

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, WHEREAS, I, Charles G. Fowler, being the owner of the following described property.

Description for a tract of land out of the J. TUCKER SURVEY, Abstract No. 1332, Parker County, Texas.

COMMENCING from a 1/2" iron, said iron being at the intersection of the South line of County Road 1054 and the west line of County Road 1064, said iron being for the northeast corner of that certain 195.560 acre tract recorded in Vol. 1346, Pg. 475 of the Deed Records of Parker County, Texas, thence S 23°22'25" W, with the west line of said county Road 1064, 36.00 feet to a 1/2" iron set for the POINT OF BEGINNING of the herein described real property;

THENCE S 23°22'25" W, with the west line of said County Road 1064, 677.74 feet to a 1/2" iron found;

THENCE S 21°06'15" E, continuing with the West line of said County Road 1064, 869.30 feet to a 1/2" iron set;

THENCE S 46°29'32" E, continuing with the West line of said County Road 1064, 941.90 feet to a 1/2" iron found;

THENCE N 88°50'31" W, 1902.91 feet to a 1/2" iron set;

THENCE N 18°10'00" E, 205.31 feet to a 1/2" iron set;

THENCE N 13°58'43" W, 81.03 feet to a 1/2" iron set;

THENCE N 28°11'40" W, 129.39 feet to a 1/2" iron set;

THENCE N 34°37'41" W, 212.94 feet to a 1/2" iron set;

THENCE N 56°58'54" W, 186.42 feet to a 1/2" iron set;

THENCE N 20°36'53" W, 59.92 feet to a 1/2" iron set;

THENCE N 05°48'26" W, 157.90 feet to a 1/2" iron set;

THENCE N 78°43'26" W, 64.00 feet to a 1/2" iron set;

THENCE N 00°12'19" E, 1208.50 feet to a 1" pipe found in the South line of County Road 1054;

THENCE S 89°10'53" E, with the South line of said County Road 1054, 1531.21 feet to a 1/2" iron set;

THENCE S 44°59'03" E, 47.69 feet to the POINT OF BEGINNING and containing 71.16 acres of land.

STATE OF TEXAS  
COUNTY OF PARKER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Charles G. Fowler do hereby adopt this plat designating the herein above described real property as Lots 1-22, WOODY CREEK ESTATES, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever, the streets and/of easements shown hereon.

*Charles G. Fowler*

Charles G. Fowler

*William C. ...*

First Texas Bank, Azle, Texas.

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me this the 18<sup>th</sup> day of AUGUST, 1994, by CHARLES G. FOWLER - W. CRAIG DOYLE.

*James M. Branson*  
Notary Public

JAMES M. BRANSON  
NOTARY PUBLIC  
STATE OF TEXAS  
Commission Expires 8-23-97

8-23-97  
My Commission Expires

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS: This the 22 day of August, 1994.

*Ben Long*  
COUNTY JUDGE

*Mark ...*  
COMMISSIONER

*Wanda ...*  
COMMISSIONER

*Ray ...*  
COMMISSIONER

*...*  
COMMISSIONER

STATE OF TEXAS  
COUNTY OF PARKER  
RECORDED  
AUG 22 1994  
SEAL

FINAL PLAT  
OF  
WOODY CREEK ESTATES  
AN ADDITION TO PARKER COUNTY,  
TEXAS.

OWNER/DEVELOPER: CHARLES G. FOWLER  
P.O. Box 353-4  
Springtown, TX 76082



BEDDING DETAIL

1	S 66°47'37" W	76.82
2	S 00°21'15" W	59.25
3	S 07°50'05" E	86.54
4	N 09°15'10" W	76.16
5	N 08°35'46" W	127.03
6	N 64°02'33" W	111.43
7	N 74°44'59" W	120.73

CURVE DATA  
C-1 R: 28.15  
Δ: 54°05'17"  
L: 23.21  
C-2 R: 172.09  
Δ: 35°26'36"  
L: 115.47

NOTE: 10' WIDE UTILITY EASMTS. ALONG ALL ROADS  
30' BLDG. LINE ALONG ALL ROADS.  
5' BLDG. LINE ALONG SIDE AND REAR OF ALL LOTS.

D.K.B. & ASSOCIATES  
1615A Jay Bird Ln.  
Springtown, Texas  
221-5888



I certify that this is a true and accurate representation of this survey as made on the ground and that there are no visible easements or encroachments except as shown.