

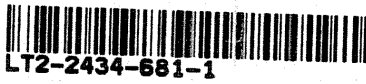
FINAL PLAT
LOTS 32 THROUGH 64
OLIVE BRANCH ESTATES, PHASE III
38.373 ACRES SITUATED IN AND BEING A PORTION OF
THE L. T. MITCHELL SURVEY, ABSTRACT NO. 2499 AND
THE T. E. COX SURVEY, ABSTRACT NO. 328
PARKER COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County
Texas, this 10 day of May, 2006.

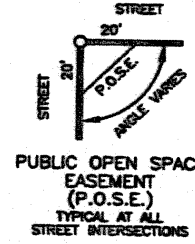
County Judge
Commissioner of Precinct #1
Commissioner of Precinct #2
Commissioner of Precinct #3
Commissioner of Precinct #4

C-420



THE STATE OF TEXAS)
COUNTY OF PARKER)
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.

OWNER:
Erich Hasenjaeger
1402 Lazy Bend Road
Millsap, TX 76066
(817) 599-3033
Doc# 597151
Book 2434 Page 681



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public
streets, visibility triangles being 20' x 20' along said streets.

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.

Doc# 597151 Fees: \$66.00
05/10/2006 10:25AM 4 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRAMP BRINSON COUNTY CLERK

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.

Signature of lien holder

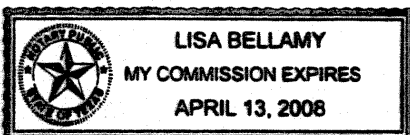
ACCT. NO.: 15935
SCH. DIST.: BR
CITY: CO
MAP NO.: D-18



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared
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.

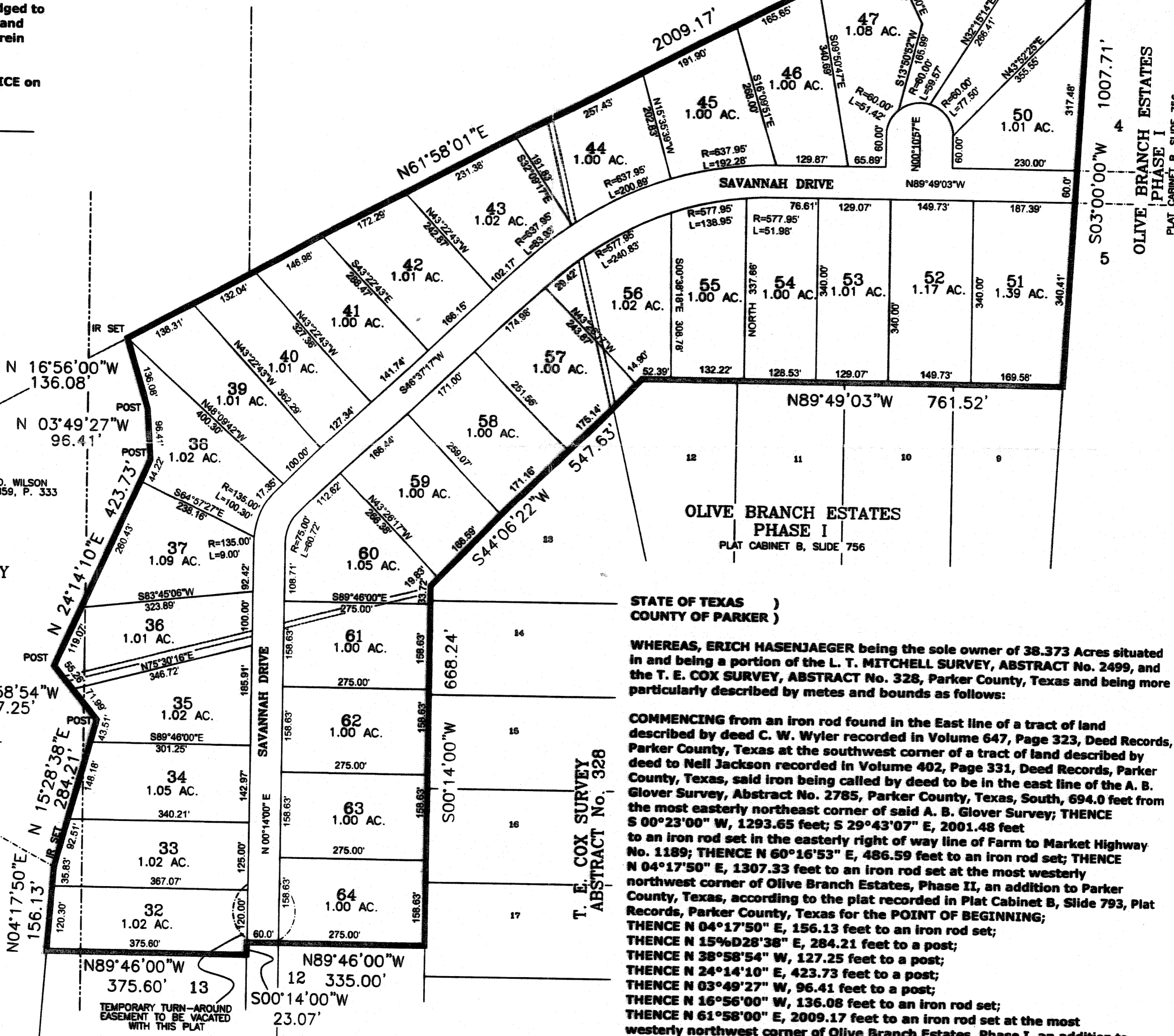
GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this 10 day of May, 2006.

Notary Public in and for the State of Texas



NOTE: CONTROL BEARINGS DETERMINED FROM
TEXAS HIGHWAY DEPARTMENT REFERENCE BEARINGS.

M. E. COLE
VOLUME 413, PAGE 177
R.R.P.C.T.



NOTE: ALL CORNERS ARE IRON RODS SET
UNLESS OTHERWISE NOTED.
NOTE: 7.5' UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES
UNLESS OTHERWISE NOTED.
15' UTILITY EASEMENT ALONG ALL OUTSIDE LOT LINES
UNLESS OTHERWISE NOTED.
60' FRONT BUILDING LINE.

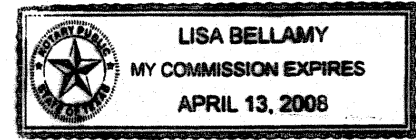
L. T. MITCHELL SURVEY
ABSTRACT No. 2499

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, ERICH HASENJAEGER being the sole owner of 38.373 Acres situated
in and being a portion of the L. T. MITCHELL SURVEY, ABSTRACT No. 2499, and
the T. E. COX SURVEY, ABSTRACT No. 328, Parker County, Texas and being more
particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the East line of a tract of land
described by deed C. W. Wyler recorded in Volume 647, Page 323, Deed Records,
Parker County, Texas at the southwest corner of a tract of land described by
deed to Nell Jackson recorded in Volume 402, Page 331, Deed Records, Parker
County, Texas, said iron being called by deed to be in the east line of the A. B.
Glover Survey, Abstract No. 2785, Parker County, Texas, South, 694.0 feet from
the most easterly northeast corner of said A. B. Glover Survey; THENCE
S 00°23'00" W, 1293.65 feet; S 29°43'07" E, 2001.48 feet
to an iron rod set in the easterly right of way line of Farm to Market Highway
No. 1189; THENCE N 60°16'53" E, 486.59 feet to an iron rod set; THENCE
N 04°17'50" E, 1307.33 feet to an iron rod set at the most westerly
northwest corner of Olive Branch Estates, Phase II, an addition to Parker
County, Texas, according to the plat recorded in Plat Cabinet B, Slide 793, Plat
Records, Parker County, Texas for the POINT OF BEGINNING;
THENCE N 04°17'50" E, 156.13 feet to an iron rod set;
THENCE N 15°42'28" E, 284.21 feet to a post;
THENCE N 38°58'54" W, 127.25 feet to a post;
THENCE N 24°14'10" W, 423.73 feet to a post;
THENCE N 03°49'27" W, 96.41 feet to a post;
THENCE N 16°56'00" W, 136.08 feet to an iron rod set;
THENCE N 61°58'00" E, 2009.17 feet to an iron rod set at the most
westerly northwest corner of Olive Branch Estates, Phase I, an addition to
Parker County, Texas, according to the plat recorded in Plat Cabinet B,
Slide 756, Plat Records, Parker County, Texas;
THENCE with the line of said Phase I the following courses and distances;
S 03°00'00" W, 1007.71 feet to an iron rod set;
N 89°49'00" W, 761.52 feet to an iron rod set;
S 00°14'00" W, 668.24 feet to an iron rod set at the most
easterly northeast corner of said Phase II;
THENCE with the north line of said Phase II the following courses and
distances;
N 89°46'00" W, at 275.0 feet passing the east right of way line of
Savannah Drive and in all 335.0 feet to an iron rod set in the west right of way
line of said Savannah Drive;
S 00°14'00" W, with the west right of way line of said Savannah
Drive, 23.07 feet to an iron rod set;
N 89°46'00" W, 375.60 feet to the POINT OF BEGINNING and
containing 38.373 acres (1671521 square feet) of land.

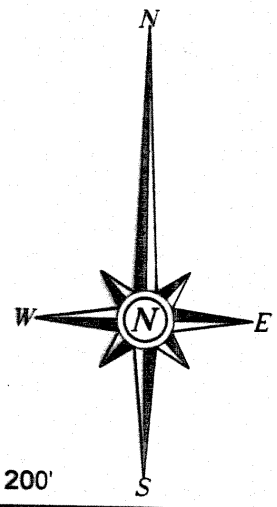
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared
known to me by the person whose name is subscribed to the
above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this 10 day of May, 2006.



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT, ERICH HASENJAEGER, does hereby adopt this plat designating the
hereinabove described real property as LOTS 32 THROUGH 64, OLIVE BRANCH
ESTATES, PHASE III, AN ADDITION TO PARKER COUNTY, TEXAS, Being 38.373
Acres situated in and being a portion of the L. T. MITCHELL SURVEY, ABSTRACT
No. 2499, and the T. E. COX SURVEY, ABSTRACT No. 328, Parker County, Texas
and does hereby dedicate to the public's use the streets, (alleys, parks) and
easements shown thereon.

WITNESS my hand at
Parker County, Texas this 10 day of May, 2006.
Erich Hasenjaeger



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

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 or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
FEBRUARY, 2006