

C424

Doc# 597160  
Book 2434 Page 699  
LT1-2-597160-1

ACCT. NO.: 19060  
SCH. DIST.: AL  
CITY: CO  
MAP NO.: L-17

FINAL PLAT

LOTS 9R AND 10R, BLOCK 12  
WEST OAK HOMESITES, SECTION II  
AN ADDITION TO PARKER COUNTY, TEXAS

BEING A REPLAT OF LOTS 9 & 10, BLOCK 12  
WEST OAK HOMESITES, SECTION II  
PARKER COUNTY, TEXAS

DEVELOPER/OWNER:  
Carrie Raymond  
1100 Becky Drive  
Aledo, TX 76008  
817-377-6200  
and Abbie Porche  
2103 South Bowie, #72  
Weatherford, TX 76086

Doc# 597160 Fees: \$66.00  
05/10/2006 11:04AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TERRELL ROBINSON, COUNTY CLERK

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County  
Texas, this 10th day of February, 2006.

County Judge  
Commissioner Precinct #1  
Commissioner Precinct #2  
Commissioner Precinct #3

Commissioner Precinct #2  
Commissioner Precinct #4

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, CARRIE L. RAYMOND AND ABBIE A. PORCHE being the sole owners of Lot 9 and Lot 10, Block 12, WEST OAK HOMESITES, SECTION II, an addition to Parker County, Texas, according to the plat recorded in Volume 360-A, Page 35, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the southwest corner of said Block 12 in the north right of way line of Becky Drive and the east right of way line of Robyn Drive; THENCE N 25°57'00" E, with the east right of way line of said Robyn Drive, 220.00 feet to an iron rod found at the northwest corner of said Lot 9 and the southwest corner of Lot 8, said Block 12; THENCE S 63°59'51" E, with the common line of said lots, 159.88 feet to an iron rod found; THENCE S 25°57'00" W, 241.78 feet to an iron rod set in the north right of way line of said Becky Drive; THENCE with the north right of way line of said Becky Drive the following courses and distances:  
N 57°55'00" W, 44.10 feet to an iron rod set at the beginning of a curve to the right with a radius of 1478.34 feet and whose chord bears N 55°53'03" W, 99.85 feet;  
With said curve to the right through a central angle of 03°52'15" and a distance of 99.87 feet to an iron rod set;  
N 54°03'00" W, 17.46 feet to the POINT OF BEGINNING and containing 0.85 acres (37103 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CARRIE L. RAYMOND AND ABBIE A. PORCHE do hereby adopt this plat designating the hereinabove described real property as LOTS 9R AND 10R, BLOCK 12, WEST OAK HOMESITES, SECTION II, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat of Lot 9 and Lot 10, Block 12, WEST OAK HOMESITES, SECTION II, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Ft. Worth, Tarrant County, Texas this 16th day of February, 2006.

Carrie L. Raymond  
Abbie A. Porche

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Carrie L. Raymond, 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 16th day of February, 2006.

Wanda K. Jennings  
Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Abbie Porche, 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 16th day of February, 2006.

Catherine Whippo  
Notary Public in and for the State of Texas

CATHERINE WHIPPO  
Notary Public, State of Texas  
Commission Expires 12-20-09

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.

N/A  
TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Carrie L. Raymond, 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.

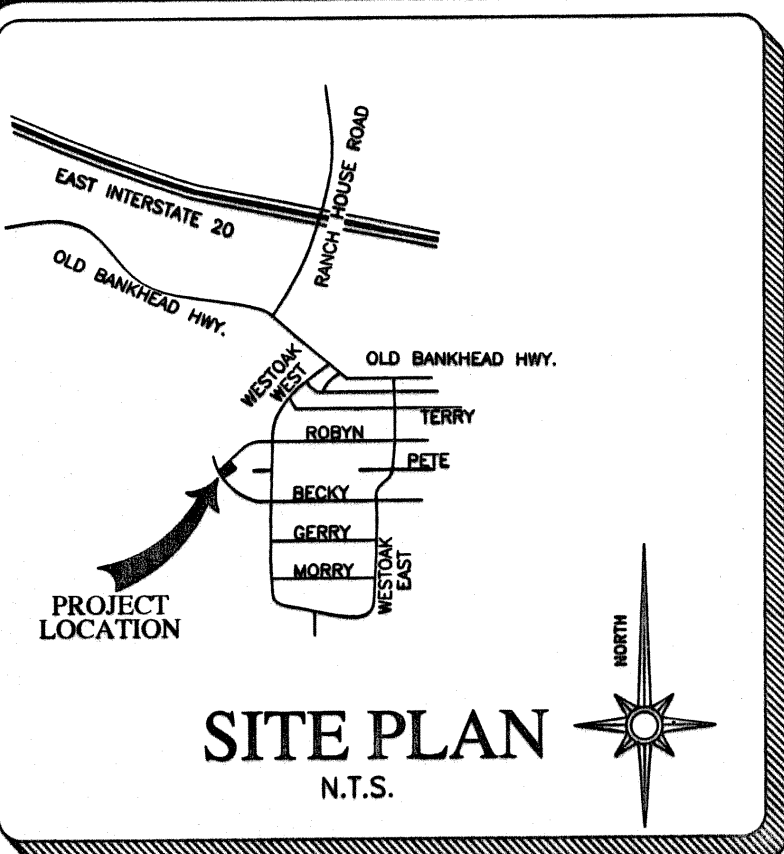
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 16th day of February, 2006.

Wanda K. Jennings  
Notary Public in and for the State of Texas

DEIDRE LYNN HOLIAN  
My Commission Expires July 28, 2009

SCALE: 1" = 30'

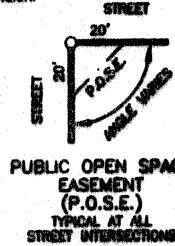
HARLAN LAND SURVEYING, INC.  
215 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833



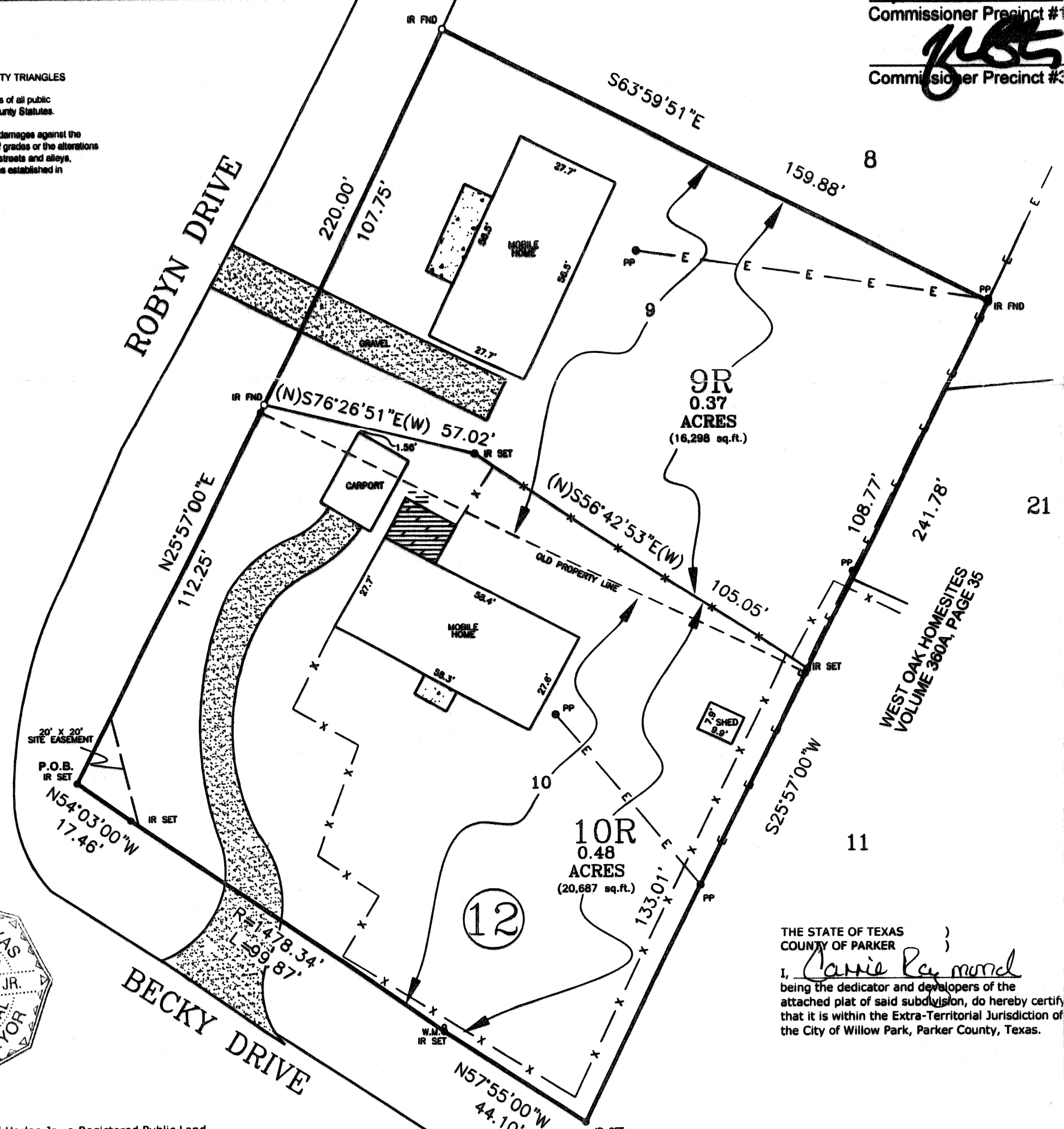
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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.



SITE PLAN  
N.T.S.



THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, Carrie Raymond  
being the dedicant and developers of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Willow Park, Parker County, Texas.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0205 C EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS REGISTERED DAVID HARLAN, JR. 2074 PROFESSIONAL LAND SURVEYOR

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 or under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
December, 2005