

FINAL PLAT
LOTS 1, 2 AND 3, BLOCK 1 *PC C 408*
SKYWATER

ACCT. NO.: 17500
 SCH. DIST.: WE
 CITY: CO
 MAP NO.: K-13
 ALL OF: 22259-3-2-0/50

AN ADDITION TO PARKER COUNTY, TEXAS
 Being 9.126 Acres situated in and being a portion of the A. W. Simmons Survey, Abstract No. 2259, Parker County, Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, WYMAN LYNN PEARSON being the sole owner of 9.126 Acres situated in and being a portion of the A. W. Simmons Survey, Abstract No. 2259, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northeast corner of said 9.126 Acre Tract in the south line of a tract of land described by deed to R. J. Harvell recorded in Volume 1423, Page 506, Real Records, Parker County, Texas at the northwest corner of a tract of land described by deed to Texas Electric Service Company (TESCO) recorded in Volume 629, Page 430, Deed Records, Parker County, Texas, said iron being called by deed to be North, 3208.50 feet and East, 1622.45 feet from the southwest corner of said A. W. Simmons Survey;
 THENCE S 12°55'37" E, with the west line of said TESCO Tract, 440.28 feet to an iron rod found;
 THENCE N 87°33'47" W, 240.05 feet to a tree marked with a nail;
 THENCE N 74°42'09" W, 178.85 feet to a tree marked with a nail;
 THENCE N 75°26'08" W, 75.73 feet to an iron rod found;
 THENCE N 88°52'33" W, 45.74 feet to an iron rod found;
 THENCE S 70°13'01" W, 92.40 feet to an 8" oak tree marked with a nail;
 THENCE S 66°23'40" W, 240.80 feet to a point in the center of a 60 Foot Road Easement;
 THENCE with the center line of said 60 Foot Road Easement the following courses and distances:
 N 43°50'30" W, 172.23 feet to a point;
 N 37°27'29" W, 108.30 feet to a point;
 N 33°34'39" W, 332.82 feet to a point;
 N 07°36'43" E, 153.20 feet to a point;
 N 35°20'11" E, 35.91 feet to a point;
 THENCE S 89°31'00" E, 3.86 feet to an iron rod set at the northwest corner of a tract of land described by deed to W. L. Pearson recorded in Volume 1565, Page 547, Real Records, Parker County, Texas;
 THENCE S 00°41' W, with the west line of said W. L. Pearson Tract, 228.96 feet to an iron rod found;
 THENCE N 87°51'45" E, 1068.27 feet to the POINT OF BEGINNING and containing 9.126 acres of land.

Doc# 595166
 Book 2429 Page 1434

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, WYMAN LYNN PEARSON being the dedicator 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.

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.

TANGENT TABLE

L-1	N 10°37'07"W	31.55'
L-2	N 00°55'19"W	54.34'
L-3	N 18°28'22"E	73.26'

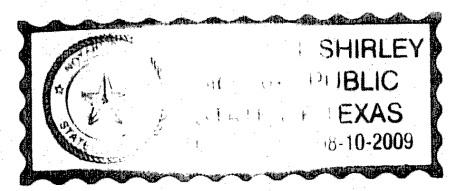
STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE _____

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED by the Commissioners Court of Parker County Texas, this 26th day of April, 2006.

County Judge ABSENT
 Commissioner Precinct #1 _____
 Commissioner Precinct #2 _____
 Commissioner Precinct #3 _____
 Commissioner Precinct #4 _____

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 26th day of April, 2006.
 Notary Public in and for the State of Texas

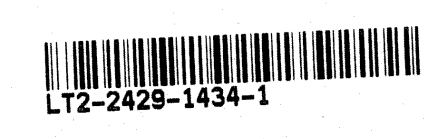
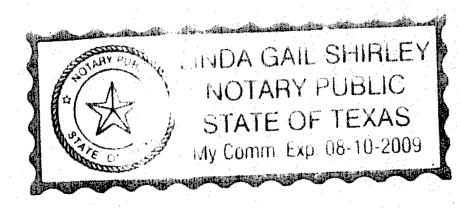


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WYMAN LYNN PEARSON do hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2 AND 3, BLOCK 1, SKYWATER, an addition to Parker County, Texas, Being 9.126 Acres situated in and being a portion of the A. W. Simmons Survey, Abstract No. 2259, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____ Parker County, Texas this 26th day of April, 2006.
 Wyman Lynn Pearson

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared _____ 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.

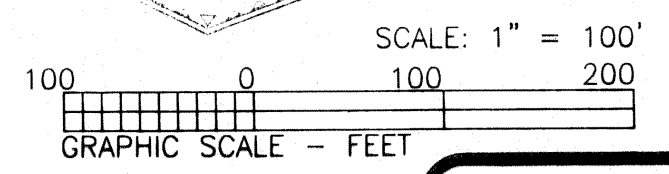
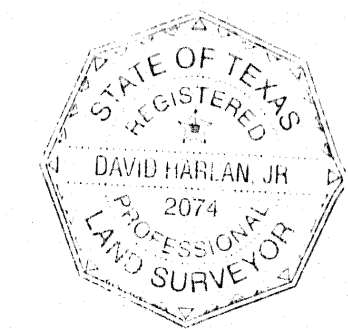
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of April, 2006.
 Notary Public in and for the State of Texas



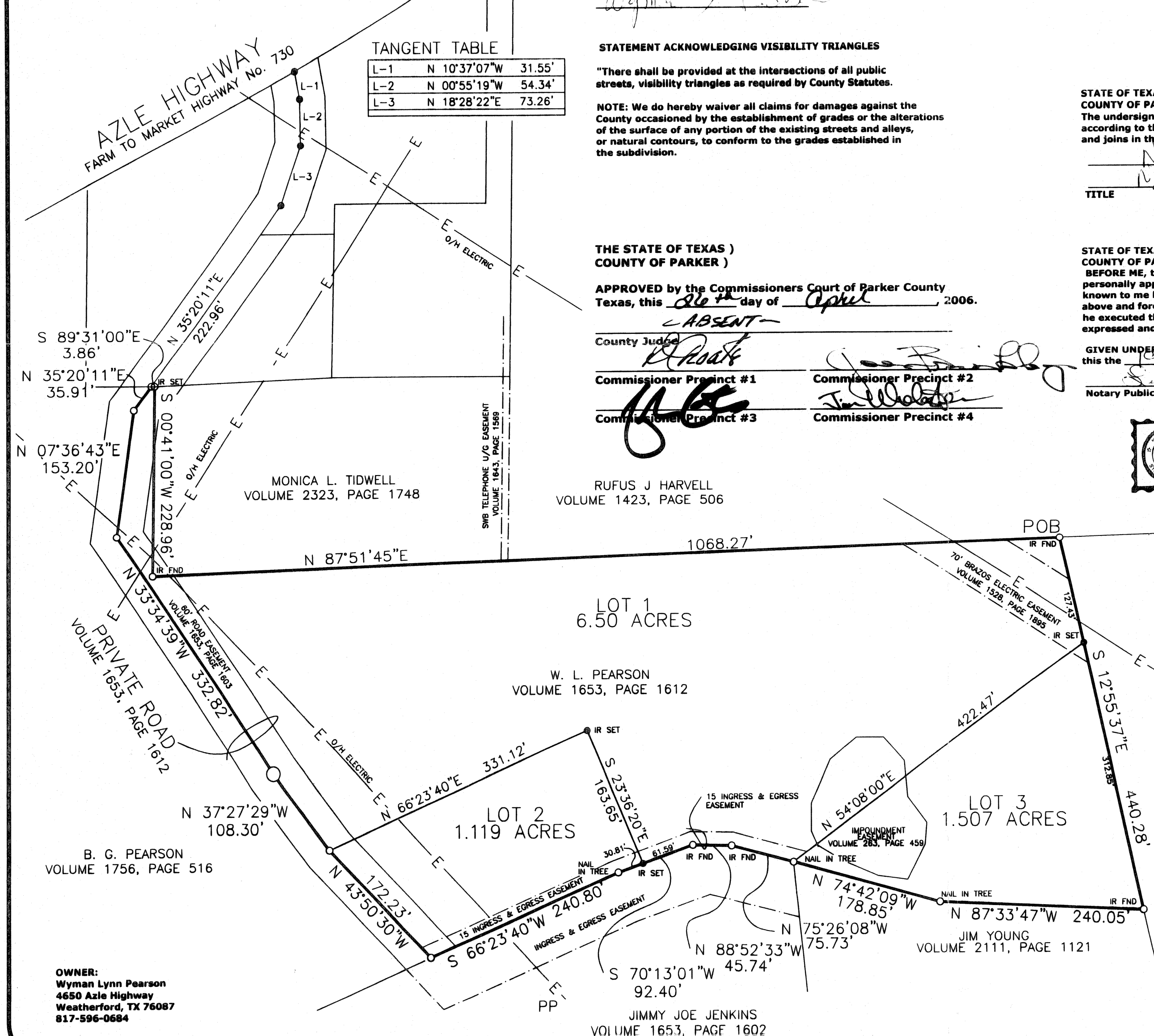
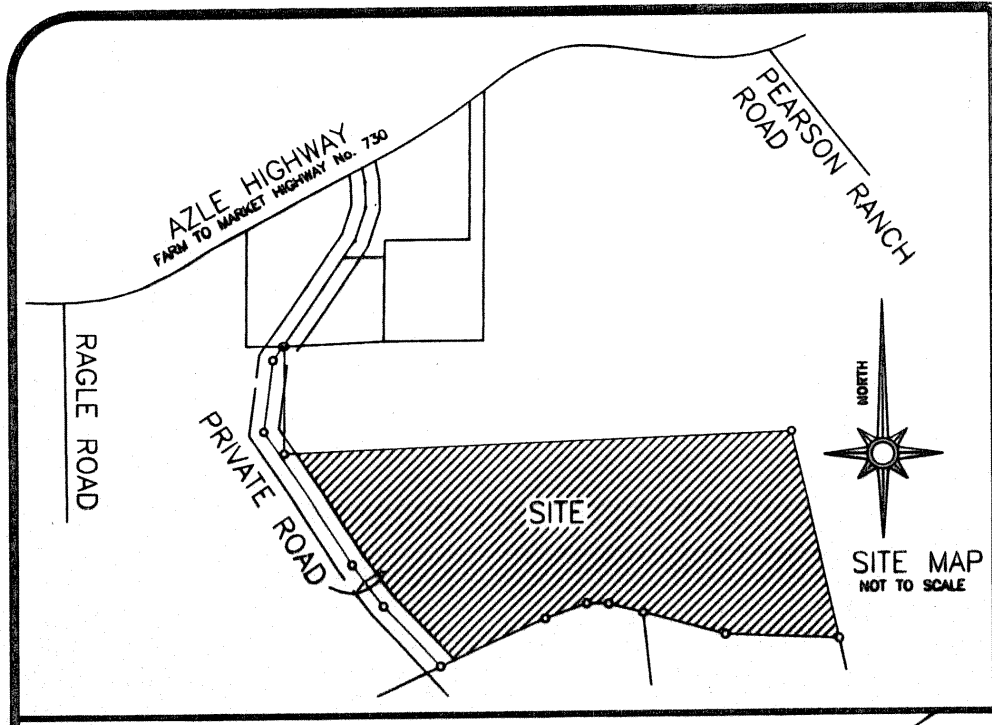
Doc# 595166 Fees: \$66.00
 04/26/2006 12:19PM # Pages 1
 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

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
 March, 2006



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



OWNER:
 Wyman Lynn Pearson
 4650 Azle Highway
 Weatherford, TX 76087
 817-596-0684

JIMMY JOE JENKINS
 VOLUME 1653, PAGE 1602