

102 ACRE TRACT  
(39.5 ACRES REMAIN)  
V.223 P.345

L. T. SHEPPARD SURVEY  
ABSTRACT NO.1217

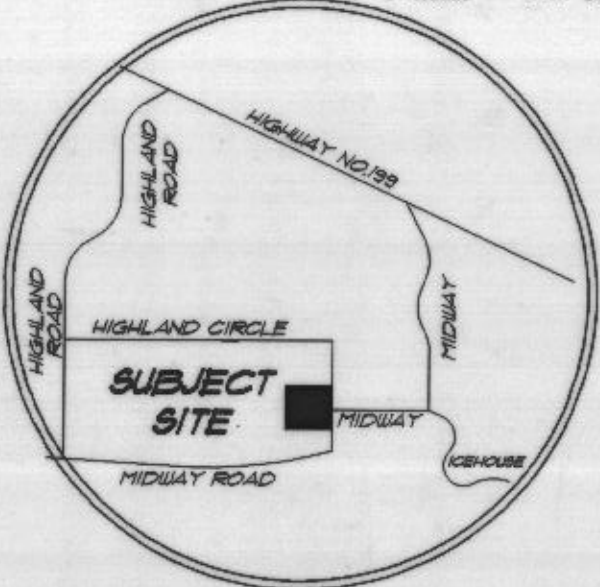
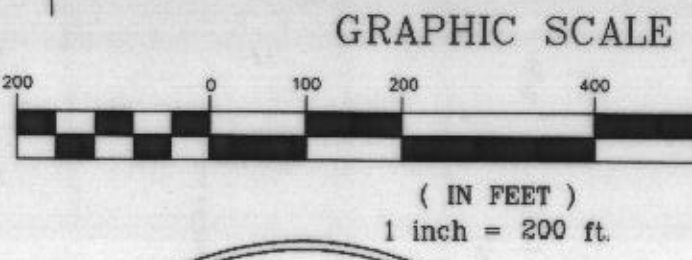
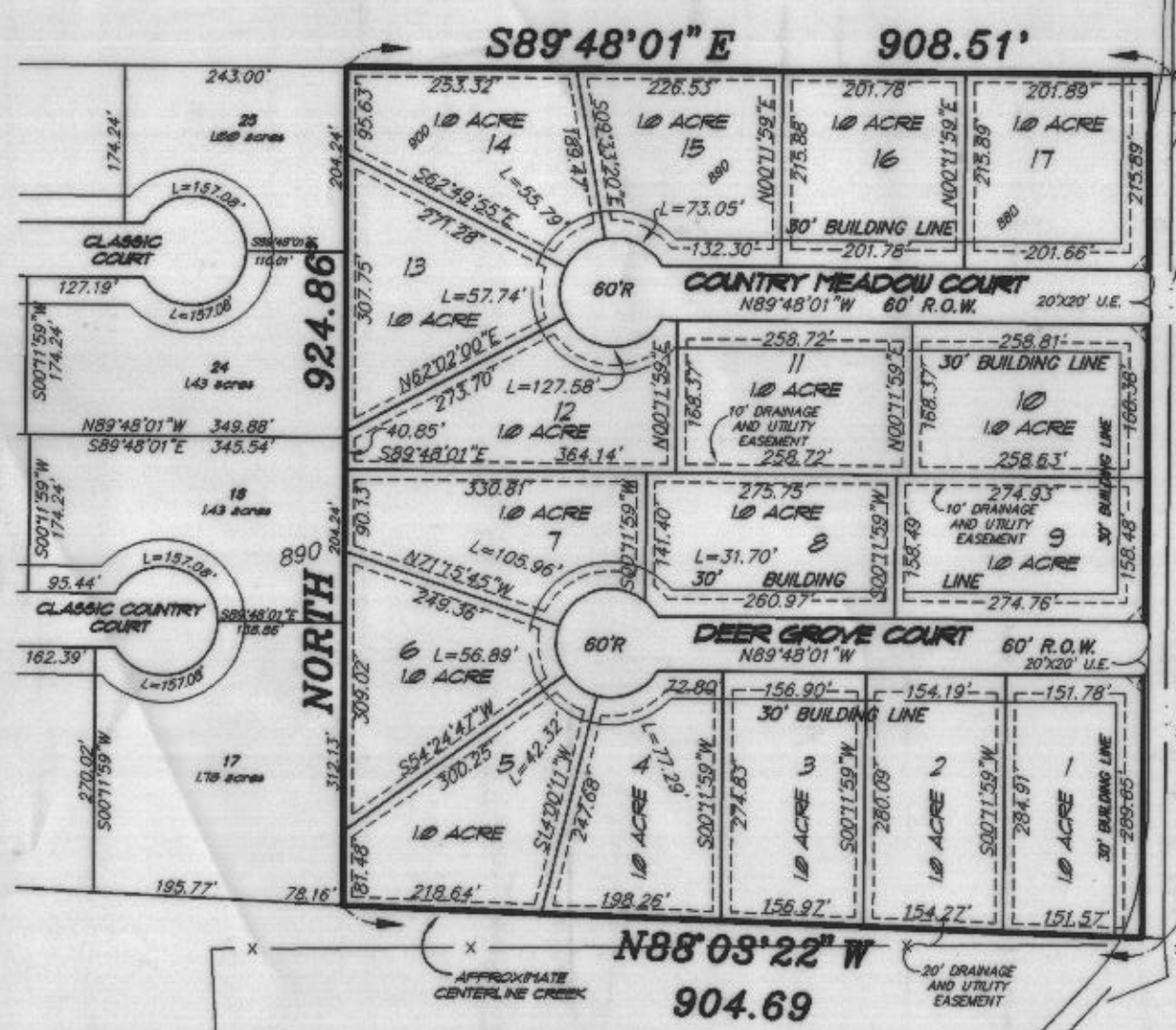
Owner's Certificate

Whereas Cogburn-Young, Inc. is the owners of a tract or parcel of land situated in the L. T. Sheppard Survey Abstract No.1217, Parker County, Texas and being part of a 40 acre tract recorded in Volume 1583, Page 1634, Deed Records, Parker County, Texas, being more particularly described as follows:  
Beginning at a 1/2" iron rod found for corner in west line of a County Road (Highland Circle) and being the northeast corner of said 40 acre tract; Thence South 00°15'38" West with said County Road and the east line of said 40 acre tract a distance of 752.40 feet to a 1/2" iron rod found for corner in said County Road, being the southeast corner of said 40 acre tract;  
Thence North 88°03'22" West with the approximate centerline of a creek and with the common line between said 40 acre tract and a 15.06 acre tract recorded in Volume 637, Page 102, Deed Records, Parker County, Texas, a distance of 904.69 feet to a 1/2" iron rod found for corner in said creek and being the southeast corner of a Classic Country Estates an addition to Parker County according to the plat recorded in Cabinet B, Page 290, Plat Records, Parker County, Texas;  
Thence due North with the east line of said addition a distance of 924.86 feet to a 1/2" iron rod found for corner, being the northwest corner of said Classic Country Estates and in the south line of a 39.5 remainder tract recorded in Volume 223, Page 345, Deed Records, Parker County, Texas;  
Thence South 89°48'01" East with the common line between said 39.5 acre tract and 40 acre tract a distance of 908.51 feet to the POINT OF BEGINNING and containing 19.53 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Central Texas Enterprises and Cogburn-Young, Inc., do hereby adopt this plat as a final plat of the Hillside Estates an addition to Parker County, Texas. And dedicate the use of all roads for county and public use.

WITNESS OUR HANDS AT PARKER COUNTY, TEXAS, this the 13 day of July 1999.



VICINITY MAP  
(NO SCALE)

- LEGEND**
- ..... PROPERTY LINE
  - ..... EASEMENT LINE
  - ..... BUILDING
  - ..... ASPHALT
  - ..... CONCRETE
  - - - - - FENCE LINE
  - - - - - LIGHT STANDARD
  - ..... WATER VALVE
  - ..... WATER METER
  - ..... FIRE HYDRANT
  - ..... CLEAN OUT
  - ..... TELEPHONE PEDESTAL
  - ..... POWER POLE
  - ..... GUY WIRE
  - ..... TREE
  - ..... OVERHEAD POWER SIGN

NOTE: BEARINGS BASED PER DEED RECORDED IN V.1583, P.1632, D.R.P.C.T.  
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.  
NOTE: ALL LOT CORNERS ARE 1/2" IRON RODS EXCEPT AS SHOWN.

**PARKER COUNTY, TEXAS**  
PARKER COUNTY COMMISSIONERS COURT  
Approved by the Commissioners Court on the 11 day of Aug., 1999.

BY: *[Signature]* COUNTY JUDGE  
BY: *[Signature]* COMMISSIONER  
BY: *[Signature]* COMMISSIONER  
BY: *[Signature]* COMMISSIONER  
BY: *[Signature]* COMMISSIONER

PCB 400  
369524

RECEIVED AND FILED  
FOR RECORD  
8:40 O'Clock P.M.  
AUG 16 1999

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

*[Signature]*  
JAMES COGBURN SECRETARY/TREASURER  
COGBURN-YOUNG, INC.  
*[Signature]*  
BRETT PARDUE - DEVELOPER  
CENTRAL TEXAS ENTERPRISES  
*[Signature]*  
ANTHONY SPRINGFIELD - DEVELOPER  
CENTRAL TEXAS ENTERPRISES

- NOTE: PROPOSED USE RESIDENTIAL.  
NOTE: 10' BUILDING LINE AND UTILITY EASEMENT ALONG REAR LOT LINES.  
NOTE: 10' BUILDING LINE AND UTILITY EASEMENT ALONG EACH ADJACENT SIDE OF LOT LINE AS INDICATED.  
NOTE: 30' BUILDING LINE ALONG FRONT PROPERTY LINE  
NOTE: 20' WATER AND ELECTRIC UTILITY LINE EASEMENT ALONG FRONT OF EACH LOT.  
NOTE: 30' DRAINAGE EASEMENT AS INDICATED.  
NOTE: ALL SEPTIC SYSTEMS TO BE INSTALLED AS SURFACE IRRIGATION SEPTIC SYSTEMS.  
NOTE: WALNUT CREEK SPECIAL UTILITY DISTRICT TO PROVIDE WATER SYSTEM.  
NOTE: NO PRIVATE WATER WELLS.  
NOTE: NO BUSHES, SHRUBS, FENCES, ETC... SHALL BE PLACED WITHIN THE 20' X 20' CORNER CLIP UTILITY EASEMENT AT THE INTERSECTIONS AS INDICATED.

RECORDED AUG 16 1999

SEAL  
Jeanne Brunson  
State of Texas, County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brett Pardue, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10 day of Aug 1999.  
Laura A. Reising  
Notary Public  
State of Texas  
My Commission Expires September 25, 2001

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anthony Springfield, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of August 1999.  
Catherine McWarren  
Notary Public  
State of Texas  
Comm. Exp. 09-11-99

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James Cogburn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of July 1999.  
Carol Skinner  
Notary Public

OFFICIAL SEAL  
Carol Skinner  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 6-1-01

SURVEYORS CERTIFICATE

State of Texas  
County of Johnson

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this replat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the Tarrant County, Texas.

*[Signature]*  
Donnie L. Tucker, RPLS #5144

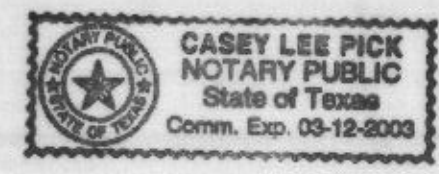


State of Texas  
County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9 day of July 1999.

therein stated.  
*[Signature]*  
Casey Lee Pick  
Notary Public



Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No.480520-0075-b, effective date September 27, 1991, this property is located in Zone "X", (Areas determined to be outside the 500 year flood plain).

\*NOTE\*  
This property does not lie within the E.T.J. of any Municipality.

FINAL PLAT  
OF  
HILLSIDE ESTATES

IN THE  
L.T. SHEPPARD SURVEY, ABSTRACT NO.1217  
AN ADDITION TO PARKER COUNTY, TEXAS

DATE: OCTOBER 1, 1998 SCALE: 1" = 200'

DEVELOPERS:  
CENTRAL TEXAS ENTERPRISES  
BRETT PARDUE  
ANTHONY SPRINGFIELD  
1713 CARLETON AVENUE  
FORT WORTH, TEXAS 76107  
PHONE:(817) 991-1474

SURVEYOR:  
PEEDE DATA ACQUISITION  
DONNIE L. TUCKER  
BURLESON, TEXAS 76028  
PHONE:(817) 447-3383  
PHONE:(817) 293-4280



"The GPS Professionals"  
200 CENTRE DRIVE, SUITE 12  
BURLESON, TEXAS 76028  
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