

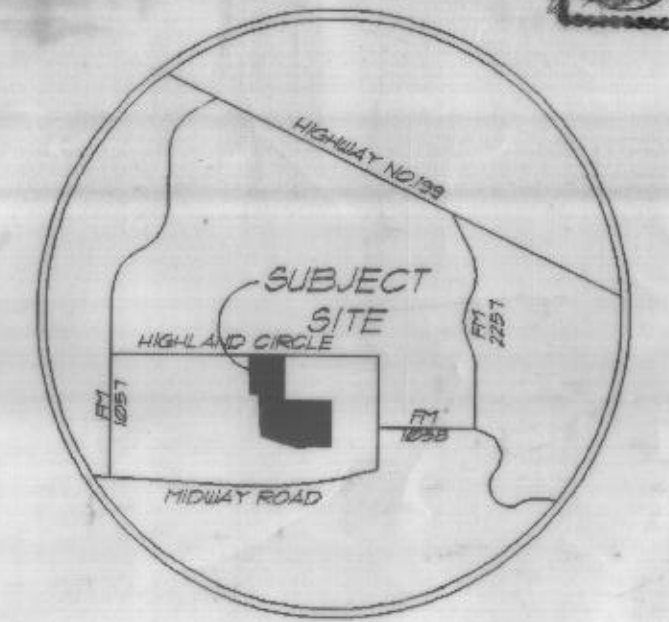
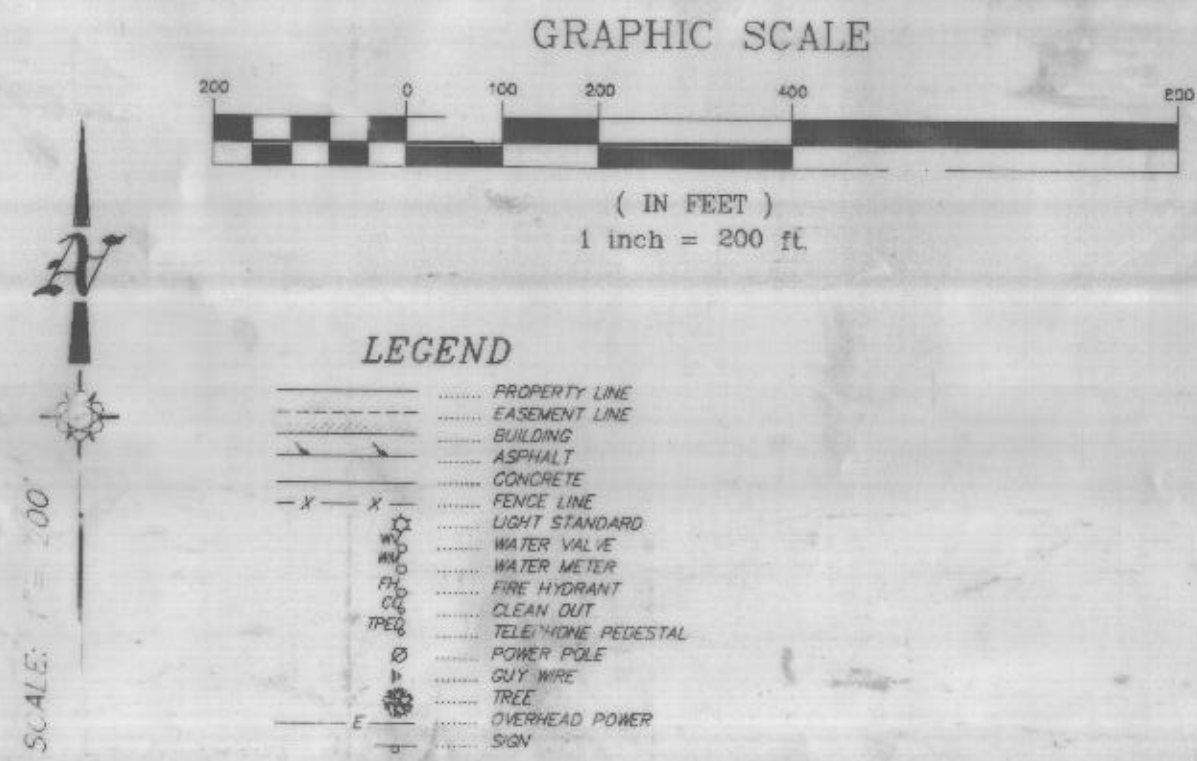
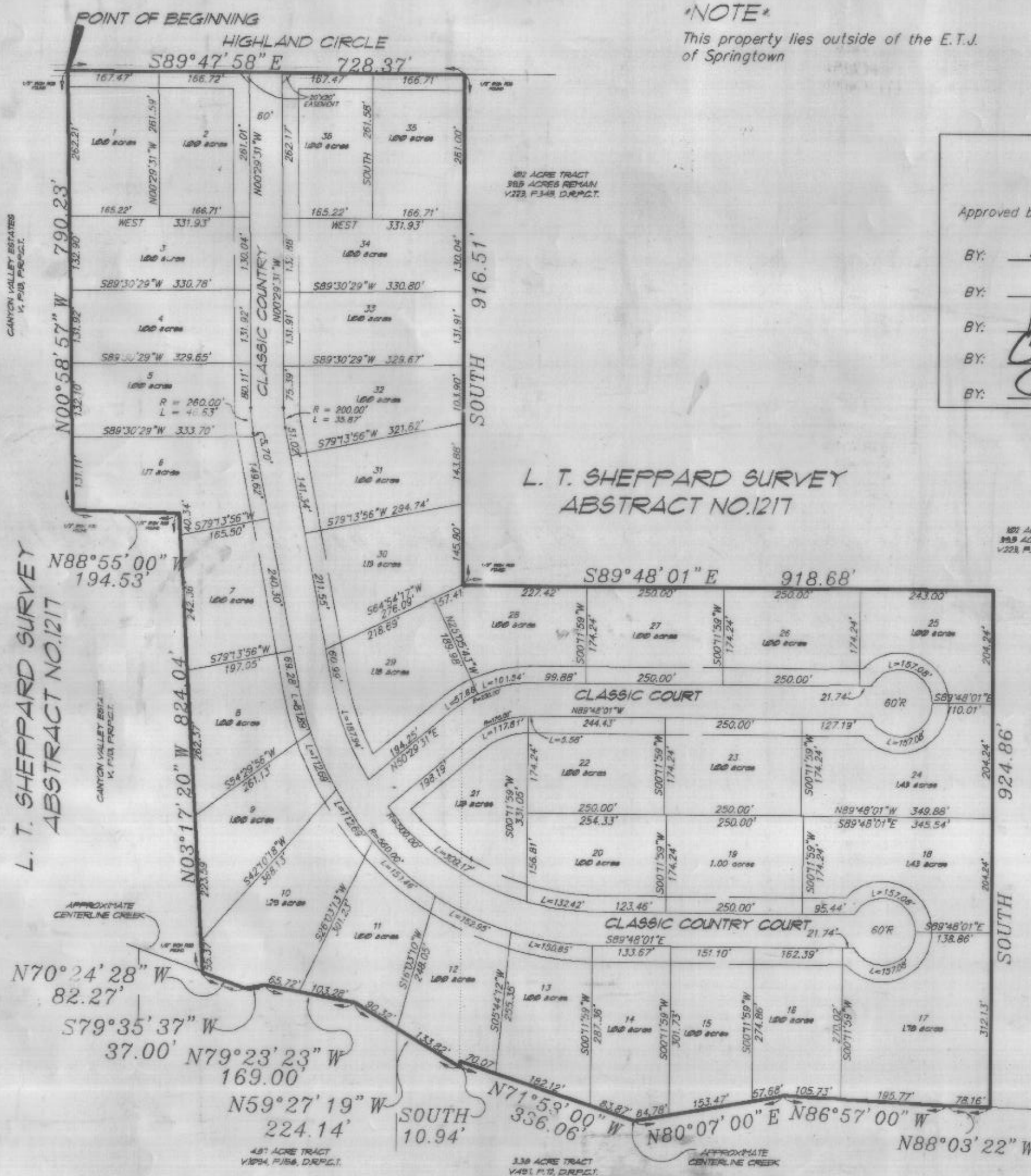
NOTE: PROPOSED USE RESIDENTIAL.  
 NOTE: 10' UTILITY EASEMENT ALONG REAR LOT LINES.  
 NOTE: 5' UTILITY EASEMENT ALONG EACH SIDE OF LOT LINE AS INDICATED.  
 NOTE: 30' BUILDING LINE  
 NOTE: 20' WATER LINE EASEMENT ALONG FRONT OF EACH LOT.  
 NOTE: 30' DRAINAGE EASEMENT AS INDICATED.

**Flood Statement**

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No.480520-0075-b, effective date September 27, 1991, this property is located in Zone "X", (Areas determined to be outside the 500 year flood plain).

**\*NOTE\***

This property lies outside of the E.T.J. of Springtown



**VICINITY MAP**  
(NO SCALE)

PARKER COUNTY, TEXAS  
 PARKER COUNTY COMMISSIONERS COURT  
 Approved by the Commissioners Court on the 6 day of April 1998.  
 BY: Ben Long COUNTY JUDGE  
 BY: D. Crook COMMISSIONER  
 BY: Mark W. Webb COMMISSIONER  
 BY: Charlie Waters COMMISSIONER  
 BY: Rena Pedem COMMISSIONER

**Owner's Certificate**  
 Whereas Darrell and Ronda Odom and Cogburn-Young, Inc. are the owners of a tract or parcel of land situated in the L. T. Sheppard Survey Abstract No.1217, Parker County, Texas and being part of a 23.166 acre tract recorded in Volume 1672, Page 968, Deed Records, Parker County, Texas and part of a 40 acre tract recorded in Volume 1583, Page 1634, Deed Records, Parker County, Texas, being more particularly described as follows:  
 Beginning at a 1/2" iron rod found for corner in a County Road (Highland Circle) and being in the north line of said 23.166 acre tract;  
 Thence South 89°47'58" East with said County Road and the north line of said 23.166 acre tract a distance of 728.37 feet to a 1/2" iron rod found for corner in said County Road, being the northeast corner of said 43 acre tract;  
 Thence due South with the east line of said 23.166 acre tract a distance of 916.51 feet to a 1/2" iron rod found for corner, being the northeast corner of said 40 acre tract;  
 Thence South 89°48'01" East with the north line of said 40 acre tract a distance of 918.68 feet to a 1/2" iron rod set for corner in the north line of said 40 acre tract;  
 Thence due South a distance of 924.86 feet to a 1/2" iron rod set for corner in the centerline of a creek and being in the south line of said 40 acre tract;  
 Thence with said creek as follows:  
 North 88°03'22" West with said creek a distance of 78.16 feet to a 1/2" iron rod set for corner;  
 North 86°57'00" West with said creek a distance of 301.50 feet to a 1/2" iron rod set for corner;  
 South 80°07'00" West with said creek a distance of 275.93 feet to a 1/2" iron rod set for corner;  
 North 71°53'00" West with said creek a distance of 336.06 feet to a 1/2" iron rod set for corner;  
 due South with said creek a distance of 10.94 feet to a 1/2" iron rod set for corner;  
 North 59°27'19" West with said creek a distance of 224.14 feet to a 1/2" iron rod set for corner;  
 North 79°23'23" West with said creek a distance of 169.00 feet to a 1/2" iron rod set for corner;  
 South 79°35'37" West with said creek a distance of 37.00 feet to a 1/2" iron rod set for corner;  
 North 70°24'28" West with said creek a distance of 78.16 feet to a 1/2" iron rod found for corner in said creek and being the southeast corner of a 12.32 acre tract recorded in Volume 624, Page 695, Deed Records, Parker County, Texas;  
 Thence North 03°17'20" West with the east line of said 128.32 acre tract and generally along a barb wire fence a distance of 824.04 feet to a 1/2" iron rod found for corner, being an ell corner of said 128.32 acre tract;  
 Thence North 88°55'00" West with the north line of said 128.32 acre tract and generally along a barb wire fence a distance of 194.53 feet to a 1/2" iron rod found for corner, being an ell corner of said 128.32 acre tract;  
 Thence North 00°58'57" West with the east line of said 128.32 acre tract and generally along a barb wire fence a distance of 790.23 feet to the POINT OF BEGINNING and containing 43.590 acres of land, more or less.

**NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS**  
 That Darrell and Ronda Odom and Cogburn-Young, Inc., do hereby adopt this plat as a final plat of the "Classic Country Estates" an addition to Parker County, Texas. And dedicate the use of all roads for county and public use.  
 WITNESS OUR HANDS AT PARKER COUNTY, TEXAS, this the 18<sup>th</sup> day of MARCH 1998.  
 Darrell Odom  
 Ronda Odom  
 James Cogburn - SECRETARY/TREASURER  
 COGBURN-YOUNG, INC.

State of Texas  
 County of Parker  
**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Darrell Odom, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18<sup>th</sup> day of MARCH 1998.  
 Terri L. Stark  
 Notary Public

State of Texas  
 County of Parker  
**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ronda Odom, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18<sup>th</sup> day of MARCH 1998.  
 Terri L. Stark  
 Notary Public

State of New Mexico  
 County of Lea  
**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James Cogburn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23<sup>rd</sup> day of MARCH 1998.  
 Dianne Roberts  
 Notary Public

**FINAL PLAT**  
 OF  
**"CLASSIC COUNTRY ESTATES"**  
 IN THE  
 L.T. SHEPPARD SURVEY, ABSTRACT NO.1217  
 AN ADDITION TO PARKER COUNTY, TEXAS

DATE: MARCH 4, 1998  
 OWNERS:  
 DARRELL AND RONDA ODOM  
 1350 HIGHLAND CIRCLE  
 SPRINGTOWN, TEXAS 76028  
 PHONE (817) 221-4615  
 SCALE: 1" = 200'  
 SURVEYOR:  
 PEEDE DATA ACQUISITION  
 DONNIE L. TUCKER  
 BURLESON TEXAS 76028  
 PHONE: (817) 447-5383  
 PHONE: (817) 293-4280



BEARINGS EAST PER DEED RECORDED IN V.1583, P.1632, D.R.P.C.T. (NUMBER) HOLD FOR CON VOL ARE AS SHOWN