

ACCT. NO: 11811
 SCH. DIST.: BR
 CITY: CO
 MAP NO.: E-21

REVISED PLAT
 LOT 1 AND LOT 2, BLOCK 1
 DIXON ESTATES

C-399

AN ADDITION IN PARKER COUNTY TEXAS
 Being 15.071 Acres situated in and being a portion of
 the Robert W. Caldwell Survey, Abstract No. 213
 Parker County, Texas

Doc# 592915
 Book 2425 Page 910

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, TIMOTHY E. CARTER AND MARY CARTER being the sole owners of 15.071 Acres situated in and being a portion of the ROBERT W. CALDWELL SURVEY, ABSTRACT No. 213, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found in the south right of way of Old Dennis Road, as it exist, said pipe being called by deed to be S 30°00'00" W, 512.0 varas, S 86°51'39" W, 1757.54 feet, S 87°42'50" W, 1012.68 feet, S 72°53'47" W, 1238.81 feet and S 65°42'18" W, 272.10 feet from the northeast corner of said Robert W. Caldwell Survey; THENCE S 58°23'34" E, 729.71 feet to an iron rod set; THENCE S 30°16'48" W, at 264.28 feet passing a large nail found at a fence post and in all 752.68 feet to a post with a pipe found at its base; THENCE N 58°44'09" W, 899.74 feet to a pipe found in the east right of way line of Farm to Market Highway No. 1189; THENCE N 31°05'18" E, with the east right of way line of said Farm to Market Highway No. 1189, 519.83 feet to a pipe found in the south right of way line of said Old Dennis Road; THENCE N 65°03'41" E, with the south line of said Old Dennis Road, 285.37 feet to the POINT OF BEGINNING and containing 15.071 acres (656522 square feet) of land.

THE STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 12 day of April, 2006.

County Judge [Signature]
 Commissioner Precinct #1 [Signature]
 Commissioner Precinct #2 [Signature]
 Commissioner Precinct #3 [Signature]
 Commissioner Precinct #4 [Signature]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TIMOTHY E. CARTER AND MARY CARTER do hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1, DIXON ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 15.071 Acres situated in and being a portion of the Robert W. Caldwell Survey, Abstract No. 213, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 10 day of April, 2006.

[Signature] [Signature]
 Timothy E. Carter Mary Carter

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Timothy E. Carter 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 the 10 day of April, 2006

[Signature]
 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 Mary Carter 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 the 10 day of April, 2006

[Signature]
 Notary Public in and for the State of Texas

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)

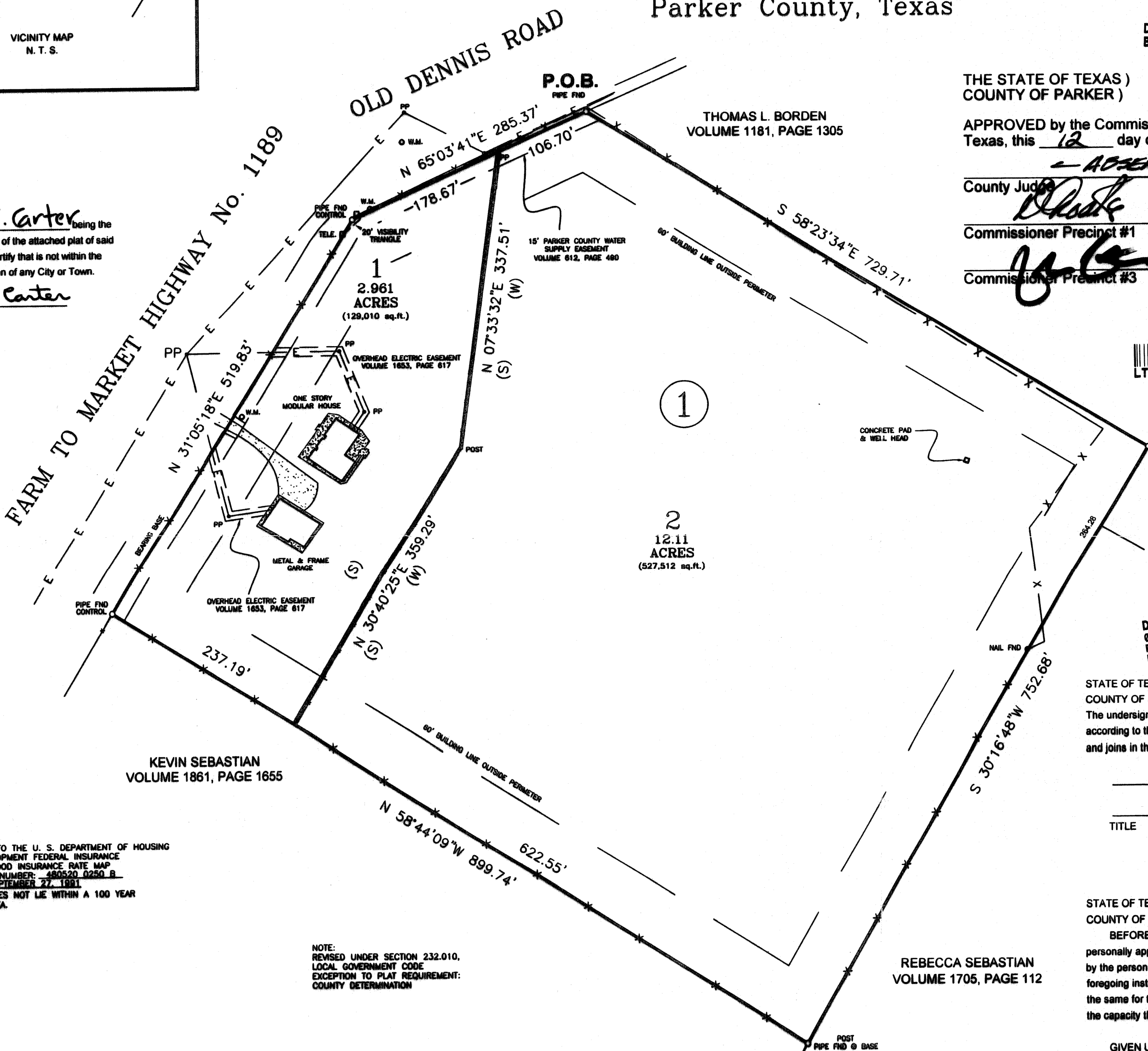
BEFORE ME, the undersigned authority on this day personally appeared [Signature] known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 2006.

Notary Public in and for the State of Texas

DEVELOPER/OWNER:
 Timothy and Mary Carter
 1280 Lazy Bend Road
 Millsap, TX 76066
 817-613-7951

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, Timothy E. Carter being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.
[Signature]



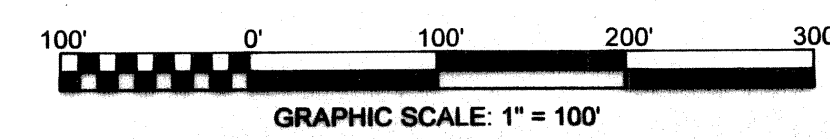
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480620 0250 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: REVISED UNDER SECTION 232.010, LOCAL GOVERNMENT CODE EXCEPTION TO PLAT REQUIREMENT: COUNTY DETERMINATION

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 under my supervision.
[Signature]
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 February, 2006
 REVISED MARCH, 2006



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.



SCALE: 1" = 100'
 HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833

