

B 774

STATE OF TEXAS
COUNTY OF PARKER

Whereas, I, Cary McKay, agent for CT Joint Venture being the owner of a tract of land situated in the T. & P. RR. Co Survey, Abstract No. 1520 and the Patton & Browder Survey, Abstract No. 2414, Parker County, Texas, being that some tract of land described in deeds to CT Joint Venture recorded in Volume 2076, Page 1896, Volume 2076, Page 1901 and Volume 2076, Page 1910, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar rod found (Control Monument) in the northwest line of Weiland Road for the southeast corner of said McKay Tract;

Thence N.89°02'53"W., 1271.43 feet along the common line between the CT Tract and a tract of land described in a deed to Kenneth D. Box and Wife, Anna S. Box recorded in Volume 632, Page 229, Deed Records, Parker County, Texas to a 3/8" rebar rod found for the southwest corner of the McKay Tract;

Thence N.00°01'21"W., 654.12 feet along the common line between the CT Tract and a tract of land described in a deed to Ronald K. Brown and Wife, Linda S. Brown recorded in Volume 1799, Page 1728, Real Records, Parker County, Texas to a 3/8" rebar rod found;

Thence S.85°52'24"E., 1451.98 feet to a 3/8" rebar rod found (Control Monument) in the northwest line of Weiland Road same being the southeast line of the McKay Tract;

Thence S.17°12'10"W. (base bearing), 597.48 feet along the northwest line of Weiland Road same being the southeast line of the McKay Tract to the point of beginning and containing 19.24 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Cary McKay, agent for CT Joint Venture do hereby adopt this plat designating the herein described real property as Lots 1 through 17, Block 1, McKay Meadows, an addition to Parker County, Texas, and does hereby dedicate to the public's use forever the easements and streets shown hereon.

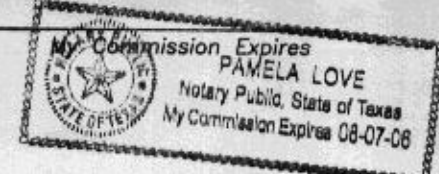
Witness my hand in Parker County, Texas, the 12 day of

February, 2003
Cary McKay
Cary McKay (agent for CT Joint Venture)

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cary McKay, agent for CT Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12 day of February, 2003

Pamela Love
Notary Public



Note:

- No portion of this plat lies in the 100 year flood plain.
- Land use, entire 19.24 acres single family residential.
- 1/2" capped 4277 rebar rod set at all corners except as shown.
- Lot Summary:
17 Single Family Lots
Minimum Lot size 1.00 acre
Maximum Lot size 1.17 acres

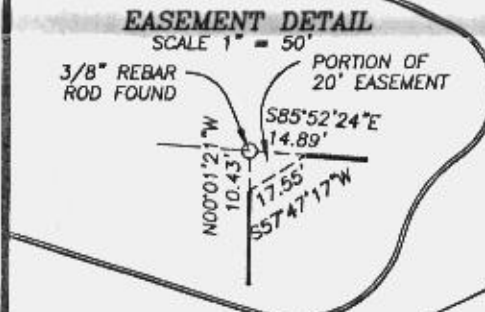
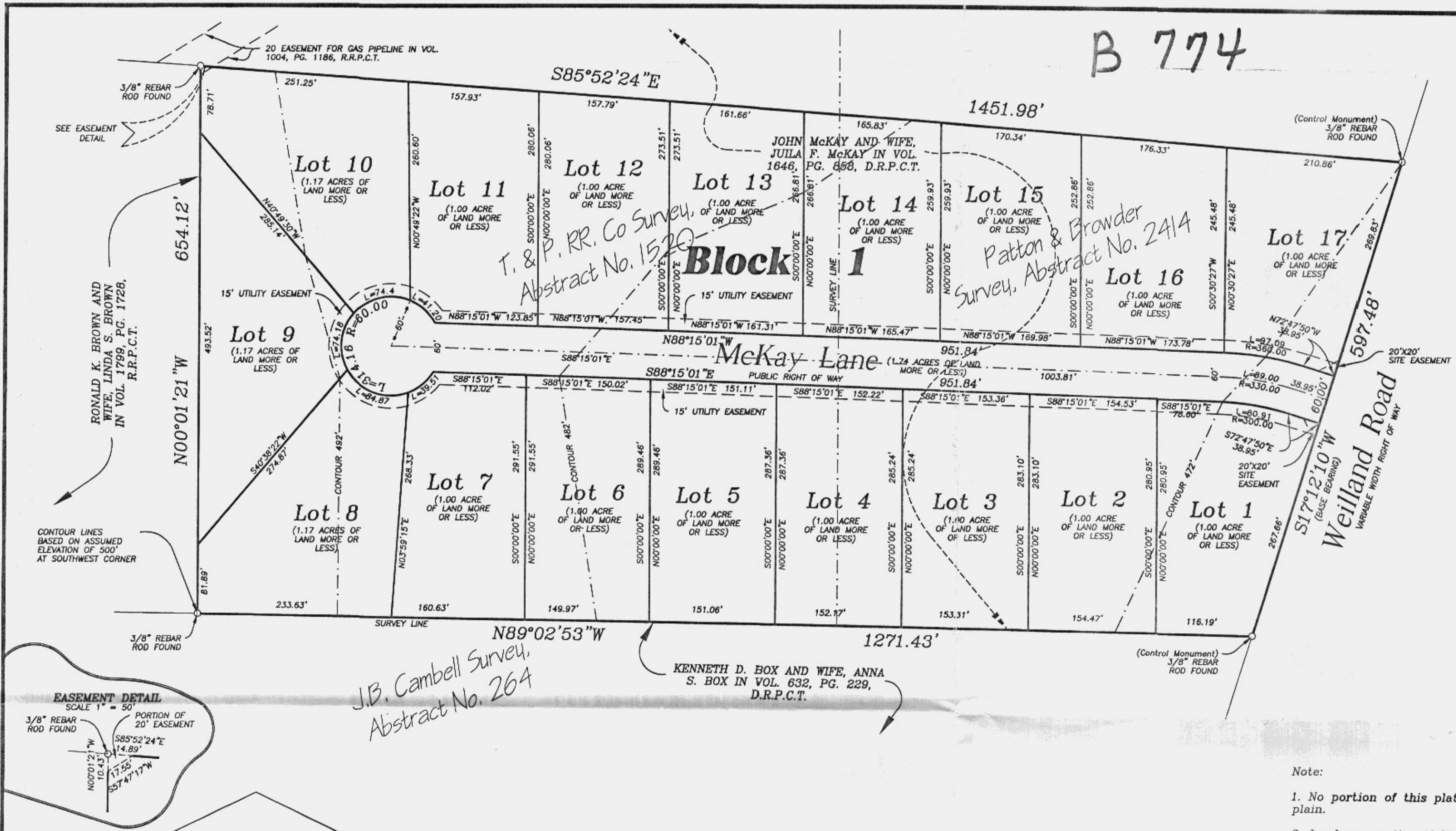
De fire This is not in the ETJ of Wurttemberg

FINAL PLAT SHOWING LOT 1, BLOCK 1, McKay Meadows,

ACCT. NO: 1498
SCH. DIST: WE
CITY: CO
MAP NO.: H-11
OUT OF 21520-6-0-0
22414-6-0-50

AN ADDITION TO PARKER COUNTY, TEXAS,
BEING SITUATED IN THE T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1520 AND THE
PATTON AND BROWDER SURVEY, ABSTRACT
2414, PARKER COUNTY, TEXAS, BEING A
PORTION OF THAT SAME TRACT OF LAND
DESCRIBED IN A DEED TO CT JOINT VENTURE
RECORDED IN VOLUME 2076, PAGE 1896,
VOLUME 2076, PAGE 1901 & V. 2076, PAGE
1910, DEED RECORDS, PARKER COUNTY,
TEXAS.

Map # 490520-0125-C



*J.B. Cambell Survey,
Abstract No. 264*

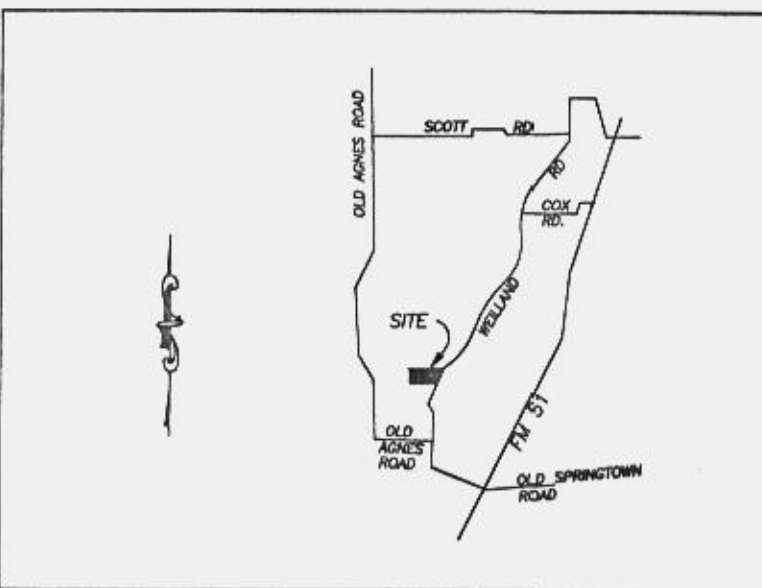
KENNETH D. BOX AND WIFE, ANNA
S. BOX IN VOL. 632, PG. 229,
D.R.P.C.T.

NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
(NOT TO SCALE)

APPROVED BY THE PARKER
COUNTY COMMISSIONERS
PLAT APPROVED DATE 2-12-03
BY: *[Signature]*
COUNTY JUDGE
BY: *[Signature]*
BY: *[Signature]*
BY: *[Signature]*

Doc 00470663 Bk DR Vol 2079 Pg 549

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
on Feb 12, 2003 at 10:48A

Document Number: 00470663

Folio: 56.00

By Patricia Nelson

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and as duly recorded in the volume and page
of the indexed records of Parker County
as stamped hereon by me.

Feb 12, 2003

JULIE BRUNSON, COUNTY CLERK
PARKER COUNTY

Developer:
CT Joint Venture
118 Big Lake Court
Weatherford, TX 76086

Owner:
CT Joint Venture
118 Big Lake Court
Weatherford, TX 76086

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.

[Signature]
LONNIE REED
R.P.L.S. No. 4277

5-20-02

TRI SURVEYING
COUNTIES
116 LOCUST STREET, AZLE TX 76020
817/444-2355 FAX: 444-4387
EMAIL: tricosur@gte.net

JOB# 02-03-0119

THIS PLAT FILED FOR RECORD IN CABINET _____, SLIDE _____, DATE _____