

Doc# 695065
Book 2671 Page 106

VERNON A. NEWBY
et ux
GLENDA NEWBY
VOL. 1165, PG. 491
D.R.P.C.T.

WOODSON D. HENRY SURV.
ABST. NO. 608

TERRY G. HAMPTON et ux MAURINE HAMPTON
VOL. 1448, PG. 136
D.R.P.C.T.

A.S. BIRDWELL SURV.
ABST. NO. 59
FINIS G. CHRISTENBERRY, et al
Feb. 3rd. 1933

P.U.E.
GIN SPINDLE FND.
N=7042238.70
E=2227912.21

ABRAHAM THOMAS SURV.
ABST. NO. 1575

WILLIAM LOYD JONES
VOL. 1737, PG. 1690
D.R.P.C.T.

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS W. Ralph Evans and wife, Linda S. Evans are the owners of 132.975 acres of land, situated in the Andrew Jones Survey, Abstract No. 743, Parker County, Texas, according to the deed recorded in Volume 2227, Page 719, Real Records, Parker County, Texas and WHEREAS W. Ralph Evans and wife, Linda S. Evans, do hereby wish to subdivide a 13.679 acre portion of said 132.975 acres land being more particularly described by metes and bounds as follows:

BEGINNING at a Gin Spindle found at the northwest corner of said 132.975 acre tract, said Gin Spindle also being the northwest corner of the aforementioned Jones Survey; said Gin Spindle having NAD State Plane Coordinates, North Central Texas Zone N= 7042238.70, E= 2227912.21; said Gin Spindle being in the centerline of Dobbs Trail and 2,434.5 feet from the centerline of Christenberry Road;

THENCE S 89°31'27" E along the center of said Dobbs Rd., and the north line of said 132.975 acre tract, 664.75 feet to a point in said road;

THENCE S 00°28'33" W, at 45.00 feet passing a L&A capped 1/2 inch iron rod found in said south R-0-W line also being the most westerly north corner of Lot 1, Block 3, Remington Park Estates, an addition to Parker County, Texas according to the plat filed in Cab. C, Slide 264, Plat Records of Parker County, Texas and continuing along said west line of said Lot 1, at 316.40 feet passing a L&A capped 1/2 inch iron rod found at the southwest corner of said lot and continuing in all 896.51 feet to a L&A capped 1/2 inch iron rod set;

THENCE N89°31'27" W, 664.57 feet to a L&A capped 1/2 inch iron rod set in the west line of said 132.975 acre tract;

THENCE N 00°27'49" E, along said west line, 896.51 feet to the POINT OF BEGINNING and containing 13.679 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, W. Ralph Evans and Linda S. Evans, do hereby adopt this plat designating the herein above described property as:

LOTS 1-3, BLOCK 3

REMINGTON PARK ESTATES, PHASE II

an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 17th day of Oct, 2008.

By: W. Ralph Evans
W. Ralph Evans

Executed this 17th day of October, 2008.

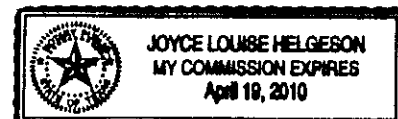
By: Linda S. Evans
Linda S. Evans

STATE OF TEXAS

Before me, Joyce Helgeson, a Notary Public in and for the State of Texas, on this day personally appeared W. Ralph Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 17th day of October, 2008.

Joyce Louise Helgeson
Notary Public in and for the State
My Commission Expires 4-19-10

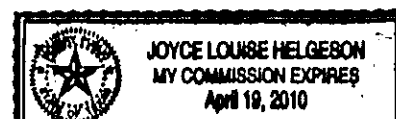


STATE OF TEXAS

Before me, Joyce Helgeson, a Notary Public in and for the State of Texas, on this day personally appeared Linda S. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

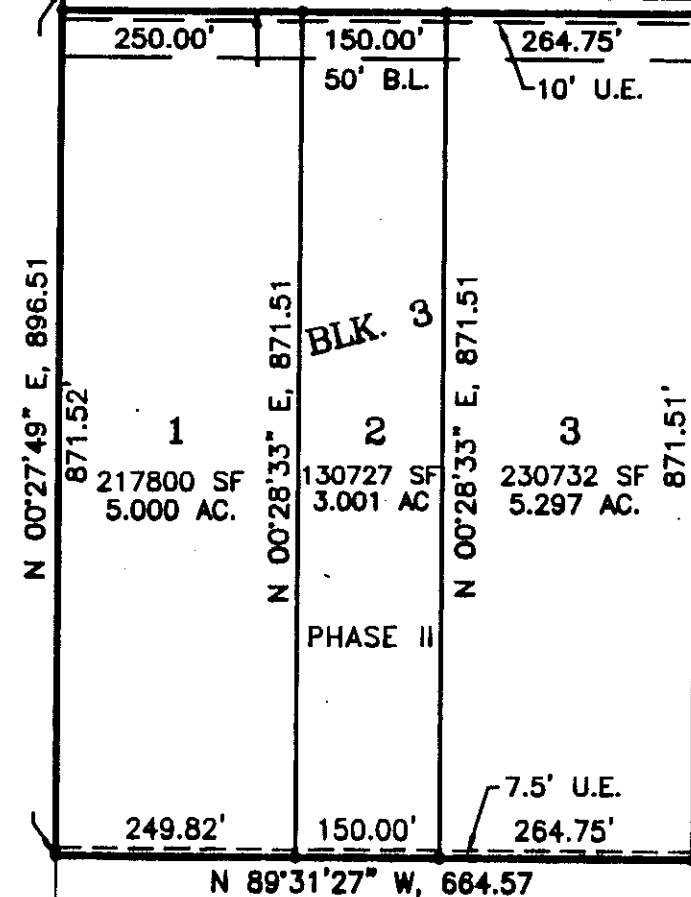
Given under my hand and seal of office this 17th day of October, 2008.

Joyce Louise Helgeson
Notary Public in and for the State
My Commission Expires 4-19-10

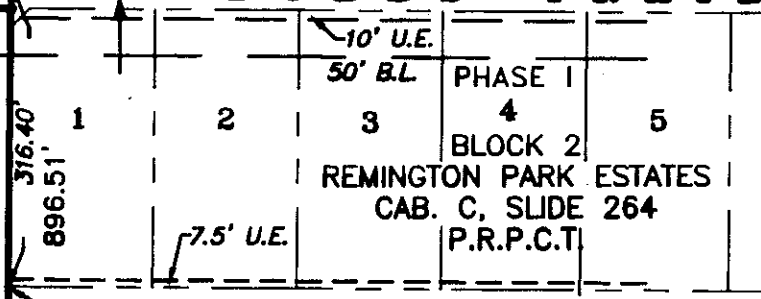


LANDES & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

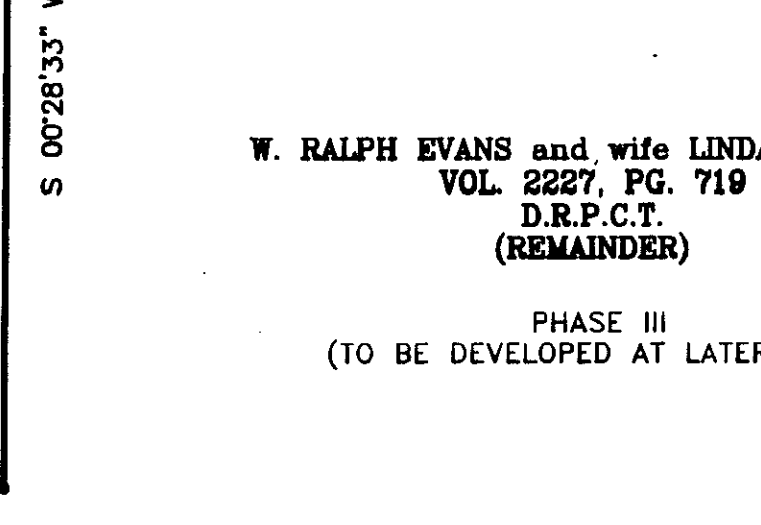
25' DEDICATED FOR R-0-W
16,619 SF or 0.382 AC.
S89°31'27"E 664.75'



ASPHALT ROAD
SURVEY LINE
DOBBS TRAIL



1/2" CIRF
"LANDES & ASSOC."



W. RALPH EVANS and wife LINDA S. EVANS
VOL. 2227, PG. 719
D.R.P.C.T.
(REMAINDER)

PHASE III
(TO BE DEVELOPED AT LATER DATE)

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
This the 17th day of October, 2008.

[Signatures]
Commissioner
Commissioner
Commissioner
County Judge

NOTES:

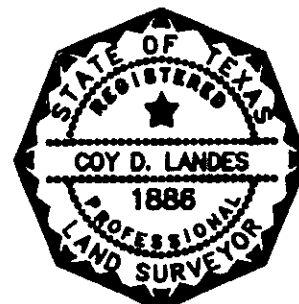
- 1) ALL PERIMETER MONUMENTS ARE 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED "LANDES & ASSOC." (UNLESS OTHERWISE NOTED).
- 2) THE BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE NAD 1983 STATE PLANE GRID BEARINGS AND COORDINATES FOR THE TEXAS NORTH CENTRAL ZONE 4202 USING G.P.S. STATIC OBSERVATIONS. THE DATUM WAS PROCESSED BY THE NATIONAL GEODETIC SURVEY, JAN. 16, 2004, USING BASE STATION DENTON C.O.R.S. A.R.P., ARLINGTON R.R.P.2 C.O.R.S. A.R.P. & DALLAS C.O.R.S. A.R.P. THE COMBINED SCALE FACTOR FOR THIS AREA IS 0.99983347.
- 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD OR FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY AND PANEL NO. 4805200075-B, MAP REVISED SEPT. 27, 1991.
- 4) THE PLAT SHOWN HEREON DOES NOT CURRENTLY LIE WITHING THE BOUNDARIES OF ANY ADJACENT CITY ETJ (EXTRATERRITORIAL JURISDICTION).
- 5) WATER WILL BE PROVIDED BY WALNUT CREEK SUD (SPECIAL UTILITY DISTRICT).

SURVEYOR'S CERTIFICATE

THAT I, COY D. LANDES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR SET UNDER MY PERSONAL SUPERVISION.

Coy D. Landes
COY D. LANDES, R.P.L.S. No. 1888

10/17/2008
DATE



ANDREW JONES SURV.
ABST. NO. 743
PATENT NO. 479

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 17 day of October, 2008 at 10 o'clock M. and duly recorded this the 17 day of October, 2008 at 10 o'clock M., in 16045 Records of said County in Plat Cabinet 3P, Slide CO.

In testimony Whereof, Witness my hand and official seal of office, this the 17 day of October, 2008.

Jeane Brunson
Clerk, County Court
Parker County, Texas

By: _____
Deputy

Doc# 695065 Fees: \$66.00
10/22/2008 9:50AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

PLAT FILED IN CAB. 3P, SLIDE CO ACCT. NO.: 16045
FINAL PLAT OF
LOTS 1-3, BLK. 3
CITY: CO
MAP NO.: L-5

**REMINGTON PARK ESTATES
PHASE II**

AN ADDITION TO PARKER COUNTY, TEXAS, SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NO. 743, PARKER COUNTY, TEXAS.
13.679 AC. TOTAL

DATE: 10/17/2008

#04010-P2