

Doc# 633463 Fees: \$66.00
03/28/2007 10:53AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRONIC RECORDING COMPANY, L.P.

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Charter Land Group is the owner of 5.695 acre tract of land situated in the N. Stephens Survey, Abstract Number 2169 and being all of Tract 12, Stephens Bluff, an addition to Parker County, Texas, according to the plat thereof recorded in Volume C, Page 238, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of said Tract 12, being the Northeast corner of Tract 11 of said Stephens Bluff Addition and being in the West line of the Proposed Stephens Bluff Addition, Phase 2;

THENCE North 63°42'29" West, along the South line of said Tract 12 and the North line of said Tract 11, a distance of 217.18 feet to a 3/8 inch iron rod found in the East right-of-way line of East Bluff Lane (60' R.O.W.) for the Southwest corner of said Tract 12 and the Northwest corner of said Tract 11;

THENCE North 20°39'34" East, along said East right-of-way line and the West line of said Tract 12, a distance of 247.26 feet to a 5/8 inch iron rod with cap marked "BHB INC" set for corner;

THENCE North 01°33'00" West, along said East and West lines, a distance of 287.42 feet to a 5/8 inch iron rod with cap marked "BHB INC" set for corner;

THENCE North 21°16'57" East, continuing along said East and West lines, a distance of 218.28 feet, to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 95°29'35" and a chord which bears North 52°50'39" East, 54.96 feet;

THENCE along said non-tangent curve to the left an arc length of 57.07 feet to a 5/8 inch iron rod with cap marked "BHB INC" set for the most Northerly Northwest corner of said Lot 12 and the most Southerly Southwest corner of Tract 13 of said Stephens Bluff Addition;

THENCE South 63°42'29" East, along the North line of said Tract 12 and the South line of said Tract 13, a distance of 400.28 feet to a 1/2 inch iron rod found for the Northeast corner of said Tract 12 and the Southeast corner of said Tract 13, also being in the West line of said Phase Two;

THENCE South 28°32'25" West, along the East line of said Tract 12 and the West line of said Phase Two, a distance of 767.41 feet to the POINT OF BEGINNING and containing 5.695 acres or 248,706 sq. ft. of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Charter Land Group, LP, DBA North American Land, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as **LOT 12R, STEPHENS BLUFF ADDITION, PHASE ONE**, an addition to Parker County, Texas.

[Signature]
Charter Land Group
By: Michael Sims, Division President

BEFORE ME, the undersigned authority, on this day personally appeared, Michael Sims, 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, in the capacity therein stated, and as the act and deed of said partnership.

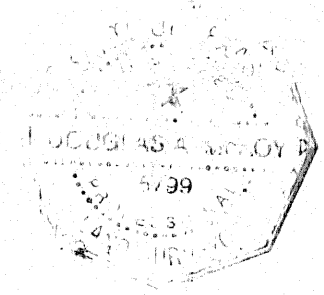
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 26th day of March, 2007.

[Signature]
Notary Public in and for The State of Texas

JACKIE L. DAVIS
Notary Public
STATE OF TEXAS
My Commission Expires 03/27/2010

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature] 03.23.07
Date
Doug McKay
RPLS No. 5799



LAURIE A. BALL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp 03-17-2008

Notes:
1. All corners set are 5/8" iron rods with caps marked "BHB INC".
2. I have examined the FEMA Flood Insurance Rate Map for the County of Parker and have determined that the subject property is within Zone X-Areas determined to be outside 500-Year flood plain per Community Panel No. 4805200176B, Effective Date, September 27, 1991.

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 grads established in the subdivision.

STATE OF TEXAS §
COUNTY OF PARKER §
I, Michael Sims being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

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]
Executive Vice President
Title

STATE OF TEXAS §
COUNTY OF PARKER §
BEFORE ME, the undersigned authority, on this day personally appeared, Diane Johnson, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 23 day of March, 2007.

[Signature]
Notary Public in and for The State of Texas

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 _____, 2007, at ___ o'clock ___ M., and duly recorded the ___ day of _____, 2007, at ___ o'clock ___ M., in Records of said County in Plat cabinet, pages _____.

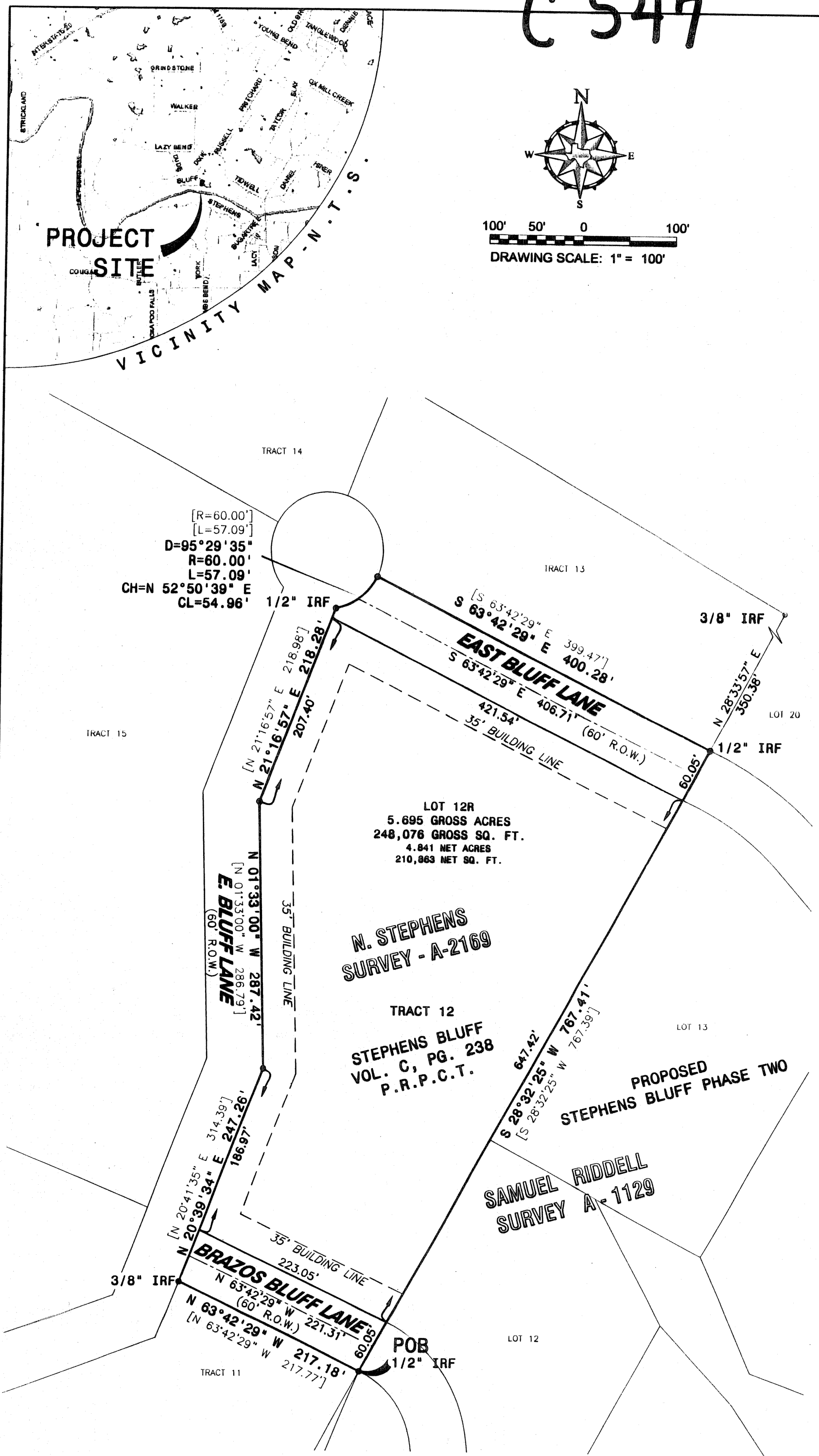
In Testimony Whereof, witness my hand and official seal of office, this the ___ day of _____, 2007.

Jeane Brunson, County Clerk
Parker County, Texas
BY: _____
Deputy

STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 27 day of March, 2007.

[Signature]
Commissioner #1
Danny Choate
[Signature]
Commissioner #3
John Roth

[Signature]
Mark Riley, County Judge
[Signature]
Commissioner #2
Joe Brinkley
[Signature]
Commissioner #4
Jim Webster



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