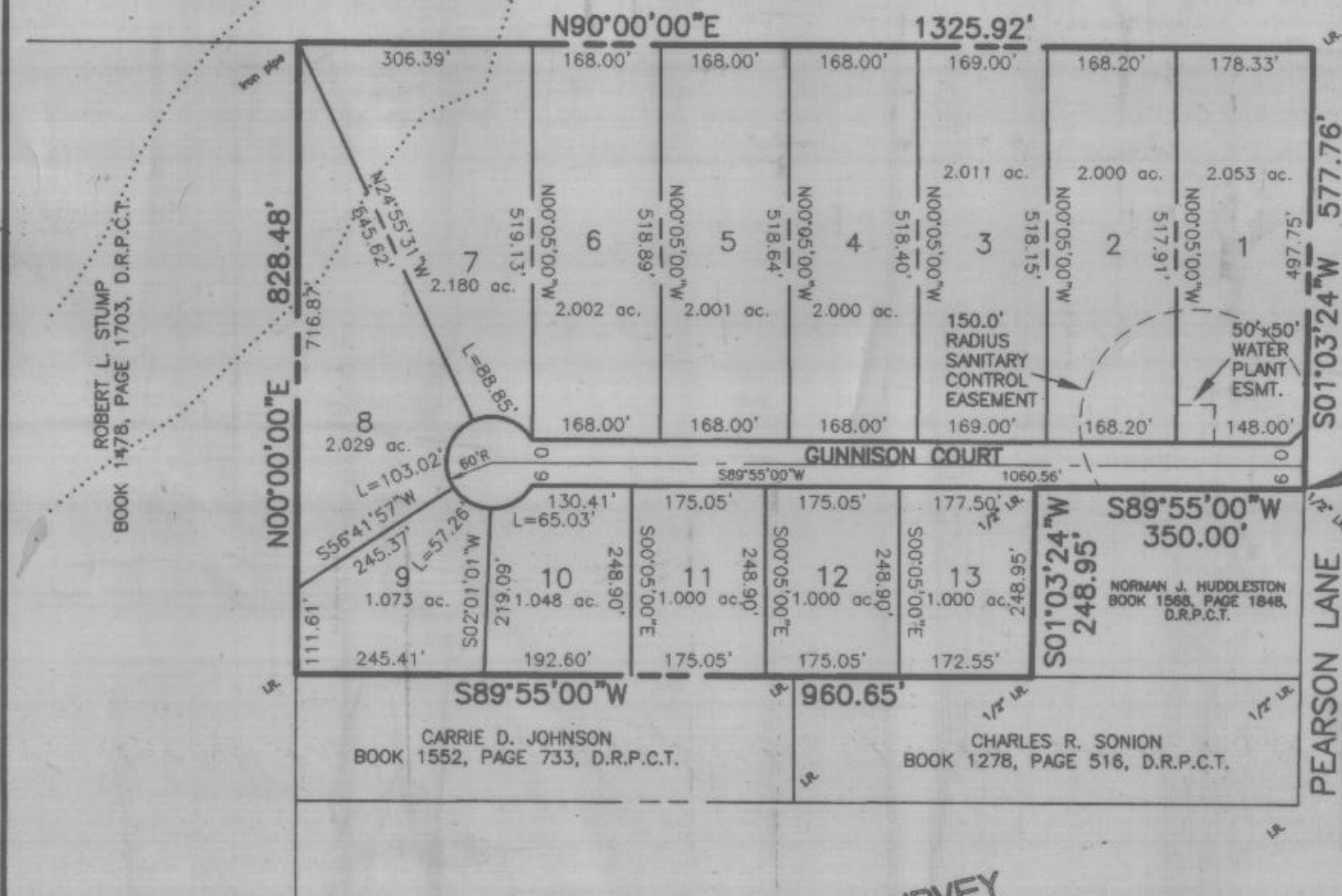


APPROXIMATE LOCATION OF EXISTING 100 YEAR FLOOD PLAN FROM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS COMMUNITY PANEL NO. 480520 0075 B, EFFECTIVE 9-27-91

HELEN M. CLOUSE  
BOOK 214, PAGE 427, D.R.P.C.T.



APPROVED by the Commissioners Court of Parker County, Texas, this the 27 day of January 1997

*Ben Long*  
Commissioner Precinct #1  
*Charles Horta*  
Commissioner Precinct #3  
*Mark Dull*  
Commissioner Precinct #2  
*Rena Padu*  
Commissioner Precinct #4

Property Description

Being a 23.044 acre tract of land out of the T & P R.R. Co. Survey, Abstract Number 1421, situated in Parker County, Texas, and being that certain tract as conveyed to SILEX II, Inc. in Book 1698, Page 1538, Deed Records, Parker County, Texas and this tract being described by metes and bounds as follows:  
BEGINNING at a 1/2" iron pin found being the northwest corner of a 2.000 acre tract of land conveyed to Norman J. Huddleston according to the deed recorded in Book 1568, Page 1848, Deed Records of Parker County, Texas, said iron rod also being in the existing west right-of-way line of Pearson Lane;  
THENCE, South 89 degrees 55 minutes 00 seconds West, along the north line of said Huddleston tract, 350.00 feet to a 1/2" iron rod found for corner;  
THENCE, South 01 degrees 03 minutes 24 seconds West, along the west line of said Huddleston tract, 248.95 feet to a 1/2" iron rod found for corner, said iron rod being in the north line of a tract of land conveyed to Charles R. Sonion according to the deed recorded in Book 1278, Page 516, D.R.P.C.T.;  
THENCE, South 89 degrees 55 minutes 00 seconds west, along the north line of said Sonion tract and along the north line of a tract of land conveyed to Carrie D. Johnson according to the deed recorded in Book 1552, Page 733, D.R.P.C.T., 960.65 feet to a 1/2" iron rod found, for corner;  
THENCE, North 00 degrees 00 minutes 00 seconds East, along the east line of a tract of land conveyed to Robert L. Stump according to the deed recorded in Book 1478, Page 1703, D.R.P.C.T., 828.48 feet to an iron pipe found for corner being in the south line of a tract of land conveyed to Helen M. Clouse according to the deed recorded in Book 214, Page 427, D.R.P.C.T.;  
THENCE, North 90 degrees 00 minutes 00 seconds East, along the north line of said Clouse tract, 1325.92 feet to a 1/2" iron rod found for corner being in the apparent west right-of-way line of said Pearson Lane;  
THENCE, South 01 degrees 03 minutes 24 seconds West, along the apparent west right-of-way line of said Pearson Lane, 577.76 feet to the POINT OF BEGINNING.

The tract of land herein described contains 23.044 acres of land.

STATE OF TEXAS  
COUNTY OF PARKER

DOES HEREBY DEDICATE the same to be known as LOTS 1-13, PEARSON CROSSING, an addition to Parker County, Texas and dedicate to the public the easements and right-of-ways as shown on this plat.

STATE OF TEXAS  
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all streets, easements, and public places thereon shown for the purpose and consideration therein.

*Scott Neely*  
Scott Neely  
SILEX II, Inc.

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Scott Neely of SILEX II, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of January, 1997

*Mark Shetcher*  
Notary Public in and for the  
State of Texas



I, William L. Boomer, Registered Professional Land Surveyor Number 2559, State of Texas do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

William L. Boomer R.P.L.S. No. 2559

NOTE:

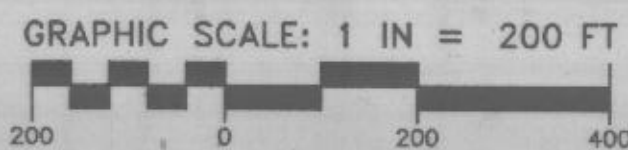
ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

T & P R.R. CO. SURVEY  
ABSTRACT NUMBER 1421

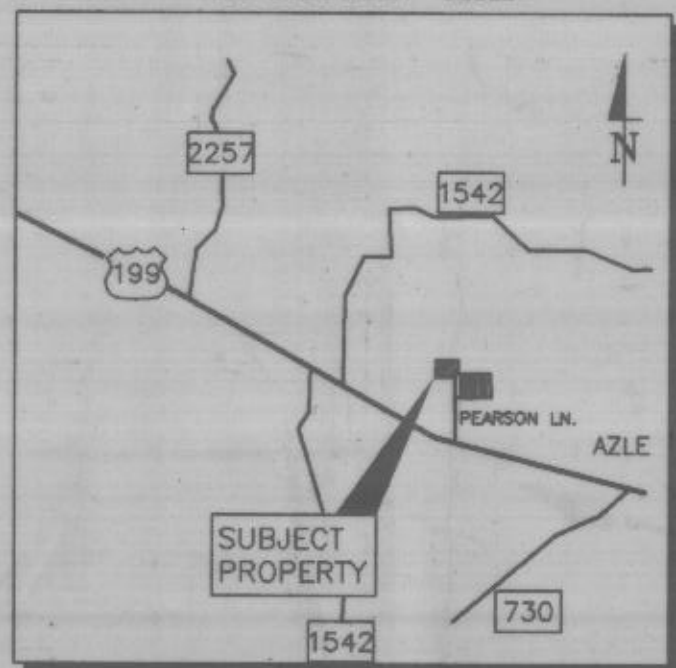
RECEIVED AND FILED FOR RECORD  
JAN 27 1997  
11:10 o'clock A.M.

JAN 27 1997  
JERRY BRUNSON, Sec. Clerk  
PARKER COUNTY, TEXAS

306945  
PCB-189



LOCATION MAP



LAND USE DATA:  
TOTAL LAND AREA --- 23.044 ACRES  
R-O-W DEDICATION --- 1060.56 L.F.  
TOTAL LOTS --- 13  
EST. POPULATION --- 46  
MIN. LOT SIZE --- 1.000 ACRES  
PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
- ALL FRONT BUILDING LINES WILL BE 25.0 FEET.

STATE OF TEXAS  
COUNTY OF PARKER  
I, Jeane Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the \_\_\_ day of \_\_\_ 1997 at \_\_\_ o'clock, duly recorded this \_\_\_ day of \_\_\_ 1997 at \_\_\_ o'clock, \_\_\_ M., in \_\_\_ County in Plat Cabinet \_\_\_ Slide \_\_\_  
In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_ day of \_\_\_ 1997.  
Jeane Brunson  
Clerk, County Court  
Parker County, Texas  
By: \_\_\_\_\_  
Deputy

STATE OF TEXAS  
COUNTY OF PARKER  
I, Scott Neely, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is within the five (5) mile Extra-Territorial Jurisdiction of any city or town.  
Scott Neely  
SILEX II, Inc.  
STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared Scott Neely, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_ 1997.  
Notary Public in and for the  
State of Texas



PLAT FILED 1-27-1997  
CABINET B, SLIDE 189  
PARKER COUNTY PLAT RECORDS

FINAL PLAT  
LOTS 1 - 13,  
PEARSON CROSSING

BEING 23.044 ACRES OF LAND IN THE  
T & P R.R. CO. SURVEY, ABSTRACT NUMBER 1421  
PARKER COUNTY, TEXAS

PREPARED MAY 15, 1996

**LandCon, Inc.**  
Engineers • Surveyors • Planners  
2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803  
P.O. Box 100247, Fort Worth, Texas, 76185-0247  
(817) 335-5065 FAX (817) 335-5067

OWNER:  
SILEX II, INC.  
2400 ELLIS DRIVE  
FORT WORTH, TEXAS 76106  
(817) 625-9974