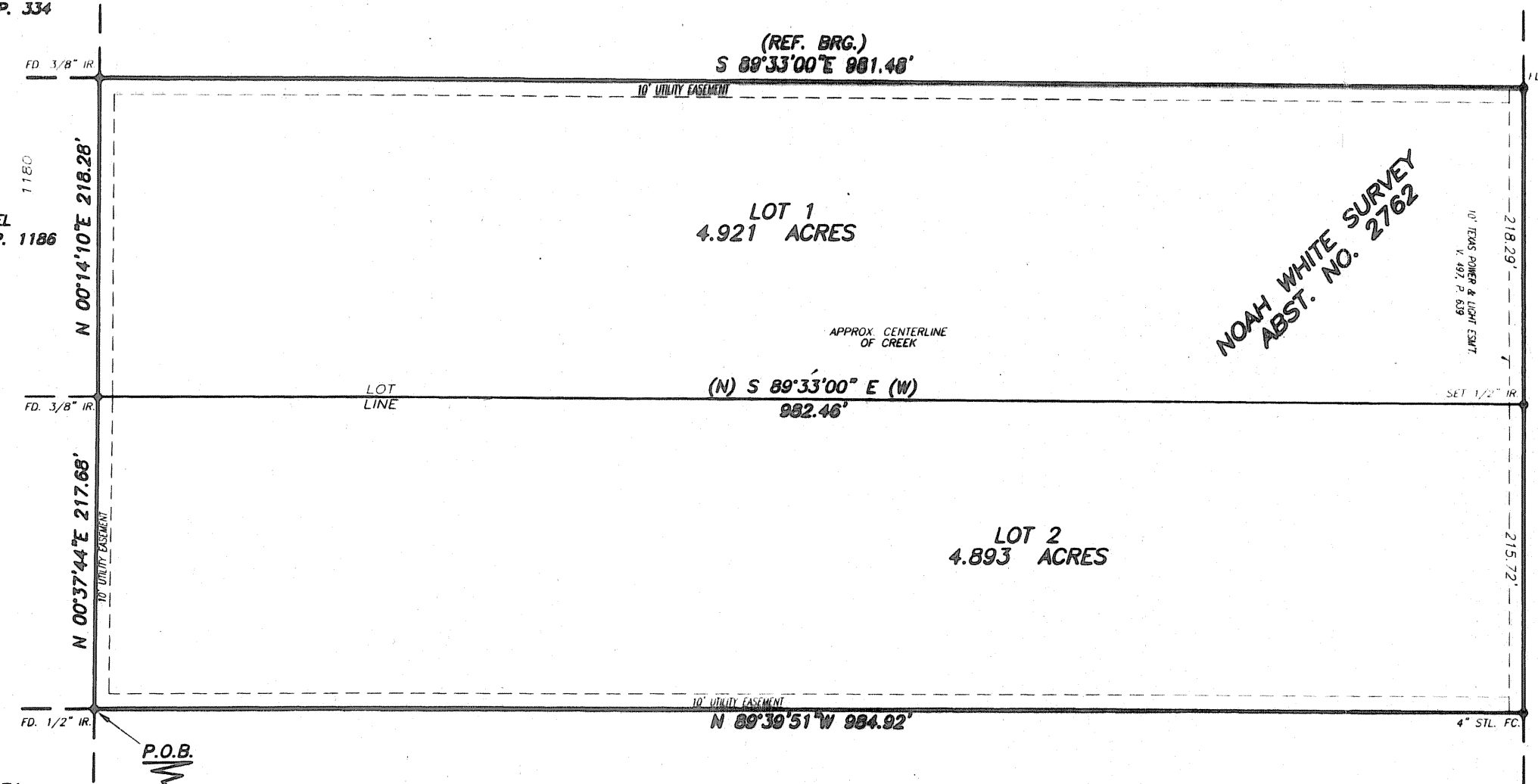
LOT 1
4.921 ACRES

(N) S 89°33'00" E (W)
892.46'

LOT 2
4.893 ACRES

N 89°39'51" W 984.92'

LINDSEY
V. 624, P. 280

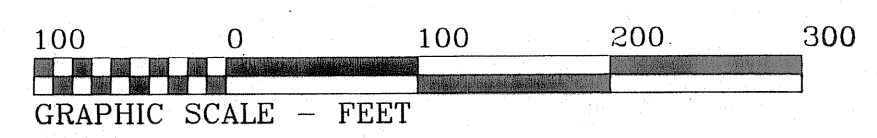
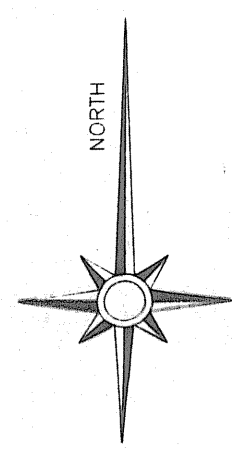


SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, 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. 5691.
817-594-0400 JNO70733, JULY 2007.

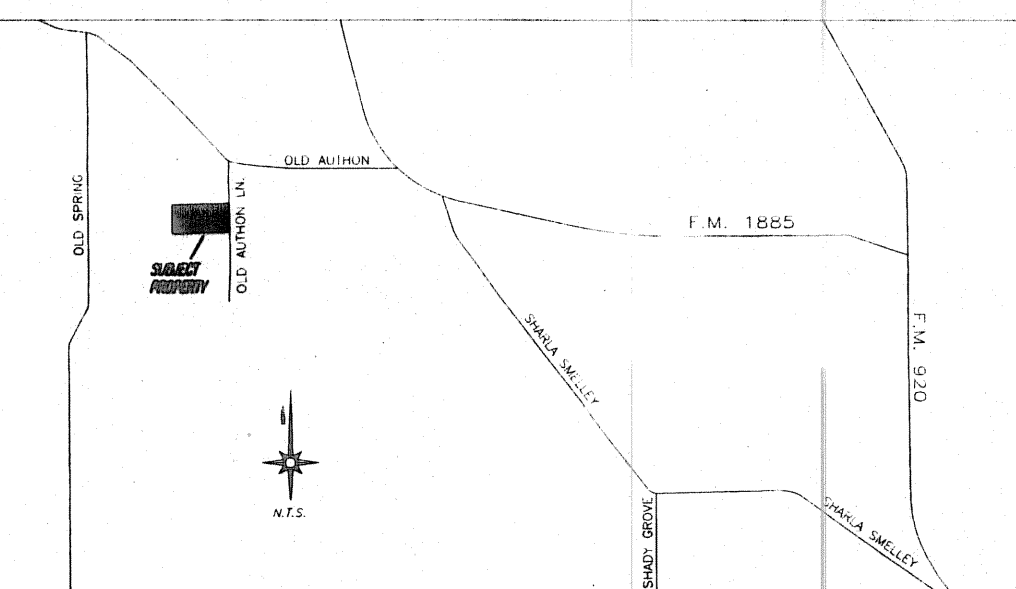
- NOTES:
1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 480520 0125 C, DATED JANUARY 3, 1997.
2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
3) CREEKS AND CONTOURS WERE DERIVED FROM USGS QUADRANGLE MAPS.
4) 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.



SURVEYOR:
CARTER SURVEYING & MAPPING
110-A PALO PINTO ST.
WEATHERFORD, TEXAS 76086
817-594-0400
PATRICK CARTER, RPLS NO. 5691

OWNER/DEVELOPER:
MARY GOODWIN
194 HILLCROFT DR.
WEATHERFORD, TX 76087
817-714-8383

FOR DEPARTMENTAL USE ONLY
PROJECT # _____
SUBMITTAL DATE: _____
ACCEPTED BY: _____
FILED BY: _____
FILED DATE: _____
VOLUME & PAGE: _____
DOC# & PLAT CABINET: _____



FINAL PLAT
LOT 1 & LOT 2
MARY ANN ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 9.814 ACRES OUT OF THE
NOAH WHITE SURVEY, ABSTRACT NO. 2762,
PARKER COUNTY, TEXAS
JULY 2007
CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403