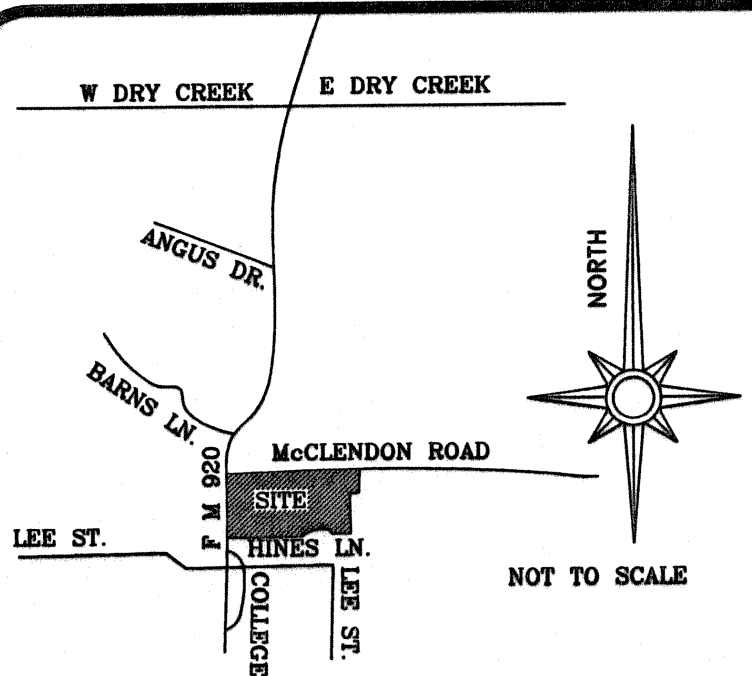
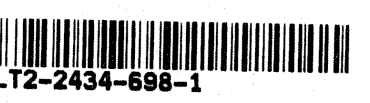


C-423



FINAL PLAT
LOTS 1 & 2, BLOCK 1
HINES ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
Being 85.0 Acres situated in and being a portion of the
M E P & P RR Company Survey Section No. 201
Abstract No. 943, an addition in
Parker County, Texas

Doc# 597159
Book 2434 Page 698



Doc# 597159 Fees: \$66.00
05/10/2006 11:04AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, CLARANELL ADAMS HINES being the sole owner of 85.0 Acres situated in and being a portion of the M E P & P RR COMPANY SURVEY, SECTION No. 201, ABSTRACT No. 943, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south line of McClendon Road, as it exist, said iron being the northeast corner of said Claranell Adams Hines Tract and being called by deed to be northeast corner of the original H. H. Peaster lands situated in said M E P & P RR Company Survey;
THENCE S 00°02'33" W, on or about a fence line, 641.80 feet to an iron rod found at the north east corner of a cemetery;
THENCE S 89°34'53" W, on or about a fence line and the north line of said cemetery, 300.83 feet to a post;
THENCE S 00°32'51" E, on or about a fence line in the east line of said cemetery at approximately 300.0 feet passing the southeast corner of said cemetery and in all 751.81 feet to a post;
THENCE S 89°18'01" W, on or about a fence line, 878.12 feet to a post;
THENCE N 00°28'01" E, 103.05 feet to a point in a creek;
THENCE with the meanders of said creek the following courses and distances:
N 78°25'38" W, 344.64 feet to a point;
S 39°14'53" W, 272.39 feet to a point;
S 70°24'07" W, 131.80 feet to a post;
THENCE N 89°55'24" W, 966.38 feet to an iron rod set in the west right of way line of Farm to Market Highway No. 920;
THENCE with the west right of way line of said Farm to Market Highway No. 920 the following courses and distances:
N 00°37'56" E, 221.12 feet to an iron rod set at the beginning of a curve to the left with a radius of 11599.42 feet and whose chord bears N 00°18'57" W, 381.59 feet;
With said curve to the left with a central angle of 01°53'06" and a distance of 381.61 feet to an iron rod set;
N 01°15'30" W, 885.68 feet to an iron rod set in the south line of said McClendon Road;
THENCE East, on or about a fence line with the south line of said McClendon Road, 2790.96 feet to the POINT OF BEGINNING and containing 85.0 acres (3702710 square feet) of land.

ACCT. NO.: 13582
SCH. DIST.: PE
CITY: CO
MAP NO.: E-10
ALL OF: 20943-1-0-0
20943-1-1-0

THE STATE OF TEXAS)
COUNTY OF ELLIS)
I, JOHN R. HINES, ATTORNEY IN FACT FOR CLARANELL ADAMS HINES,
being the dedicator and owner of the attached plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any City or Town.

STATE OF TEXAS)
COUNTY OF)
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.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County
Texas, this 18th day of May, 2006

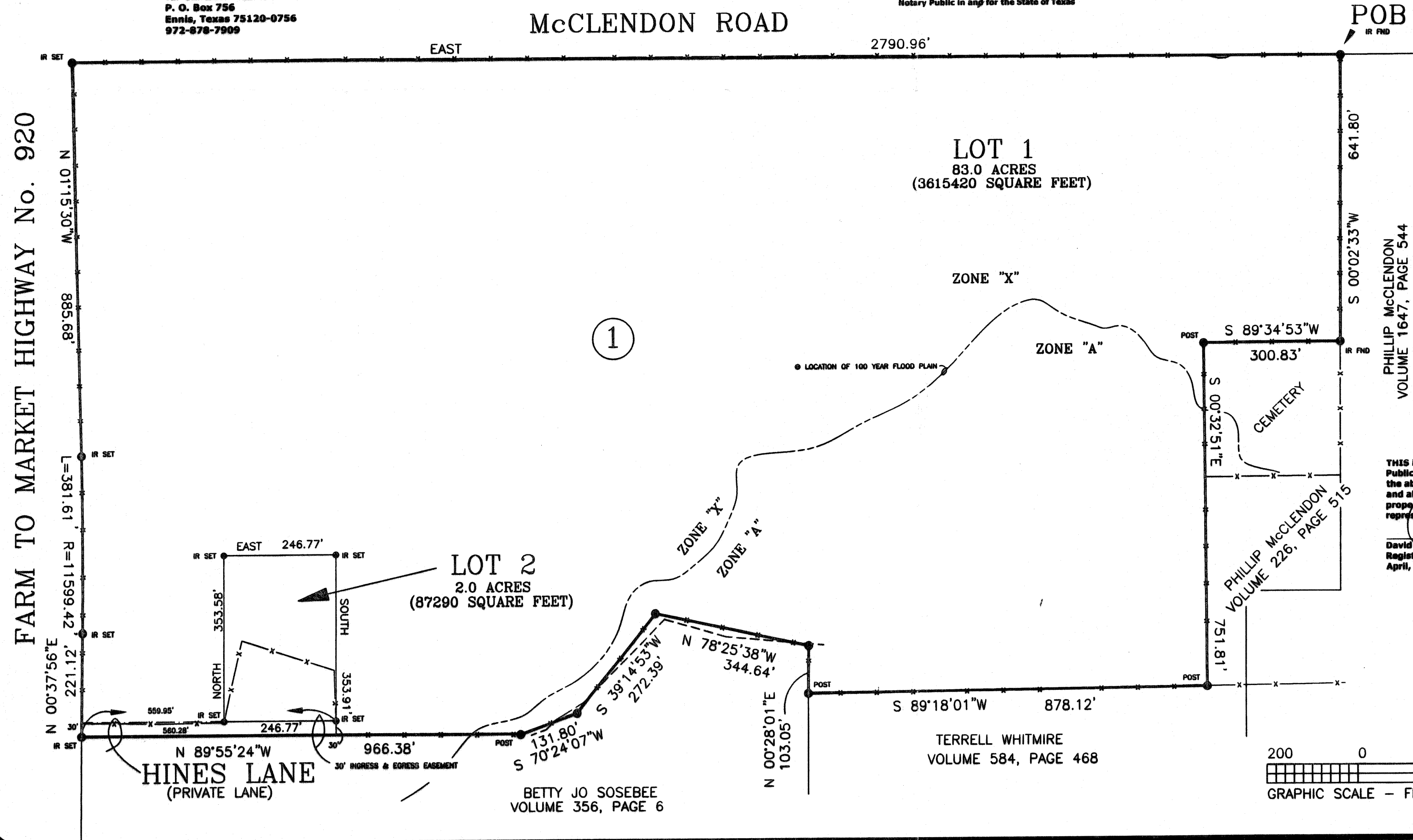
County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

STATE OF TEXAS)
COUNTY OF)
BEFORE ME, the undersigned authority, on this day personally appeared JOHN R. HINES, 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 18th day of May, 2006
Notary Public in and for the State of Texas

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.

NOTE:
ZONE A-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATION DETERMINED. ZONE X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL No. 48080 0124C EFFECTIVE DATE: JANUARY 3, 1997

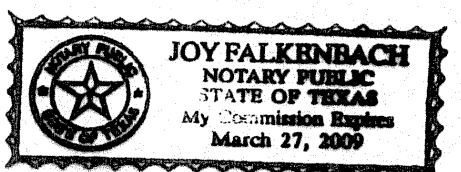
OWNER:
John R. Hines attorney in fact for Claranell Adams Hines
P. O. Box 756
Ennis, Texas 75120-0756
972-878-7909



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CLARANELL ADAMS HINES (John R. Hines, attorney in fact for Caranell Adams Hines), do hereby adopt this plat designating the hereinabove described real property as LOTS 1 & 2, BLOCK 1, HINES ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 85.0 Acres situated in and being a portion of the M E P & P RR COMPANY SURVEY, SECTION No. 201, ABSTRACT No. 943, an addition in Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Ennis, Ellis County, Texas this 18th day of May, 2006.
John R. Hines attorney in fact for Claranell Adams Hines

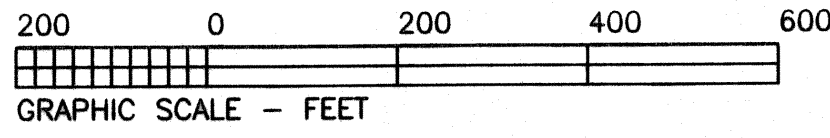
STATE OF TEXAS)
COUNTY OF ELLIS)
BEFORE ME, the undersigned authority, on this day personally appeared JOHN R. HINES, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of May, 2006
Notary Public in and for the State of Texas



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted 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 or under my supervision.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
April, 2006



SCALE: 1" = 200'



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