

STATE OF TEXAS  
COUNTY OF PARKER

**DEDICATION**

Whereas, Richard Kicheloff and Lucille Tuller being the sole owners of a tract of land out of the Abrahams Survey, Abstract #107, the C. J. Federal Survey, Abstract #35, and the J. J. Ruffner Survey, Abstract #10, Parker County, Texas, and being more particularly described by notes and bounds as follows:

beginning at an iron pin which lies North, 72° 45' 00" East, and West 210.60 feet from the Southeast corner of the Abrahams Survey, Abstract #107, Parker County, Texas;

THENCE South 86 deg. 34 min. 24 sec. East, 421.63 feet to an iron pin;

THENCE South 07 deg. 30 min. East, 567.61 feet to an iron pin;

THENCE South, 91.75 feet to an iron pin;

THENCE South 26 deg. 36 min. West, 199.59 feet to an iron pin;

THENCE South 65 deg. 24 min. East, 617.02 feet to an iron pin;

THENCE South 34 deg. 51 min. East, 654.41 feet to an iron pin;

THENCE South 2 deg. 25 min. East, 25.6 feet to an iron pin;

THENCE North 07 deg. 35 min. East, 75.0 feet to an iron pin;

THENCE South 52 deg. 02 min. East, 96.66 feet to an iron pin;

THENCE South 2 deg. 27 min. 19 sec. East, 927.53 feet to an iron pin;

THENCE North 66 deg. 40 min. 07 sec. East, 170.69 feet to an iron pin;

THENCE North 1 deg. 44 min. 55 sec. East, 22.14 feet to an iron pin;

THENCE North 30 deg. 22 min. 47 sec. East, 682.14 feet to an iron pin;

THENCE North 53 deg. 56 min. 22 sec. East, 30.54 feet to an iron pin;

THENCE North 47 deg. 29 min. 55 sec. East, 323.55 feet to an iron pin;

THENCE North 40 deg. 22 min. 29 sec. West, 170.62 feet to an iron pin;

THENCE North 54 deg. 31 min. 53 sec. West, 363.17 feet to an iron pin;

THENCE North 37 deg. 30 min. 24 sec. East, 25.33 feet to an iron pin;

THENCE North 0 deg. 44 min. 44 sec. East, 57.30 feet to the point of beginning.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That RICHARD KICHELLOFF and LUCILLE TULLER, do hereby adopt this plat designating the heretofore described real property as TRINITY RIVER ESTATES, Phase II, as addition to Parker County, Texas, and does hereby dedicate to the public use forever the streets and or easements shown thereon.

WITNES MY HAND AT PARKER COUNTY, TEXAS, on the 22 day of August 1983

*Richard Kicheloff*  
*Lucille Tuller*

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared RICHARD KICHELLOFF and LUCILLE TULLER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein and as the act and deed of said RICHARD KICHELLOFF and LUCILLE TULLER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 22 day of August 1983

*Lillian B. Kite*

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared RICHARD KICHELLOFF and LUCILLE TULLER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein and as the act and deed of said RICHARD KICHELLOFF and LUCILLE TULLER.

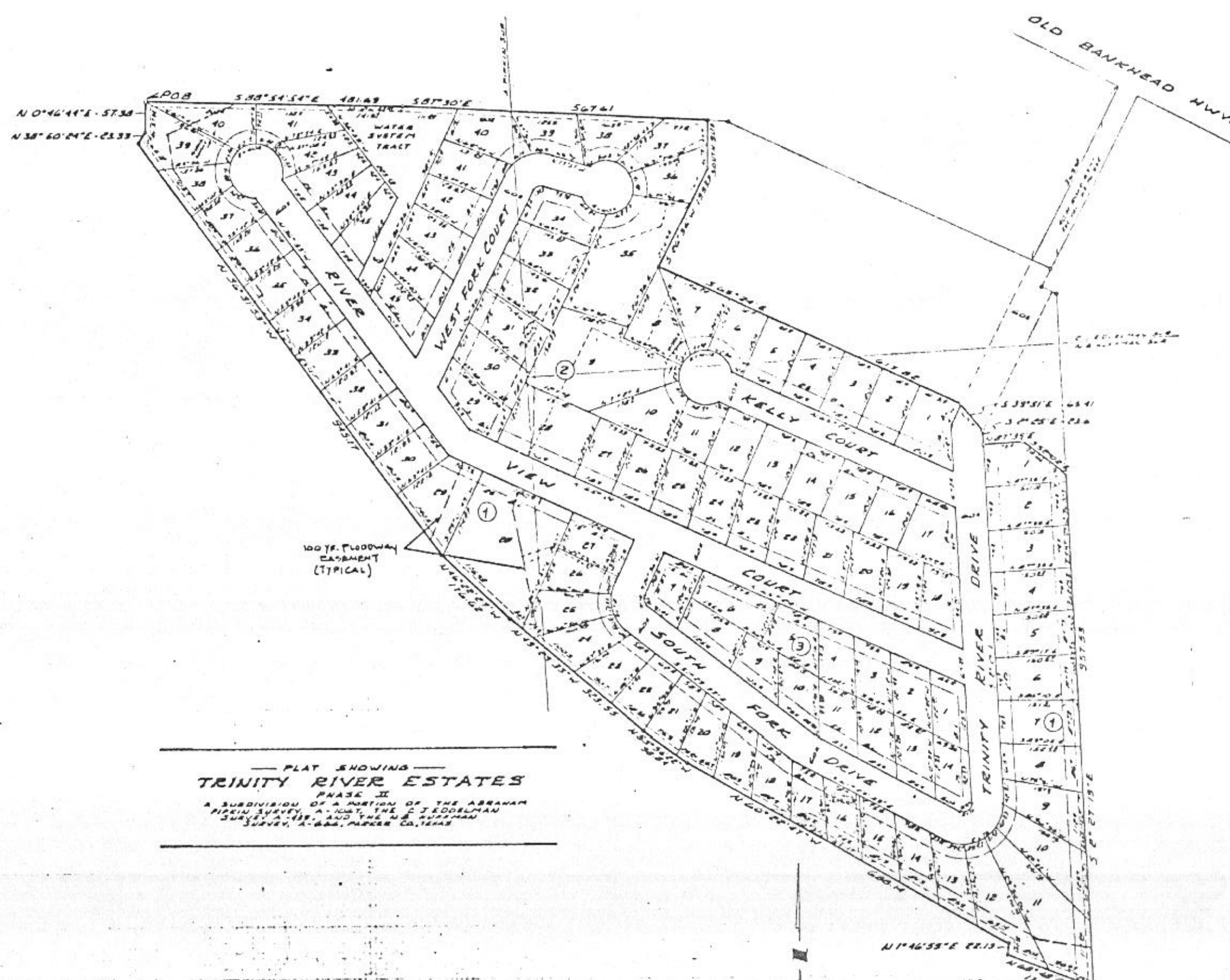
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_

NOTARY PUBLIC



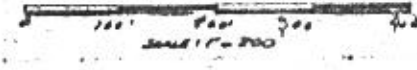
I certify that this is a true and correct reproduction of this survey as made on the ground and that there are no visual encroachments shown except as shown.

NOTE: Five foot utility easement around the perimeter of each individual lot.



PLAT SHOWING  
TRINITY RIVER ESTATES  
PHASE II  
A SUBDIVISION OF A PORTION OF THE ABRAHAM RIVER SURVEY, A.M.S., TRACT 2, J. J. RUFFNER SURVEY, A.M.S., PARKER COUNTY, TEXAS

APPROVED PARKER COUNTY  
*Richard Kicheloff*  
*Lucille Tuller*  
APPROVED CITY OF WATKINSON  
*Richard Kicheloff*  
*Lucille Tuller*



69855

RECEIVED AND FILED  
FOR RECORD  
At 1:50 O'clock P.M.

AUG 22 1983  
CARRIE REED, Co. Clerk  
PARKER COUNTY, TEXAS  
By *Carrie Reed* Deputy

10.00 pd

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED AUG 22 1983

SEAL  
*Carrie Reed*  
County Clerk, Parker County, Tex.