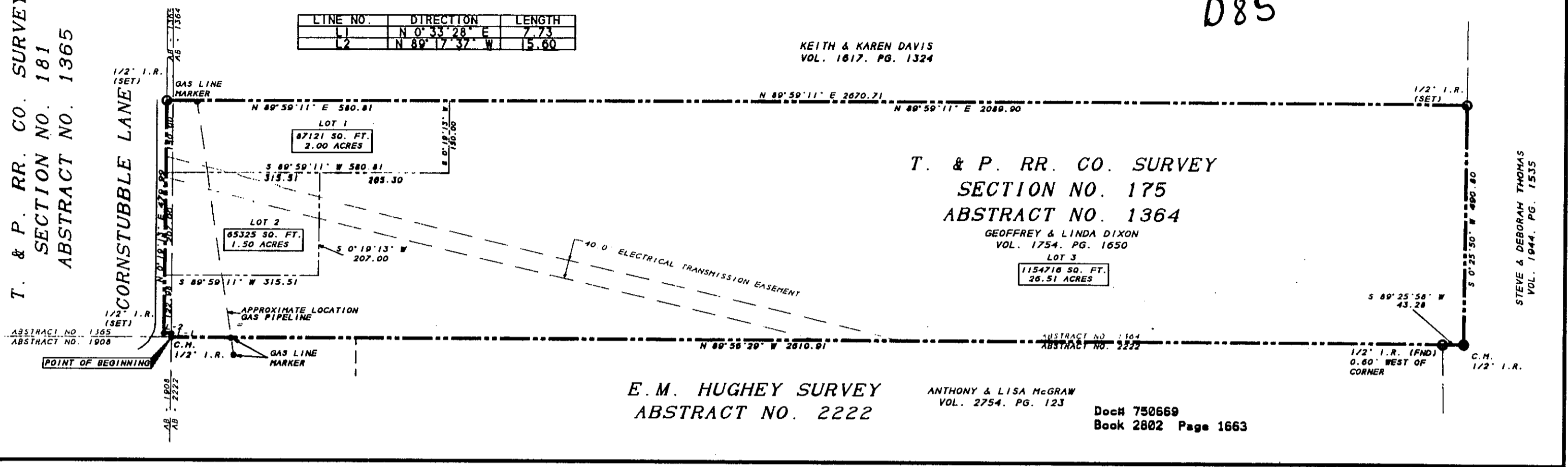


T. & P. RR. CO. SURVEY
SECTION NO. 181
ABSTRACT NO. 1365



KEITH & KAREN DAVIS
VOL. 1617, PG. 1324

T. & P. RR. CO. SURVEY
SECTION NO. 175
ABSTRACT NO. 1364
GEOFFREY & LINDA DIXON
VOL. 1754, PG. 1650

E. M. HUGHEY SURVEY
ABSTRACT NO. 2222
ANTHONY & LISA MCGRAW
VOL. 2754, PG. 123

085

Approved by the Commissioners Court of Parker County, Texas:
THIS THE 22nd DAY OF September, 2010.
 County Judge: [Signature]
 County Commissioner: [Signature]
 County Commissioner: [Signature]
 County Commissioner: [Signature]

NOTE:
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUND WATER AVAILABILITY.

FLOOD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 48367C0150E DATED SEPTEMBER 25, 2008.

STATE OF TEXAS }
COUNTY OF PARKER }

GEOFFREY AND LINDA DIXON, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOL. 1754, PG. 1650 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS)

BEING 30.01 ACRES OUT OF THE T. & P. RR. CO. SURVEY, SECTION NO. 175, ABSTRACT NO. 1364 AND THE T. & P. RR. CO. SURVEY, SECTION NO. 181, ABSTRACT NO. 1365 AND BEING THAT CERTAIN TRACT CONVEYED TO GEOFFREY AND LINDA DIXON BY DEED RECORDED IN VOL. 1754, PG. 1650 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE EAST LINE OF CORNSTUBBLE LANE, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ANTHONY AND LISA MCGRAW BY DEED RECORDED IN VOLUME 2754, PAGE 123 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING THE SOUTHEAST CORNER OF SAID T. & P. RR. CO. SURVEY, SECTION NO. 181, ABSTRACT NO. 1365, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 00D 33' 28" E, ALONG AND WITH THE EAST LINE OF SAID CORNSTUBBLE LANE, A DISTANCE OF 7.73 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT:

THENCE N 89D 17' 37" W, A DISTANCE OF 15.60 FEET TO A 1/2 INCH IRON ROD, SET, ON THE EAST LINE OF SAID CORNSTUBBLE LANE, FOR AN ELL CORNER OF THIS TRACT:

THENCE N 00D 19' 13" E, ALONG AND WITH THE EAST LINE OF SAID CORNSTUBBLE LANE, A DISTANCE OF 479.99 FEET TO A 1/2 INCH IRON ROD, SET, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO KEITH AND KAREN DAVIS BY DEED RECORDED IN VOLUME 1617, PG. 1324 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 89D 59' 11" E, ALONG AND WITH THE SOUTH LINE OF SAID DAVIS TRACT, A DISTANCE OF 2670.71 FEET TO A 1/2 INCH IRON ROD, SET, ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO STEVE AND DEBORAH THOMAS BY DEED RECORDED IN VOLUME 1944, PAGE 1535 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID DAVIS TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 00D 25' 50" W, ALONG AND WITH THE WEST LINE OF SAID THOMAS TRACT, A DISTANCE OF 490.80 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE S 89D 25' 58" W, A DISTANCE OF 43.28 FEET TO A POINT, FROM WHICH A 1/2 INCH IRON ROD BEARS WEST 0.60 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID MCGRAW TRACT, FOR AN ANGLE POINT OF THIS TRACT:

THENCE N 89D 56' 29" W, ALONG AND WITH THE NORTH LINE OF SAID MCGRAW TRACT, A DISTANCE OF 2610.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 30.01 ACRES.

NOW THEREFORE, WE, GEOFFREY AND LINDA DIXON, DO HEREBY ADOPT THIS PLAT AND DESIGNATE THE SAME AS: LOTS 1, 2, AND 3, CORNSTUBBLE ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENTS, AND PUBLIC WAYS SHOWN HEREON.

BY: [Signature] DATE: 9/10/10
GEOFFREY DIXON

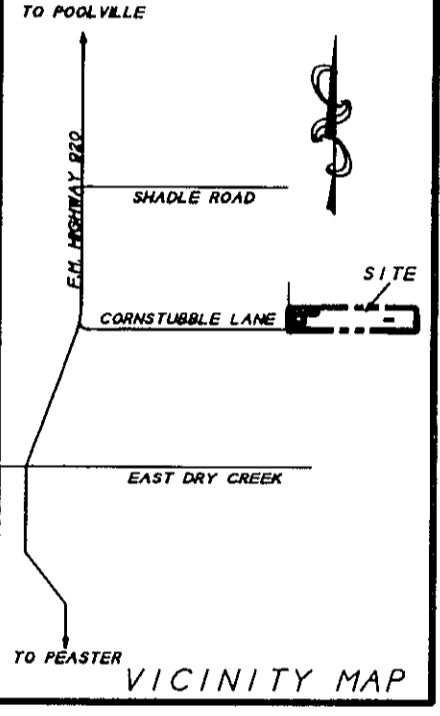
BY: [Signature] DATE: 9/10/10
LINDA DIXON

COUNTY OF PARKER }
STATE OF TEXAS }

THAT CECIL CORNSTUBBLE AND DOROTHY CORNSTUBBLE, being the lienholder on this property do hereby give our consent and join in this PLAT of said property.

By: [Signature] Date: 9/17/10
By: [Signature] Date: 9/17/10

Title: _____



COUNTY OF PARKER }
STATE OF TEXAS }

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CECIL CORNSTUBBLE AND DOROTHY CORNSTUBBLE, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 7th day of September, 2010.

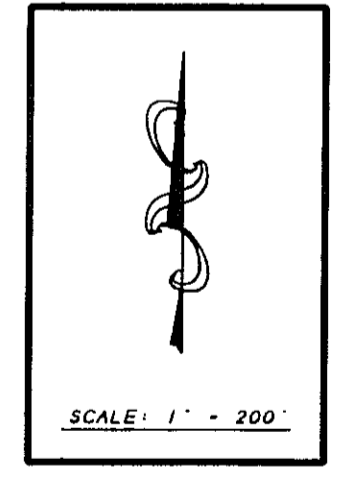
[Signature]
Notary Public, State of Texas
My Commission Expires December 19, 2012

My Commission Expires On: 12-19-12

KNOW ALL MEN BY THESE PRESENTS }
1. B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN AUGUST, 2010, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

[Signature]
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

ACCT. NO.: 11444
SCH. DIST.: PO
CITY: _____
MAP NO.: G-7



COUNTY OF PARKER }
STATE OF TEXAS }

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared GEOFFREY DIXON AND LINDA DIXON, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 10th day of SEPTEMBER, 2010.

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

[Signature] My Commission Expires On: 12/7/2012
JANETTE P. KEESF
Notary Public
STATE OF TEXAS
My Comm. Exp. December 7, 2012

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY TOWN OR CITY.

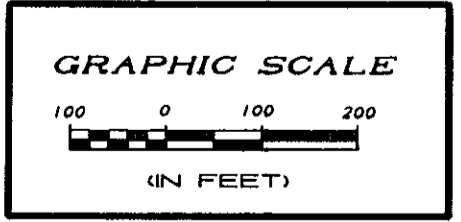
EASEMENTS:
THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES: A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

NOTE:
WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTICE: SELLING OF A PORTION OF THIS PROPERTY BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.

Doc# 750669 Fees: \$65.00
09/22/2010 8:33AM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS
TODAY 09/22/2010 08:33 AM

OWNER/DEVELOPER
GEOFFREY & LINDA DIXON
1088 CORNSTUBBLE LANE
WEATHERFORD, TEXAS 76088
817-594-6787



SURVEYOR
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
940-325-8613
FAX 940-325-8028

CORNSTUBBLE ADDITION
PLAT OF 30.01 ACRES OUT OF THE T. & P. RR. CO. SURVEY NO. 175 ABSTRACT NO. 1364 AND THE T. & P. RR. CO. SURVEY NO. 181 ABSTRACT NO. 1365 PARKER COUNTY, TEXAS
SHEET 1 OF 1