

C-300

Doc Bk Vol Pg  
00568484 OR 2363 233

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Aug 31, 2005 at 03:15P

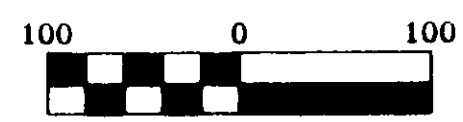
Instrument Number: 00665484

Amount: \$1.00

By: Thomas Miles

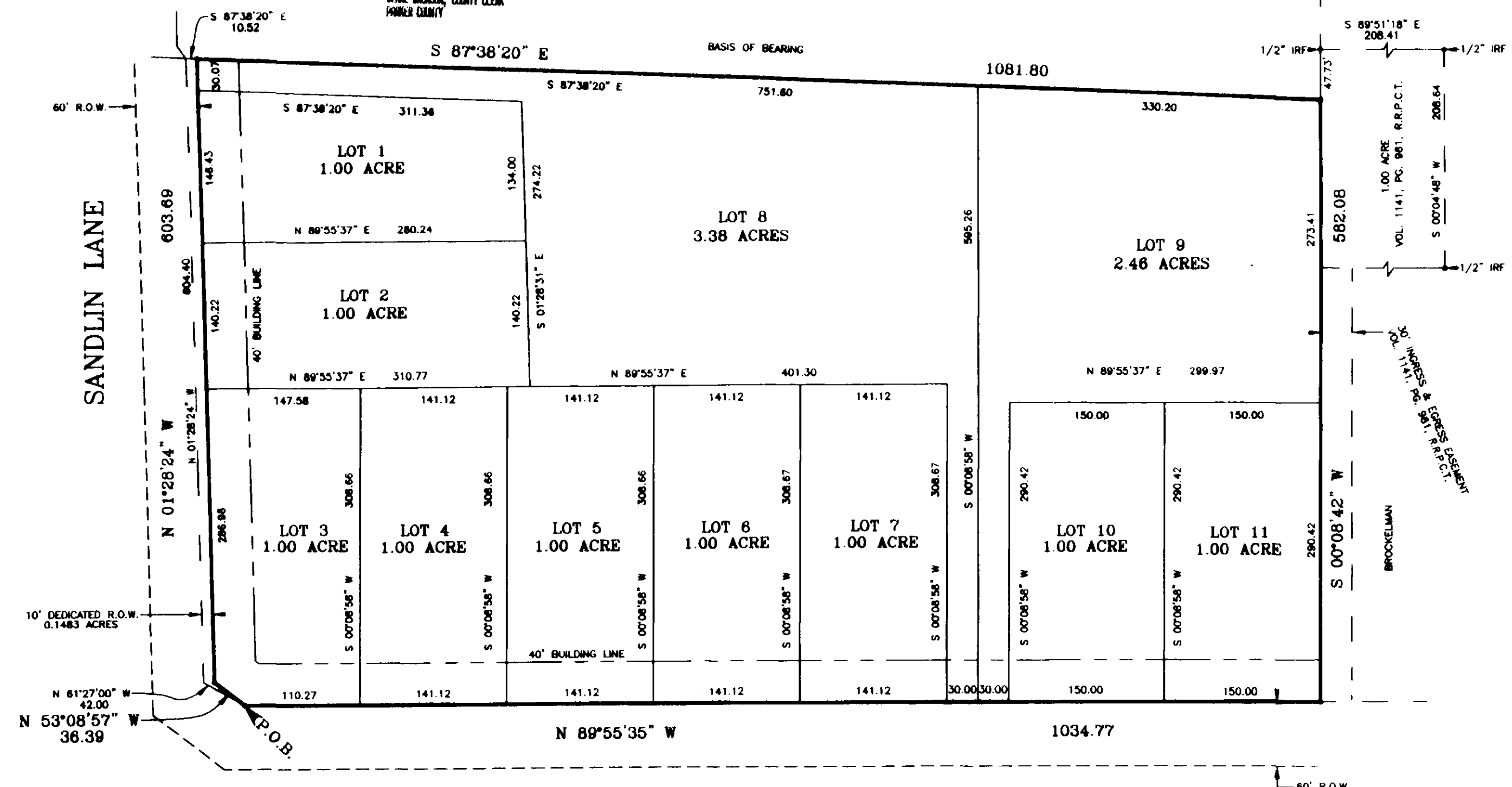
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the said records of Parker County  
as stamped herein by me.

Aug 31, 2005



OWNER/DEVELOPER: T.M. LAND CO., L.P.  
805 E. HIGHWAY 190  
SPRINGTOWN, TEXAS  
76082

JANE BRUNSON, CLERK  
PARKER COUNTY



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Tommy Miles, being the owner of a tract of land out of the THOMAS CASSIDY SURVEY, Abstract No. 273, and the T. & P. R.R. Co. SURVEY, Section No. 67, Abstract No. 1375, Parker County, Texas.

Description for a 14.847 acre tract of land out of the Thomas Cassidy Survey, Abstract No. 273, and the T. & P. R.R. Co. Survey, Section No. 67, Abstract No. 1375, Parker County, Texas.

COMMENCING from a 1/2" capped iron set in the East line of Sandlin Lane for the northeast corner of the John Matlock Survey, Abstract No. 901, thence S 01°28'24" E 200.70 feet and S 61°27'00" E 42.00 feet to the POINT OF BEGINNING.

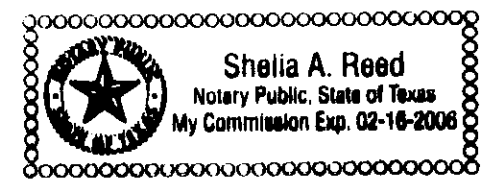
THENCE N 53°08'57" W, with the Northeasterly line of said Sandlin Lane, 36.39 feet to a 1/2" capped iron set;

THENCE N 01°28'24" W, with the East line of said Sandlin Lane, 603.69 feet to a 1/2" capped iron set;

THENCE S 87°38'20" E, 1081.80 feet to a 1/2" capped iron set in the West line of a 1.00 acre tract of land recorded in Vol. 1141, Pg. 981, R.R.P.C.T., from which a 5/8" iron found bears S 87°38'20" E, 0.80 feet;

THENCE S 00°08'58" W, 582.08 feet to a 1/2" capped iron set in the North line of said Sandlin Lane;

THENCE N 89°55'35" W, with the North line of said Sandlin Lane, 1034.77 feet to the POINT OF BEGINNING and containing 14.847 acres of land.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tommy Miles do hereby adopt this plat as Lots 1 thru 11 SANDLIN ESTATES, an Addition to Parker County, Texas, and do hereby dedicate to the public's use the easements shown hereon

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 12th day of July, 2005

*Tommy Miles*  
TOMMY MILES  
(President)

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 certification of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. And duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in \_\_\_\_\_ Records of said County in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 13th day of July, 2005.

*Shelia A. Reed*  
Commissioner  
*Joe Brantley*  
Commissioner  
*Tommy Miles*  
Commissioner

ACCT. NO.: 112510  
SCH. DIST.:  
CITY:  
MAP NO.:  
County Judge

Jeane Brunson  
Clerk, County Court  
Parker County, Texas  
By: *L. Merica*  
Deputy

FINAL PLAT  
LOT 1 THRU LOT 11  
SANDLIN ESTATES

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 14.847 ACRES OF LAND OUT OF THE THOMAS CASSIDY SURVEY, ABSTRACT NO. 273, AND THE T. & P. R.R. CO. SURVEY, SECTION NO. 67, ABSTRACT NO. 1375, PARKER COUNTY, TEXAS.

GENERAL NOTES:

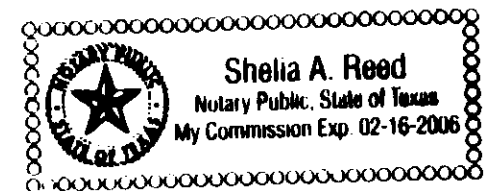
- 40' FRONT BUILDING LINES.
- 10' REAR & SIDE BUILDING LINES UNLESS OTHERWISE NOTED.
- 10' UTILITY EASEMENT INSIDE ALL LOT LINES.
- NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS #2023 SET UNLESS OTHERWISE NOTED.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4806200075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE \_\_\_\_\_ OF ANY CITY OR TOWN.

*Tommy Miles*  
TOMMY MILES

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles 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 considerations therein stated.

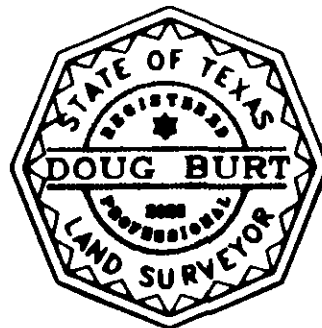
Given under my hand and seal of office this the 12th day of July, 2005



*Shelia A. Reed*  
Notary Public, State of Texas  
2-16-2006  
My Commission Expires

PLAT CABINET C, SLIDE 300

DKB &  
ASSOCIATES, LLC  
1850 E. HWY. NO. 199  
SPRINGTOWN, TEXAS, 76082  
280-6888 FAX: 280-9878



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Doug Burt*  
31/MAY/2005