

**FINAL PLAT**  
**TRACT ONE AND TRACT TWO**  
**SIMMONS ACRES**  
**AN ADDITION TO PARKER COUNTY, TEXAS**  
Being 27.418 Acres situated in and being a portion of the  
T & P RR Company Survey, Section No. 157, Abstract No. 1348  
Parker County, Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, TOMMY WOODROW TAYLOR AND KIMBERLY ANN TAYLOR, being the sole owners of 25.418 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 157, ABSTRACT No. 1348, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the east right of way line of Zion Hill Road, Farm to Market Highway No. 2421, said iron being called by deed to be East, 78.88 feet; S 00° 29' 38" W, 409.42 feet and S 00° 47' 00" W, 737.38 feet from the northeast corner of the Isaac Price Survey, Abstract No. 1042, Parker County, Texas;  
THENCE N 87° 26' 25" E, on or about a fence line, 412.97 feet to an iron rod set;  
THENCE N 65° 44' 56" E, 842.10 feet to an iron rod set;  
THENCE S 00° 27' 01" W, 1109.64 feet to an iron rod found;  
THENCE S 80° 30' 00" W, 101.04 feet to an iron rod found;  
THENCE S 00° 36' 00" E, 140.66 feet to an iron rod set in the north line of Sweet Springs Road, as it exist;  
THENCE N 88° 33' 00" W, on or about a fence line with the north line of said Sweet Springs Road, 1025.67 feet to an iron rod found;  
THENCE N 44° 13' 00" W, on or about a fence line, 84.90 feet to an iron rod found in the east right of way line of said Zion Hill Road;  
THENCE N 00° 47' 00" E, on or about a fence line and the east right of way line of said Zion Hill Road, 833.78 feet to the POINT OF BEGINNING and containing 27.418 acres (1,184,328 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TOMMY WOODROW TAYLOR AND KIMBERLY ANN TAYLOR, does hereby adopt this plat designating the hereinabove described real property as TRACT ONE AND TRACT TWO, SIMMONS ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 27.418 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 157, ABSTRACT No. 1348, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 4 day of October, 2006.

Tommy Woodrow Taylor  
Kimberly Ann Taylor

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Tommy Woodrow Taylor 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 4 day of October, 2006

Nikki L Richards  
Notary Public in and for the State of Texas  
My Commission Expires 10-07-2007

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Kimberly Ann Taylor 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 4 day of October, 2006

Nikki L Richards  
Notary Public in and for the State of Texas

Doc# 622008 Fees: \$66.00  
12/13/2006 11:34AM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANNE BRUNSON, COUNTY CLERK

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.

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Adam Simmons 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 4 day of October, 2006

David Harlan, Jr.  
Notary Public in and for the State of Texas

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all corners, angle points and points of curve are properly marked on the ground. I further certify that this plat correctly represents that survey as by me under my supervision.



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)598-9700-(817)598-0880  
FAX: METRO(817) 341-2833

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 13 day of October, 2006.

County Judge [Signature]  
Commissioner Precinct #1 [Signature]  
Commissioner Precinct #2 [Signature]  
Commissioner Precinct #3 [Signature]  
Commissioner Precinct #4 [Signature]

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48008 0226 C EFFECTIVE DATE: JANUARY 1, 1987 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 courses, in conform to the grades established in this subdivision.

NOTE: LINES PLOTTED FROM MARKERS FOUND ON THE GROUND AND ASSUMED DIRECTIONS AND MAY NOT BE ACTUAL LOCATIONS OF LINES.  
NOTE: CONTACT 1-800-DIG-TESS BEFORE DIGGING, TRENCHING, OR EXCAVATING.

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, Adam Simmons being the dedicant and developers of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.

ZION HILL ROAD  
(FARM TO MARKET HIGHWAY No. 2421)

SWEET SPRINGS ROAD

