

C-741

Doc# 692598
Book 2665 Page 504

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas,
this 24 day of Sept, 2008.

County Judge _____

Commissioner Precinct #1 _____
Commissioner Precinct #2 _____
Commissioner Precinct #3 _____
Commissioner Precinct #4 _____

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.

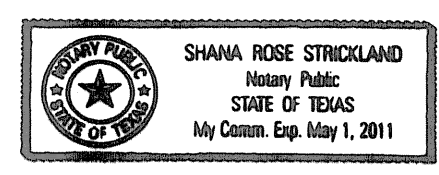
City President, Compass Bank

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN LIKER 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 23 day of Sept, 2008

Notary Public in and for the State of Texas



"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."

JOHN D. LEAKE, TRUST
VOLUME 2339, PAGE 700

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, RUSTIN KINMAN being the dedicating and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, RILEY SANDERA INVESTMENTS, LLC., recorded in Volume 2662, Page 1748, Real Records, Parker County, Texas, acting by and through its authorized agent, being the sole owner of 10.02 Acres situated in and being a portion of the A. C. GLOVER SURVEY, ABSTRACT No. 1753, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod set in the south line of Ellis Road, as it exist, said iron being called by deed to be North, 699.75 feet and East, 1178.08 feet from the southeast corner of said S. Brannon Survey; THENCE S 00°02'00" W, 948.68 feet to an iron rod set and POINT OF BEGINNING; THENCE S 00°02'00" W, 958.84 feet to an iron rod found in the north right of way line of Interstate Highway No. 20; THENCE S 68°05'20" W, with the north right of way line of said Interstate Highway No. 20, 414.96 feet to an iron rod set in the east line of a proposed 60 foot road; THENCE with the east line of said proposed 60 foot road the following courses and distances;

N 21°54'40" W, 41.84 feet to an iron rod set at the beginning of a curve to the right with a radius of 270.0 feet and whose chord bears N 10°56'20" W, 102.78 feet;

With said curve to the right through a central angle of 21°56'40" and a distance of 103.41 feet to an iron rod set;

N 00°02'00" E, 892.13 feet to an iron rod set at the beginning of a curve to the left with a radius of 330.0 feet and whose chord bears N 05°59'47" W, 69.69 feet;

With said curve to the left through a central angle of 12°07'20" and a distance of 69.82 feet to an iron rod set;

N 12°15'36" W, 13.04 feet to an iron rod set;

THENCE S 89°58'00" E, 430.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RILEY SANDERA INVESTMENTS, LLC., acting by and through its authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, AND 3, BLOCK 1, RILEY BUSINESS PARK, AN ADDITION TO PARKER COUNTY, TEXAS, Being 10.02 Acres situated in and being a portion of the A. C. Glover Survey, Abstract No. 1753, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Compass Bank, Parker County, Texas this 23 day of Sept, 2008.

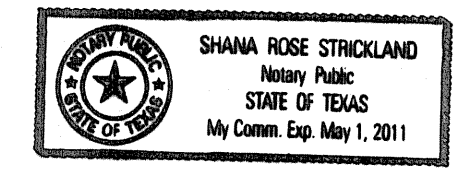
Rustin Kinman, Agent

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Rustin Kinman 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 23 day of Sept, 2008

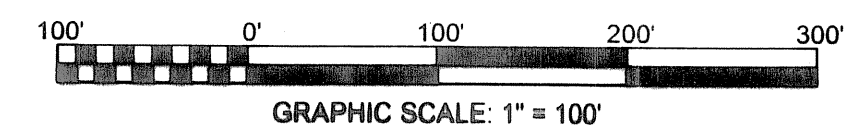
Notary Public in and for the State of Texas



Doc# 692598 Fees: \$66.00
09/25/2008 9:12AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

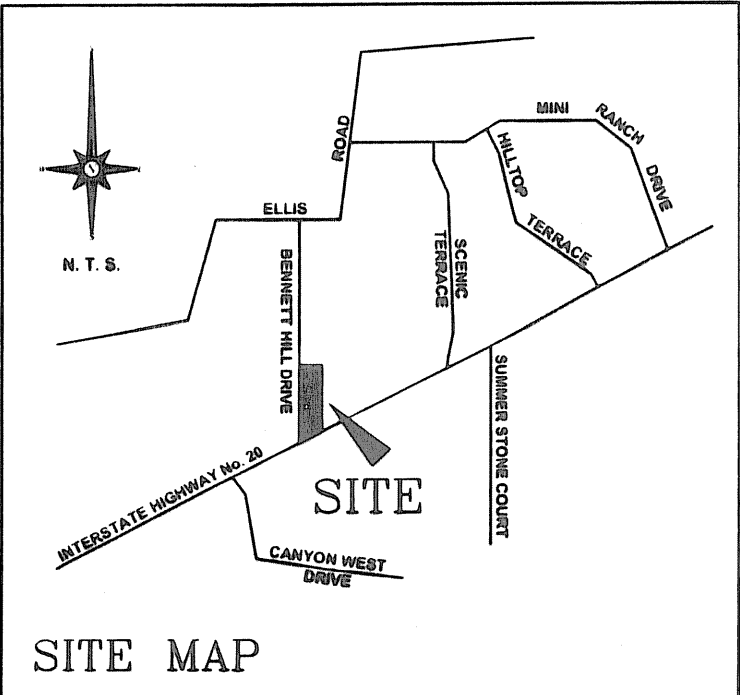
FINAL PLAT
LOTS 1, 2, AND 3, BLOCK 1
RILEY BUSINESS PARK
AN ADDITION TO PARKER COUNTY, TEXAS
Being 10.02 Acres situated in and being a portion of the A. C. Glover Survey, Abstract No. 1753, Parker County, Texas

ACCT. NO: 16785
SCH. DIST: BR
CITY: CO
MAP NO.: E-17



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

08317/QR

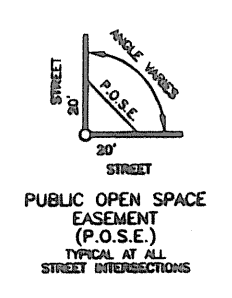


NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520_0175_B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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 under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
SEPTEMBER, 2008

NOTE: CONTACT 1-800-DIG-TESS BEFORE DIGGING, TRENCHING, OR EXCAVATING.

