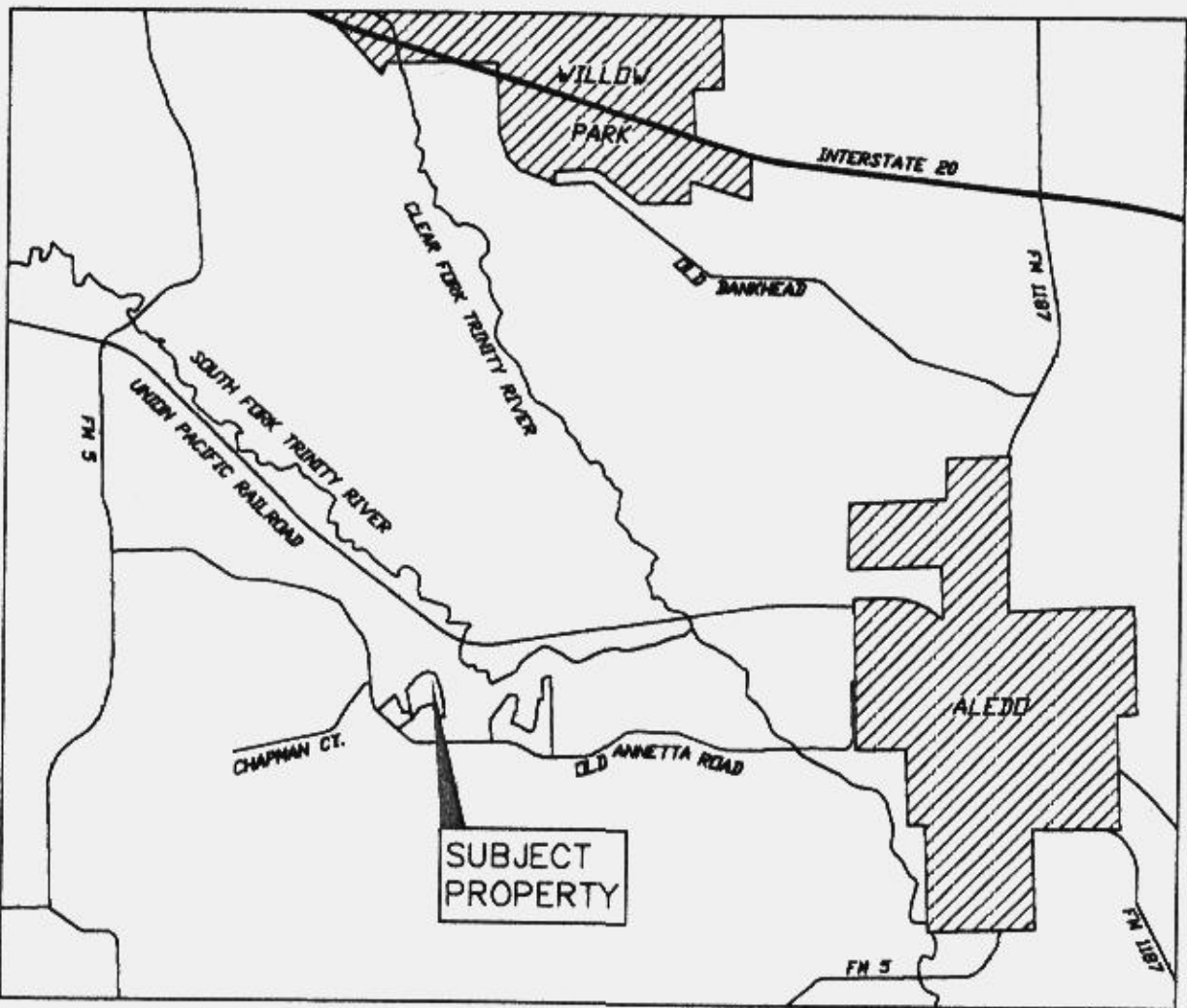


CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE FINAL PLAT FOR SPLIT RAIL ESTATES SECTOR ONE AND SECTOR TWO AS RECORDED IN CABINET B, SLIDE 670, PLAT RECORDS, PARKER COUNTY, TEXAS.

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.

GENERAL NOTES

- 1/2" IRON PINS SET AT ALL BOUNDARY AND LOT CORNERS EXCEPT AS NOTED.
- TOTAL NUMBER OF LOTS IS 2.
- MINIMUM AREA PER LOT IS 0.831 ACRES.
- THERE WILL EXIST ALONG ALL SIDE AND INTERIOR REAR LOT LINES A 7.5' WIDE UTILITY AND DRAINAGE EASEMENT. THERE WILL EXIST ALONG THE REAR OF ALL EXTERIOR LOT LINES A 10' WIDE UTILITY EASEMENT.
- THERE WILL EXIST ALONG ALL FRONT LOT LINES ADJOINING LOT 10, BLOCK 1 (ST. ANDREWS LANE) A 15' UTILITY & DRAINAGE EASEMENT.
- WATER SERVICE BY DEER CREEK WATERWORKS.
- SEWER SERVICE BY DEER CREEK WATERWORKS.
- PROPERTY LOCATED IN PARKER COUNTY, TEXAS WITHIN THE TOWN OF ANNETTA ETJ LIMITS.



VICINITY MAP (NTS)

Doc 00497802 Bk DR Vol 2161 Pg 45
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Oct 22, 2003 at 10:18AM
 Document Number: 00497802
 Amount \$6.00
 By Monica Castro

I, Edward A. Childress, Registered Professional Land Surveyor, Number 4865, 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.
Edward A. Childress
 Edward A. Childress, RPLS No. 4865
 07/24/03



STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the value and page of the named records of Parker County as stamped hereon by me.
 Oct 22, 2003

JERNE MUNDON, COUNTY CLERK, PARKER COUNTY

OWNER - LOT 9R, BLOCK 3:
DAX & COURTNEY SYMONDS
 147 ST. ANDREWS LANE
 ALEDO, TEXAS 76008

OWNER - LOT 10R, BLOCK 3:
DAVID AND MRS. DAVID YANIKO
 151 ST. ANDREWS LANE
 ALEDO, TEXAS 76008

ACCT. NO.: 17730
 SCH. DIST.: AL
 CITY: CO
 MAP NO.: L-18

FINAL PLAT
LOTS 9R & 10R, BLOCK 3
SPLIT RAIL
ESTATES
SECTOR ONE

BEING A REPLAT OF LOTS 9 & 10, BLOCK 3
 SPLIT RAIL ESTATES SECTOR ONE
 PARKER COUNTY, TEXAS

PREPARED JULY 24, 2003



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E-0893 / 2001-065 / EVB / 07-2003 / BM-2A