

D-211

I, TOMMY MILES, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Tommy Miles*  
TOMMY MILES

201201130 PLAT Total Pages: 1



STATE OF TEXAS |  
COUNTY OF PARKER |

WHEREAS T.M. Land Co. LP., being the owner of that certain 4.57 acre tract of land more particularly described as follows:

Description for a 4.57 acre tract of land situated in the T&P R.R. CO. SURVEY, No. 49, Abstract No. 1428, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to T.M. Land Co., LP., recorded in Volume 2087, Page 1256, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Southeast corner of Lot 15, Cornerstone Estates, Phase III, an Addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 137, Plat Records, Parker County, Texas and being in the West line of Knob Road;

THENCE S 01°21'37" E, with the West line of said Knob Road, 397.60 feet to a 1/2" iron set;

THENCE S 44°19'12" W, with said Knob Road, 37.72 feet to a 1/2" iron set in the North line of said Knob Road;

THENCE West, with the North line of said Knob Road, 450.01 feet to a 1/2" iron set;

THENCE N 00°37'03" E, 424.50 feet to a 1/2" iron set in the South line of said Lot 15;

THENCE East, with the South line of said Lot 15, 462.35 feet to the POINT OF BEGINNING and containing 4.57 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that T.M. Land Co., L.P., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 16, 17 & 18,  
CORNERSTONE ESTATES, PHASE V,  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 7 day of December, 2012.

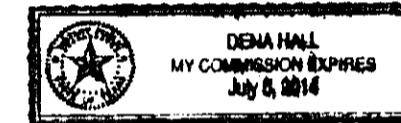
*Tommy Miles*  
Tommy Miles (Owner T.M. Land Co. L.P.)

STATE OF TEXAS |  
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of December, 2012.

*Dona Hall*  
Dona Hall  
Notary Public State of Texas



THE STATE OF TEXAS |  
COUNTY OF PARKER |

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12 DAY OF December, 2012.

<i>Absent</i> COUNTY JUDGE <i>Judge pro Tem</i>	<i>Absent</i>
<i>George A. Conley</i> COMMISSIONER PRECINCT #1	<i>Absent</i> COMMISSIONER PRECINCT #3
<i>Ray Peacock</i> COMMISSIONER PRECINCT #2	<i>Absent</i> COMMISSIONER PRECINCT #4

LIENHOLDER

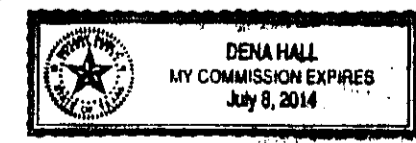
STAR BANK  
1830 Boat Club Road  
Lake Worth, Texas 75115

*Dona Hall*  
Signature of Lienholder

This the 7 day of December, 2012.

*Dona Hall*  
Notary Public, State of Texas

ACCT. NO: 11441  
SCH. DIST: SP  
CITY: NONE  
MAP NO: L-4



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

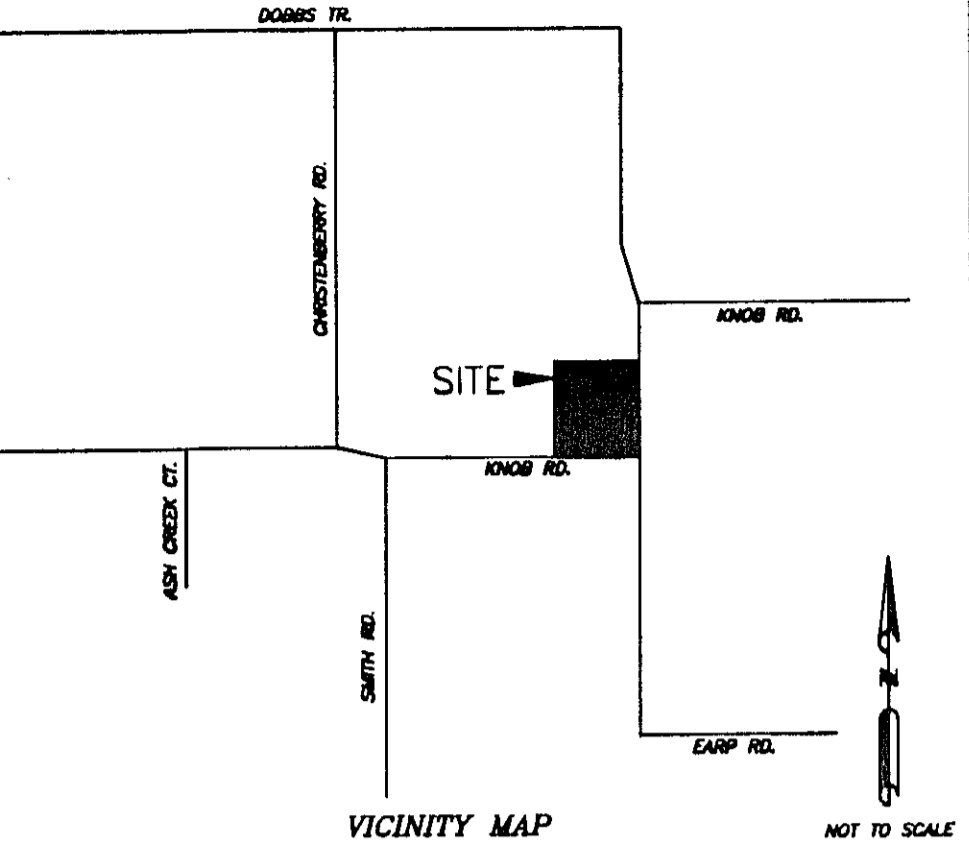
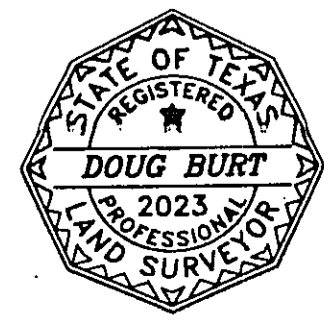
*Jeanne Brunson*

201201130  
12/14/2012 03:21 PM  
Fee: \$6.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

OWNER/DEVELOPER  
T.M. LAND CO. LP.  
805 EAST HIGHWAY 199  
SPRINGTOWN, TEXAS 76082

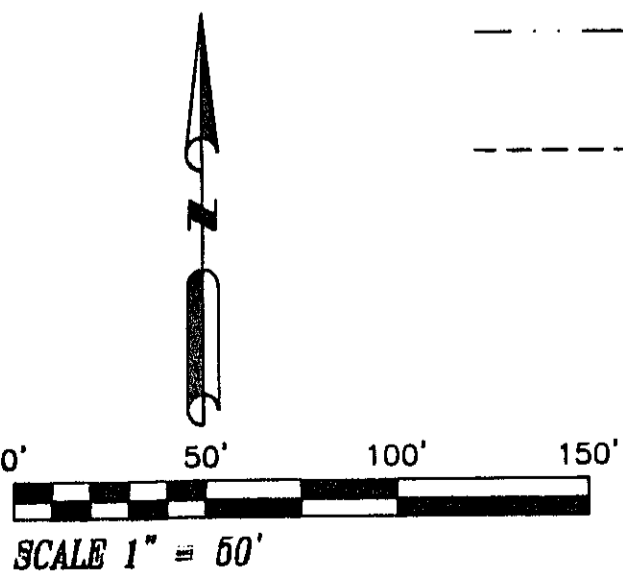
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
NOVEMBER 20, 2012



BASIS OF BEARING PER PLAT.  
25' REAR AND SIDE BUILDING LINES.  
10' UTILITY EASEMENT INSIDE ALL LOT LINES.  
ALL CORNERS ARE 1/2" IRONS SET.  
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
ACCORDING TO THE F.L.R. MAP, PANEL NO. 483P02173-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.  
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.  
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.  
SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

F.L. BAILEY  
VOLUME 2883, PAGE 385



NRB SURVEYING  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439