

C-719

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Book 2652 Page 172

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Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

THEREFORE TOPLINE CUSTOM CONTRACTING, INC. BEING THE OWNER OF THE HEREIN DESCRIBED PROPERTY (VOLUME 2457 PAGE 1618) LOTS 21, 22 AND 23, COLONIAL CREEK ESTATES, A SUBDIVISION IN PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C SLIDE 468 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE SAME AS:

LOTS 21-R AND 23-R, COLONIAL CREEK ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS.
AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS SHOWN HEREON.

TOPLINE CUSTOM CONTRACTING, INC.

BY: Brad Cockburn DATE: 6-17-08
BRAD COCKBURN

STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared BRAD COCKBURN, Owner, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 17 day of June, 2008

Candice Stover
Notary Public in and for the State of Texas

10-18-2011
My Commission Expires On

STATE OF TEXAS
COUNTY OF PARKER

THAT FIRST NATIONAL BANK, WEATHERFORD, TEXAS, BY AND THROUGH THE UNDERSIGNED, GREG EDWARDS, ITS DULY AUTHORIZED AGENT, AS LIEN HOLDER ON THE HEREIN ABOVE DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, DOES HEREBY CONSENT TO AND HAS NO OBJECTIONS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

FIRST NATIONAL BANK

BY: Greg Edwards
GREG EDWARDS

DATE: 6/17/08

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG EDWARDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY INDICATED AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Given under my hand and seal on this the 17 day of June, 2008

Candice Stover
NOTARY PUBLIC, STATE OF TEXAS

Approved by the Commissioners Court of Parker County Texas:
THIS THE _____ DAY OF _____, 20____
LABIENT COUNTY JUDGE
W. B. G. COUNTY COMMISSIONER
Jim Webster COUNTY COMMISSIONER

Recorded on this _____ day of _____, 2008
in Vol. (Cab.) _____ Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.

County Clerk, Parker County Texas

FINAL REPLAT OF
LOTS 21, 22 AND 23
COLONIAL CREEK ESTATES
AS RECORDED IN PLAT CABINET C, SLIDE 468
OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
INTO
LOTS 21-R AND 23-R
COLONIAL CREEK ESTATES
PARKER COUNTY, TEXAS
SHEET 1 OF 1

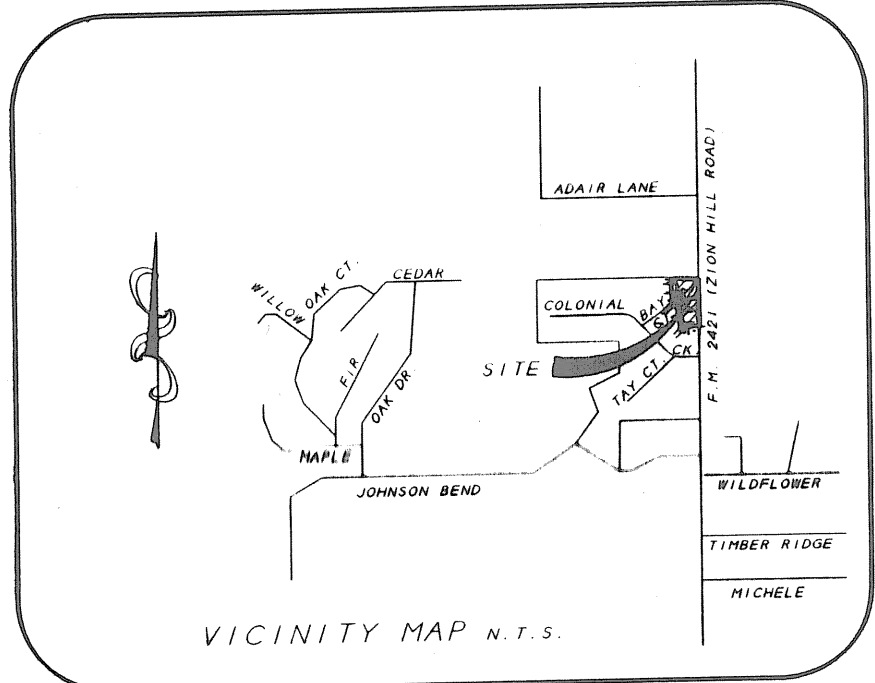
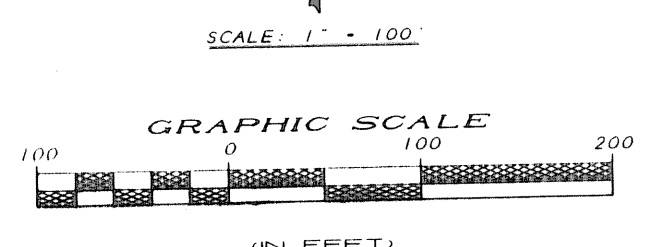
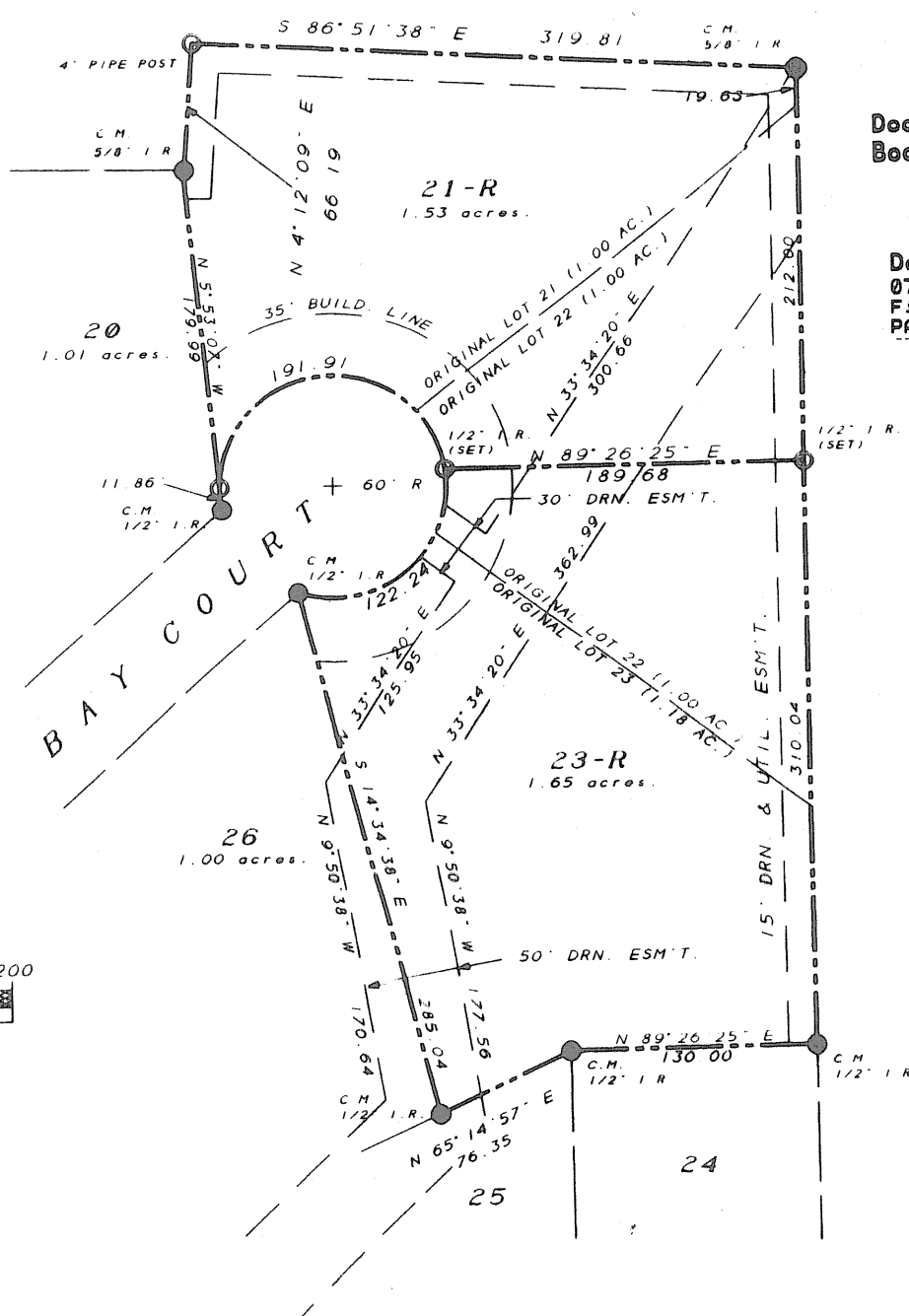
ACCT. NO.: 11397
SCH. DIST.: PE
CITY: CO
MAP NO.: G12

OWNER/DEVELOPER
TOPLINE CUSTOM CONTRACTING, INC.
109 BUCKINGHAM COURT
WEATHERFORD, TEXAS 76088
817-996-5666



KNOW ALL MEN BY THESE PRESENTS
I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN MAY, 2008 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG THE SUBDIVISION PERIMETER AND ALL STREETS. A 15' UTIL. EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (CENTERED ON LOT LINE - 7.5' EACH LOT).

THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

FLOODPLAIN NOTE:
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS" PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.