

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.

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, Cody Bill Lane
 being the dedicator and developers of the
 attached plat of said subdivision, do hereby
 certify that it is not within the Extra-Territorial
 Jurisdiction of any City or Town.
Cody Bill Lane

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.

Doc# 684905
 Book 2647 Page 609

Doc# 684905 Fees: \$66.00
 07/09/2008 9:51AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TOME ROBINSON, COUNTY CLERK

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 the _____ day of _____, 2008

 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, CODY BILL LANE AND BLENDANA RANAE LANE, being the
 sole owners of Lot 20 AND LOT 21, STEPHENS BLUFF, PHASE 2, an addition
 to Parker County, Texas, according to the plat recorded in Plat Cabinet C,
 Slide 548, Plat Records, Parker County, Texas and being more particularly
 described by metes and bounds as follows:

BEGINNING at an iron rod found at the northwest corner of said Lot 20, said
 iron being the northwest corner of said Phase 2;
 THENCE S 07°00'24" E, on or about a fence line and the north line of
 said Phase 2, 863.06 feet to an iron rod found in the north right of way line
 of E. Bluff Lane in a non-tangent curve to the left with a radius of 188.54 feet
 and whose chord bears S 73°57'23" W, 105.60 feet;
 THENCE with the north right of way line of said Bluff Lane the following
 courses and distances:
 With said curve to the left through a central angle of 32°31'37"
 and a distance of 107.03 feet to an iron rod found;
 S 57°42'47" W, 430.75 feet to an iron rod found at the beginning
 of a curve to the left with a radius of 330.0 feet and whose chord bears
 S 49°53'39" W, 89.78 feet;
 With said curve to the left through a central angle of 15°38'12"
 and a distance of 90.06 feet to an iron rod found;
 S 39°55'18" W, 26.0 feet to an iron rod found at the beginning
 of a curve to the right with a radius of 70.0 feet and whose chord bears
 S 63°46'23" W, 56.72 feet;
 With said curve to the right through a central angle of 47°48'04"
 and a distance of 58.40 feet to an iron rod found;
 S 07°40'25" W, 91.27 feet to an iron rod found at the beginning
 of a curve to the right with a radius of 70.0 feet and whose chord bears
 N 66°38'19" W, 60.68 feet;
 With said curve to the right through a central angle of 51°22'24"
 and a distance of 62.76 feet to an iron rod found;
 N 40°57'03" W, 147.37 feet to an iron rod found at the beginning
 of a curve to the left with a radius of 330.0 feet and whose chord bears
 N 52°16'14" W, 130.88 feet;
 With said curve to the left through a central angle of 22°52'30"
 and a distance of 131.75 feet to an iron rod found;
 N 63°47'10" W, 16.96 feet to an iron rod found in the west line of
 said Phase 2;
 THENCE N 28°32'25" E, on or about a fence and the west line of said
 Phase 2, 213.95 feet to the POINT OF BEGINNING and containing 4.894
 acres (213161 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, CODY BILL LANE AND BLENDANA RANAE LANE, does hereby adopt
 this plat designating the hereinabove described real property as LOT 20R,
 STEPHENS BLUFF, PHASE 2, AN ADDITION TO PARKER COUNTY, TEXAS,
 Being a replat of Lots 20 and 21, Stephens Bluff, Phase 2, 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 _____ day of _____, 2008.
Cody Bill Lane
Blendeana Ranae Lane
 Cody Bill Lane Blendeana Ranae Lane

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
 AND URBAN DEVELOPMENT FEDERAL INSURANCE
 ADMINISTRATION FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NUMBER: 480520 0250 B
 EFFECTIVE DATE: SEPTEMBER 27, 1991
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
 FLOOD HAZARD AREA.

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED by the Commissioners Court of Parker County, Texas,
 this 9th day of July, 2008.

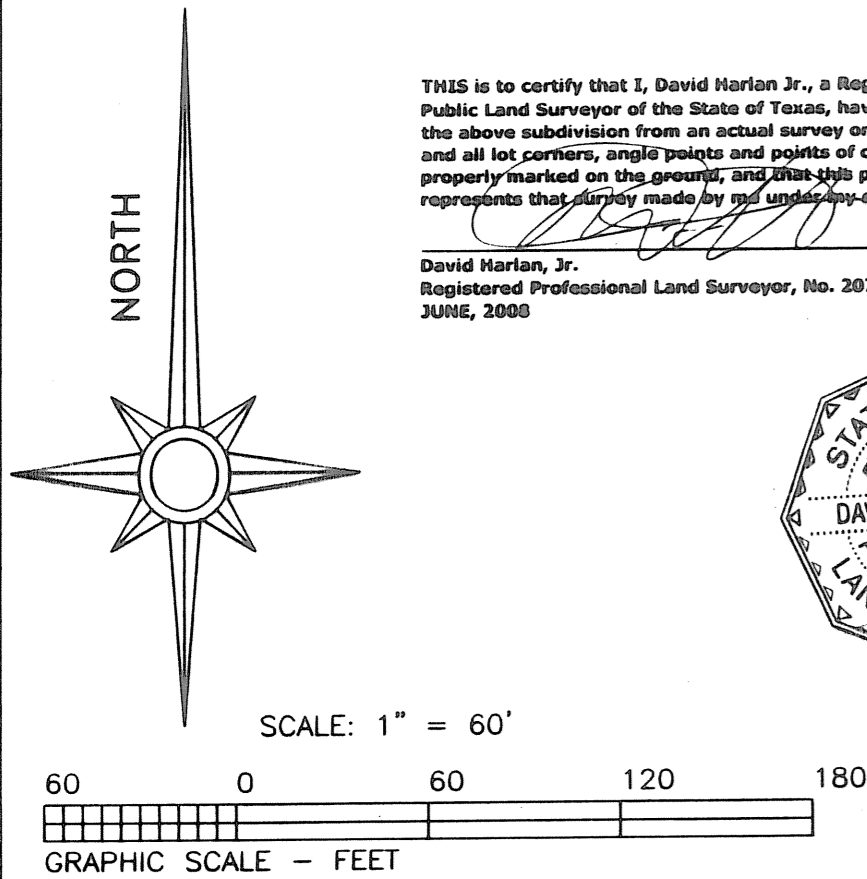
 County Judge

 Commissioner Precinct #1

 Commissioner Precinct #3

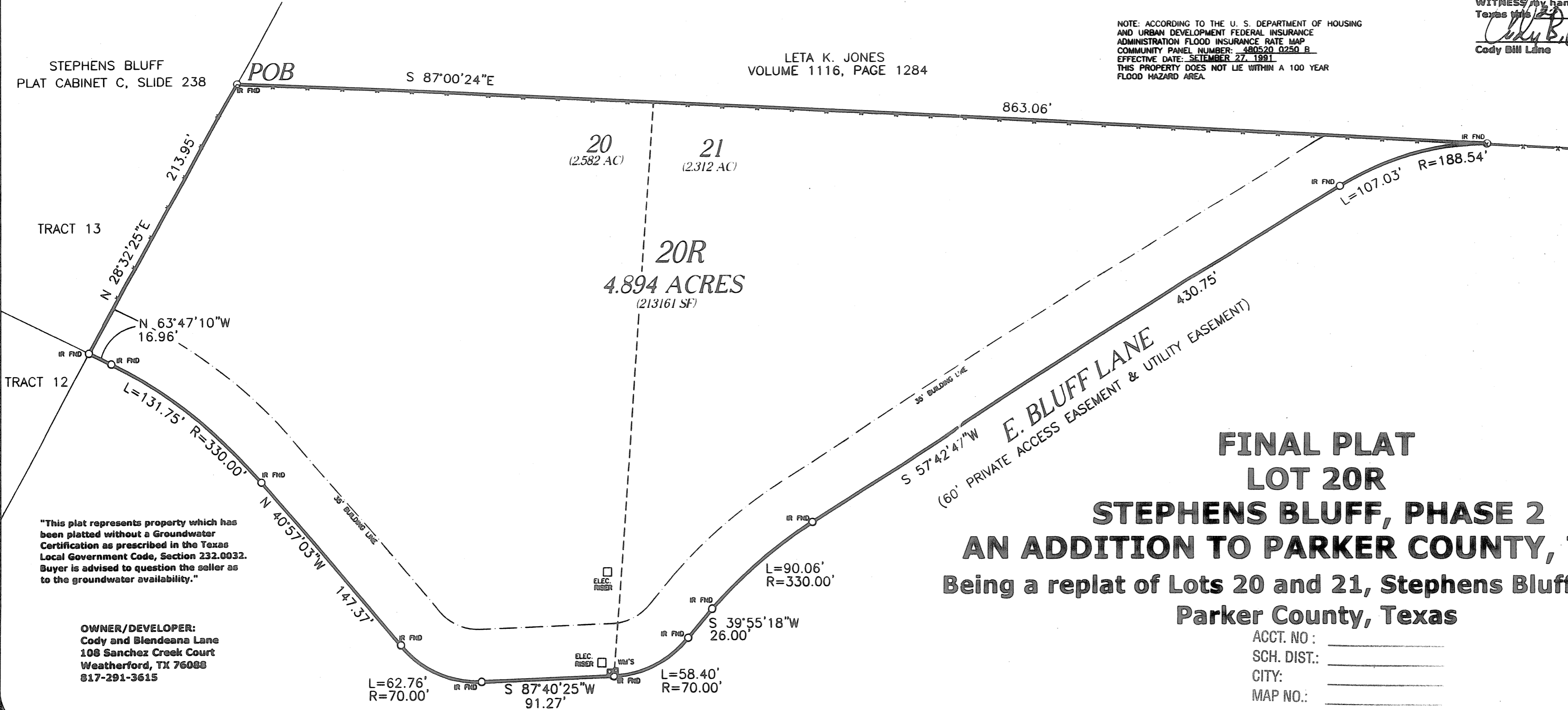
 Commissioner Precinct #2

 Commissioner Precinct #4



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 under my supervision.

 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 JUNE, 2008



**FINAL PLAT
 LOT 20R
 STEPHENS BLUFF, PHASE 2
 AN ADDITION TO PARKER COUNTY, TEXAS
 Being a replat of Lots 20 and 21, Stephens Bluff, Phase 2
 Parker County, Texas**

ACCT. NO: _____
 SCH. DIST: _____
 CITY: _____
 MAP NO: _____

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day
 personally appeared Cody Bill Lane
 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 _____ day of _____, 2008

 Notary Public in and for the State of Texas

MICHELLE PRAYTOR
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 03/31/2009
 STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day
 personally appeared Michelle Praytor
 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 _____ day of _____, 2008

 Notary Public in and for the State of Texas

MICHELLE PRAYTOR
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 03/31/2009

"This plot represents property which has
 been platted without a Groundwater
 Certification as prescribed in the Texas
 Local Government Code, Section 232.0032.
 Buyer is advised to question the seller as
 to the groundwater availability."

OWNER/DEVELOPER:
 Cody and Blendeana Lane
 108 Sanchez Creek Court
 Weatherford, TX 76088
 817-291-3615

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