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B-477

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3:00 O'Clock

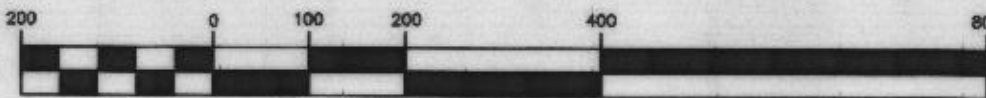
APR 26 2000

Jeanne Brunson, Co. Clerk PARKER COUNTY, TEXAS

Owner's Certificate

Whereas Ronrell Enterprises, CO. L.L.C., is the owner of a tract or parcel of land situated in the P.G. Johnson Survey, Abstract No.2393 WM. H. Allen Survey, Abstract No.6, Parker County, Texas and being part all of a 35.09 acre tract conveyed to Ronrell Enterprises, Co. L.L.C. by deed recorded in Volume 1847, Page 258, Deed Records, Parker County, Texas, being more particularly described as follows: Beginning at a 1/2" iron rod found for corner in the southeasterly line of J.E. Woody Road, being the most westerly northwest corner of said 35.09 acre tract and the northeast corner of a 1.3 acre tract conveyed to K. Chadwell by deed recorded in Volume 1330, Page 1870, Deed Records, Parker County, Texas; Thence North 46°05'51" East with the southeasterly line of said J.E. Woody Road and the northwesterly line of said 35.09 acre tract a distance of 104.34 feet to 1/2" iron rod found for corner in the southeasterly line of said J.E. Woody Road, being the most northerly northwest corner of said 35.09 acre tract and the southwest corner of a tract conveyed to K. Chadwell by deed recorded in Volume 1330, Page 1905, Deed Records, Parker County, Texas; Thence South 89°58'03" East with the north line of said 35.09 acre tract generally along a barb wire fence a distance of 1163.89 feet to 1/2" iron rod found for corner in the south line of a tract conveyed to J. Williams by deed recorded in Volume 1406, Page 886, Deed Records, Parker County, Texas, being the northwest corner of a 1.0 acre tract conveyed to R. Williams by deed recorded in Volume 1649, Page 1800, Deed Records, Parker County, Texas and also being the northeast corner of said 35.09 tract; Thence South 00°55'58" West with the common line between said 35.09 acre tract and said Williams 1.0 acre tract passing the southwest corner of said Williams 1.0 acre tract and the northwest corner of a 20.78 acre tract conveyed to R. Williams by deed recorded in Volume 1182, Page 689, Deed Records, Parker County, Texas, continuing generally along a barb wire fence in all a total distance of 1489.14 feet to 1/2" iron rod found for corner in the northerly line of a tract conveyed to G. Hutcherson by deed recorded in Volume 1599, Page 1478, Deed Records, Parker County, Texas, being the southwest corner of said R. Williams 20.78 acre tract and the southeast corner of said 35.09 tract; Thence South 50°41'14" West with the common line between said 35.09 acre tract and said Hutcherson tract and with a creek a distance of 202.81 feet to 1/2" iron rod found for corner in northerly line of said Hutcherson tract, being an point corner of said 35.09 tract; Thence North 88°42'02" West with the common line between said 35.09 acre tract and said Hutcherson tract generally along a barb wire fence a distance of 444.92 feet to 1/2" iron rod found for corner, being an ell corner of said Hutcherson tract and the southwest corner of said 35.09 tract; Thence North 00°55'36" West with the common line between said 35.09 acre tract and said Hutcherson tract generally along a barb wire fence a distance of 717.66 feet to 1/2" iron rod found for corner, being an ell corner of said Hutcherson tract and an ell corner of said 35.09 tract; Thence North 88°40'59" West with the common line between said 35.09 acre tract and said Hutcherson tract generally along a barb wire fence a distance of 596.66 feet to 1/2" iron rod found for corner in the north line of said Hutcherson tract, being the most westerly southwest corner of said 35.09 tract; Thence North 00°20'41" West with the common line between said 35.09 acre tract passing the southeast corner of said 1.3 acre tract continuing generally along a barb wire fence in all a total distance of 831.82 feet to the POINT OF BEGINNING and containing 35.09 acres of land, more or less as surveyed on the ground by Peede Data Acquisition on February 16, 2000.

GRAPHIC SCALE



(IN FEET) 1 inch = 200 ft.

PARKER COUNTY, TEXAS PARKER COUNTY COMMISSIONERS COURT

Approved by the Commissioners Court on the 26 day of APRIL, 2000.

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

- NOTE: BEARINGS BASED PER DEED RECORDED IN V.1847, P.258, 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.
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.
NOTE: 30' BUILDING LINE ALONG FRONT PROPERTY LINE
NOTE: 20' WATER AND ELECTRIC UTILITY LINE EASEMENT ALONG FRONT OF EACH LOT.
NOTE: 50' DRAINAGE EASEMENT AS INDICATED.
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.
NOTE: LOTS 14, 15, AND 16 LIE WITHIN ZONE "A" OF THE FLOOD MAP NOTED.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Ronrell Enterprises, Co., L.L.C., Gene A. Elliott, and Flora M. Elliott do hereby adopt this plat as a final plat of the J.E. Woody Estates an addition to Parker County, Texas. And dedicate the use of all roads for county and public use.

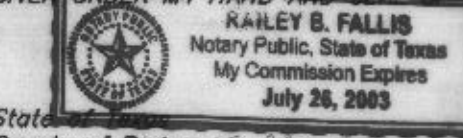
WITNESS OUR HANDS AT PARKER COUNTY, TEXAS, this the 26th day of April 2000.

[Signatures of Darrell Odum, Gene A. Elliott, and Flora M. Elliott]

State of Texas County of Parker

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Darrell Odum, 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 26th day of April 2000.



[Signature of Kayley B. Fallis]

State of Texas County of Parker TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Gene A. Elliott, 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 26th day of April 2000.



[Signature of Linda G. McCraw]

State of Texas County of Parker TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of April 2000.



[Signature of Linda G. McCraw]

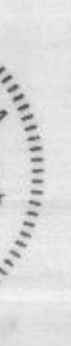
State of Texas County of Johnson

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 of Donnie L. Tucker]



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 10th day of April 2000.

[Signature of Erica Cabrera]

Notary Public



145 N.W. HILLERY STREET P.O. BOX 893, (76097) BURLESON, TEXAS 76028 PHONE: (817) 447-3383 FAX: (817) 447-3384



STATE OF TEXAS COUNTY OF PARKER I hereby certify that this instrument was filed on this date and time as shown herein by me and was duly recorded in the volume and page of the public records of Parker County as respects herein by me.

RECORDED APR 26 2000

[Signature of Jeanne Brunson, County Clerk, Parker County, Tex.]

Flood Statement

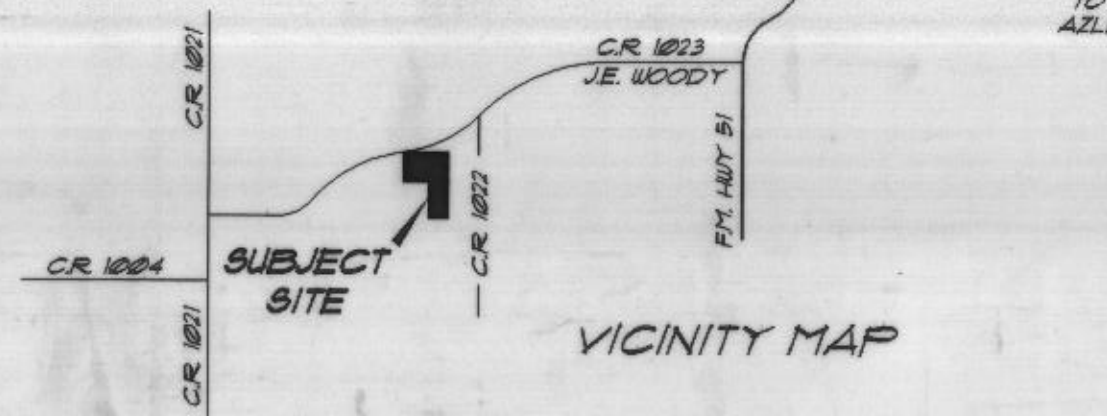
According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No.480520-0050-b, effective date September 27, 1991, this property is located in Zone "A", (No Base Flood Elevations determined.) and in Zone "X", (Areas determined to be outside 500 year flood plain.)

FINAL PLAT "J. E. WOODY ESTATES"

IN THE P.G. JOHNSON SURVEY, ABSTRACT NO.2393 WM. H. ALLEN SURVEY, ABSTRACT NO.6 AN ADDITION TO PARKER COUNTY, TEXAS

DATE: FEBRUARY 16, 2000 SCALE: 1" = 200' DEVELOPERS: Ronrell Enterprises, Co., L.L.C. Darrell Odum P.O. Box 646 Springtown, Texas 76082 PHONE: (817) 220-0585 SURVEYOR: PEEDE DATA ACQUISITION DONNIE L. TUCKER 145 NW HILLERY STREET BURLESON, TEXAS 76028 PHONE: (817) 447-3383

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



NOTE

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

[Signature of Darrell Odum]