

PC C-389

Doc# 590145
Book 2418 Page 1917

OWNER/DEVELOPER: PAIGE D MIDDLETON
309 N. DUBLETTE ST.
WEATHERFORD, TEXAS 76086

OWNERS DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF PARKER

Whereas Paige D. Middleton, being the owner of a tract of land out of the T. & P. RR. CO. SURVEY, Abstract No. 1518, Parker County, Texas.

FIELD NOTES

Description for a tract of land out of the T&P R.R. CO. SURVEY, Abstract No. 1518, Parker County, Texas, said tract being all of that certain tract of land recorded in Vol. 2218, Pg. 527, R.R.P.C.T.

BEGINNING from a cross tie fence post at the Southeast corner of Vol. 1758, Pg. 1540, and at the Northeast corner of Vol. 1295, Pg. 1201, R.R.P.C.T. and being in the West line of Lot 45, WOODLAWN, Phase IV, an addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 160, R.R.P.C.T.

THENCE N 89°57'27" W, with the common line of said Vol. 1758, Pg. 1540, and said Vol. 1295, Pg. 1201, 1540.38 feet to a 3/8" iron found in the East line of Prather Road, said iron being for the Southwest corner of said Vol. 2218, Pg. 527, and for the Northwest corner of said Vol. 1295, Pg. 1201;

THENCE N 00°45'15" W, with the East line of said Prather Road, 336.54 feet to a 1/2" iron found;

THENCE N 33°38'11" W, continuing with the East line of said Prather Road, 52.06 feet to a 3/8" iron found, said iron being for the Northwest corner of said Vol. 2218, Pg. 527, and being in the South line of Lot 9, WOODLAWN, Phase III, an addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 126, R.R.P.C.T.;

THENCE N 80°42'01" E, with the common line of said Vol. 2218, Pg. 527, and Lots 9 and 10, WOODLAWN, Phase III, 1388.23 feet to a 3/8" iron set for the Northeast corner of said Vol. 1758, Pg. 1540;

THENCE S 18°35'43" E, with the East line of said Vol. 1758, Pg. 1540, 638.88 feet to the POINT OF BEGINNING and containing 16.65 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Paige D Middleton, do hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, PRATHER HILLS, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 22nd day of March, 2006.

Paige D Middleton
Paige D Middleton

STATE OF TEXAS
COUNTY OF PARKER

I, Paige D Middleton 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.

Paige D Middleton
Paige D Middleton

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the 22nd day of March, 2006 at 12:03 o'clock M. And duly recorded this the 22nd day of March, 2006 at 12:03 o'clock M, in Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the 22nd day of March, 2006.

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 22nd day of March, 2006 by, Paige D Middleton who personally appeared before me.

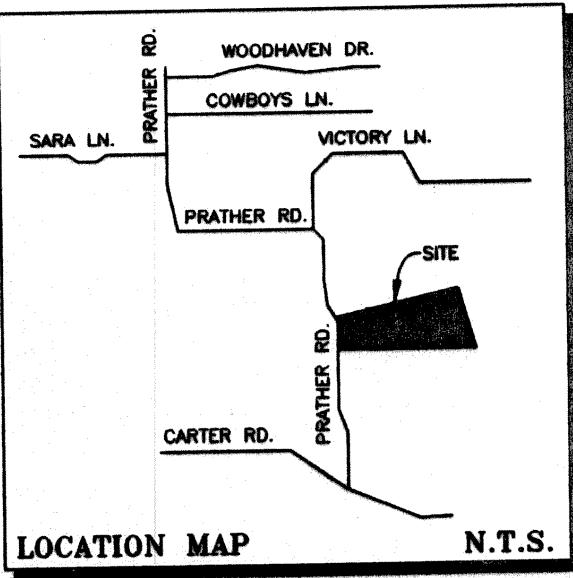
Deanna Parker
Notary Public State of Texas

12-03-06
My Commission Expires

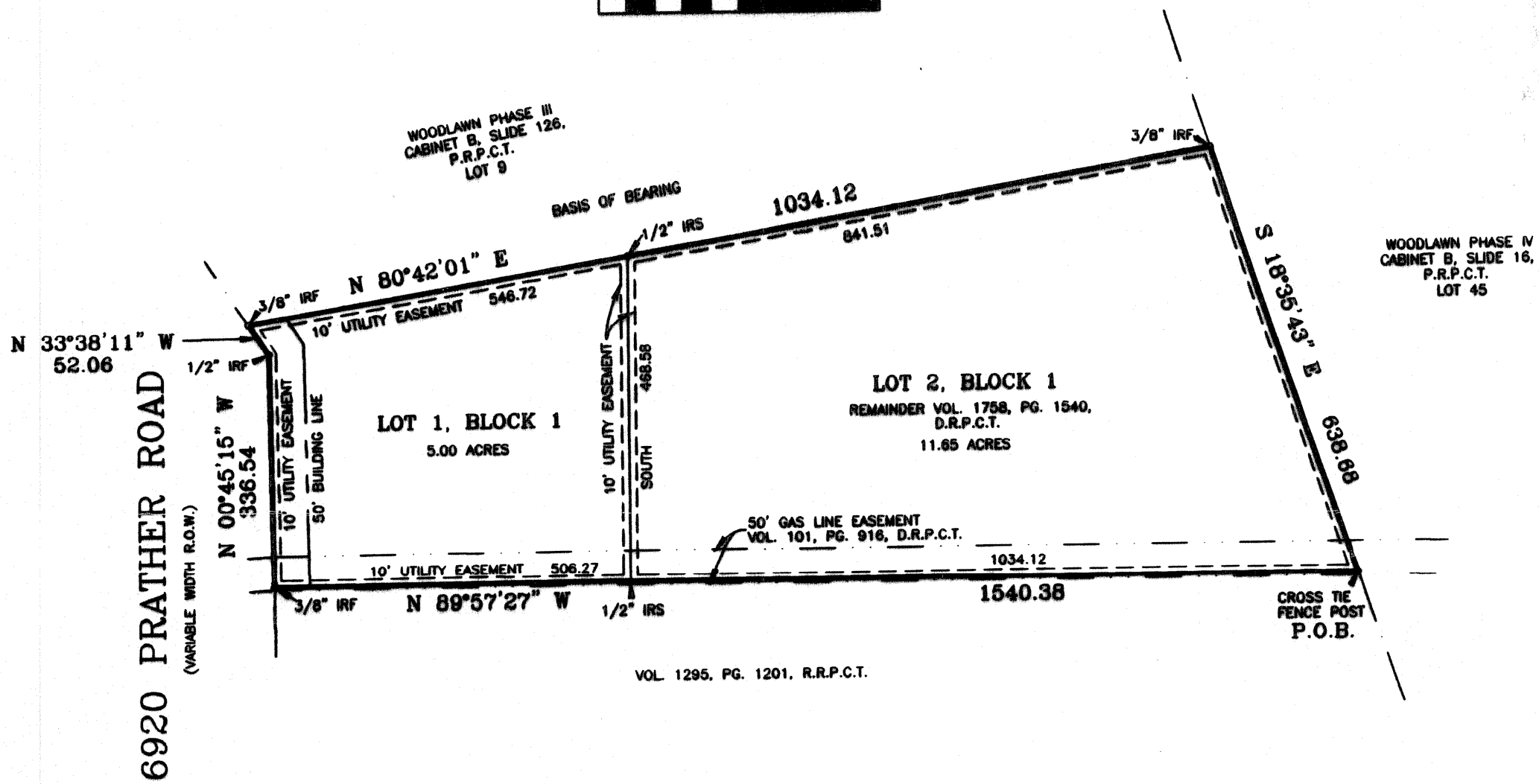
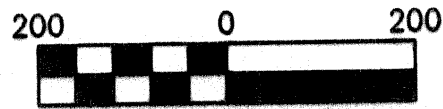
Doc# 590145 Fees: \$66.00
03/22/2006 10:23AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

FINAL PLAT
SHOWING
LOT 1, BLOCK 1
PRATHER HILLS

BEING 16.65 ACRES OF LAND OUT OF THE T. & P. RR. SURVEY, ABSTRACT NO. 1518, PARKER COUNTY, TEXAS.



PARKER CO. MAPSCO PG. 10, A4



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 22 day of March, 2006.

[Signature]
Parker County Judge

Absent
Commissioner 1

[Signature]
Commissioner

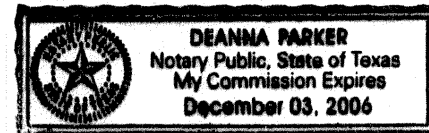
Clerk, County Court
Parker County, Texas

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 22nd day of March, 2006 by, Paige D Middleton who personally appeared before me.

Deanna Parker
Notary Public State of Texas

12-03-06
My Commission Expires



GENERAL NOTES:

NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200050-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

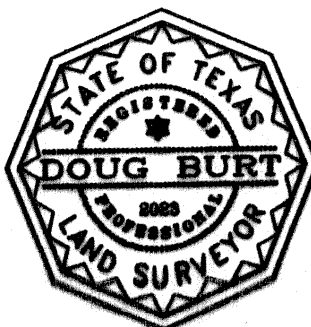
NOTE: BASIS OF BEARING PER VOL. 2218, PG. 527, R.R.P.C.T.

NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

NOTE: 50' BUILDING LINE INSIDE FRONT LOT LINE.

NOTE: 10' UTILITY EASEMENT INSIDE ALL LOT LINES.



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Doug Burt
09/MARCH/2006

ACCT. NO.: 16345

SCH. DIST.: SP

CITY: CO

MAP NO.: I-7

ALL OF: 21518-10-0-0

-10-1-0

-10-1-50

RECORDED IN PLAT CABINET _____ SLIDE _____

DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678