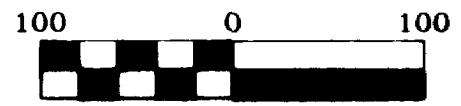
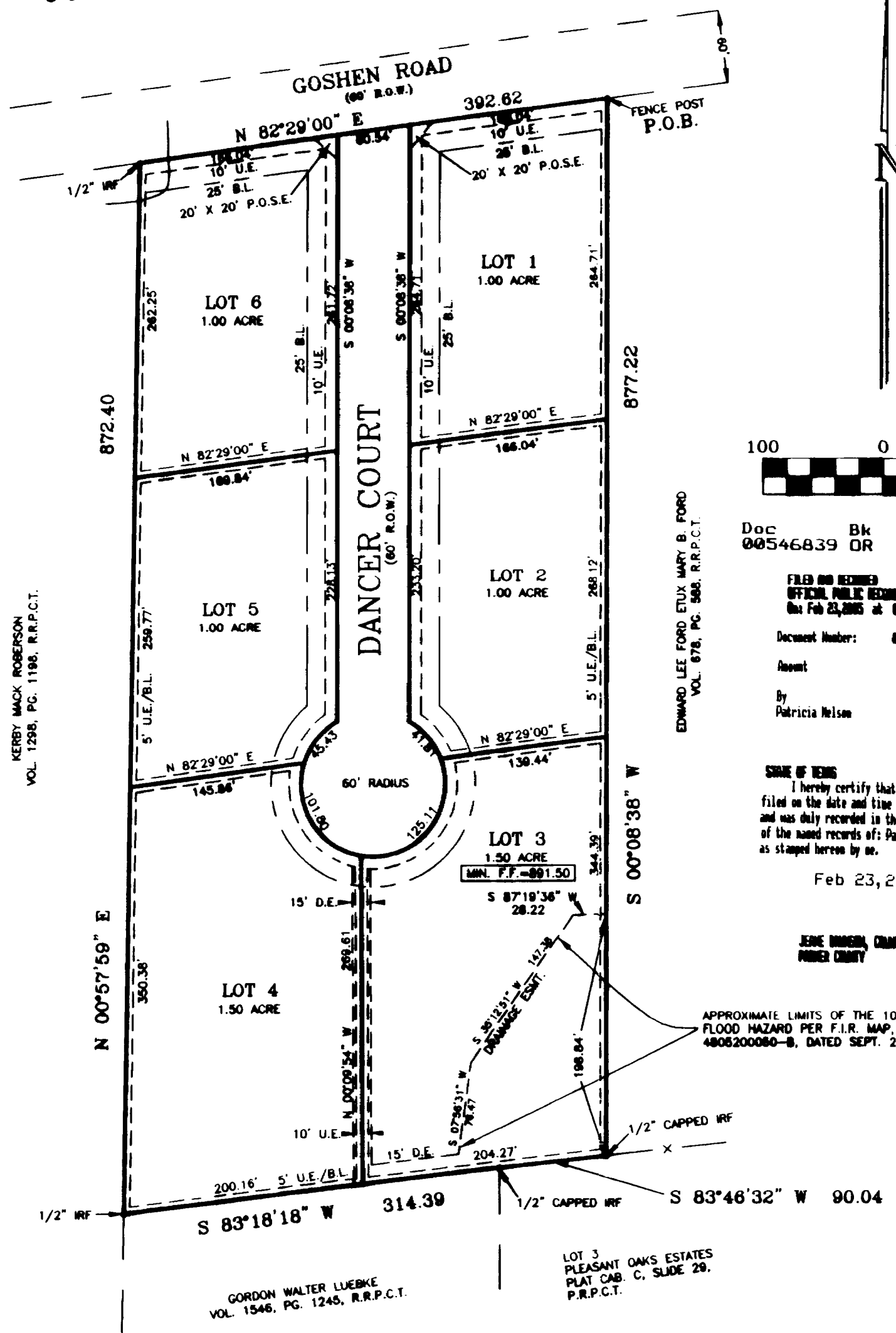
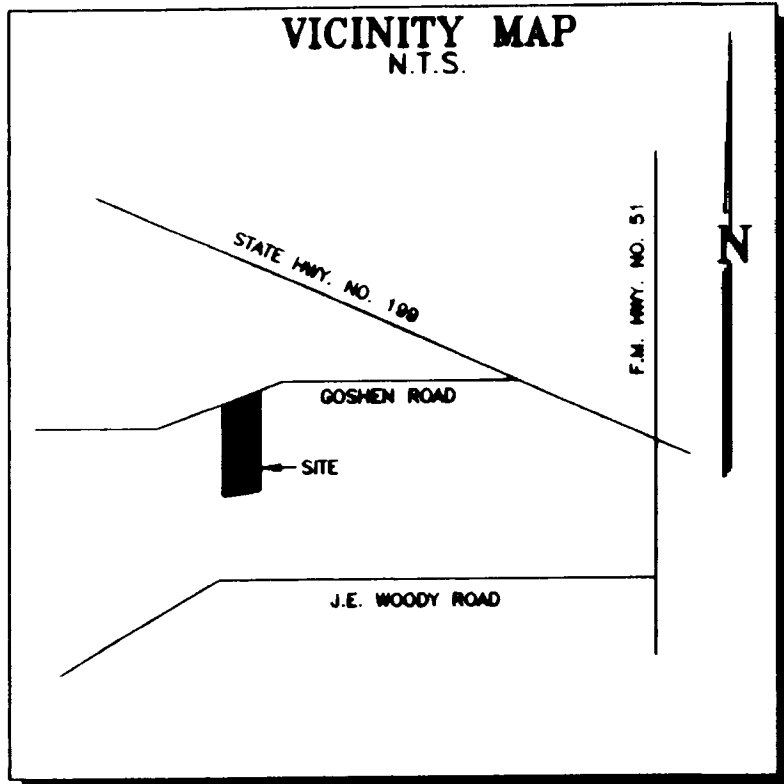


PC C-216



Doc 00546839 Bk OR Vol 2301 Pg 208

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Feb 23, 2005 at 09:40 Document Number: 00546839 Assent: 56.00 By Patricia Nelson

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 named records of Parker County as stamped herein by me. Feb 23, 2005

JANE BRUNSON, CLERK COUNTY CLERK PARKER COUNTY

APPROXIMATE LIMITS OF THE 100 YEAR FLOOD HAZARD PER F.I.R. MAP, PANEL NO. 4805200080-B, DATED SEPT. 27, 1991.

CITY OF SPRINGTOWN PLANNING & ZONING APPROVAL DATE: [Signature] CHAIRMAN: [Signature] SECRETARY: [Signature]

CITY OF SPRINGTOWN CITY COUNCIL APPROVAL DATE: [Signature] MAYOR: [Signature] CITY SECRETARY: [Signature]

PLAT CABINET C SLIDE 216

KERRY MACK ROBERSON VOL. 1286, PG. 1198, R.R.P.C.T.

EDWARD LEE FORD ETUX MARY B. FORD VOL. 878, PG. 586, R.R.P.C.T.

GORDON WALTER LUEBKE VOL. 1546, PG. 1245, R.R.P.C.T.

LOT 3 PLEASANT OAKS ESTATES PLAT CAB C, SLIDE 29, R.R.P.C.T.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Cayman Group LP, being the owner of a tract of land out of the T&P RR. CO. SURVEY, Abstract No. 1461, Parker County, Texas, said tract being the same tract of land recorded in Vol. 2272, Pg. 1310, R.R.P.C.T.

Description for a 7.93 acre tract of land out of the T&P RR. CO. SURVEY No. 71, Abstract No. 1461, Parker County, Texas, said tract being the same tract of land recorded in Vol. 2272, Pg. 1310, R.R.P.C.T.

BEGINNING at a fence post in the South line of Goshen Road, said point being by deed call, S 00°30'00" W, 167.60 feet, S 81°55'00" W, 191.90 feet and S 81°42'00" W, 821.87 feet from the Southwest corner of the B.B.B. & C. R.R. CO. SURVEY, Abstract No. 140, said post being for the Northeast corner of said Vol. 1356, Pg. 1753, and for the Northwest corner of Vol. 678, Pg. 586, R.R.P.C.T.;

THENCE S 00°08'38" W, with the common line of said Vol. 1356, Pg. 1753, and said Vol. 678, Pg. 586, 877.22 feet to a 1/2" capped iron set, said iron being for the Southeast corner of said Vol. 1356, Pg. 1753, and for the Southwest corner of said Vol. 678, Pg. 586, and being in the North line of Lot 3, of PLEASANT OAKS ESTATES, an Addition to Parker County, Texas according to the Plat thereof recorded in Plat Cabinet C, Slide 29, R.R.P.C.T., from which a 1/2" capped iron found at the Northeast corner of said Lot 3, and the Northwest corner of Lot 4, PLEASANT OAKS ESTATES bears N 83°46'32" E, 15.07 feet;

THENCE S 83°46'32" W, with the South line of said Vol. 1356, Pg. 1753, and with the North line of said Lot 3, 90.04 feet to a 1/2" capped iron found, said iron being for the Northwest corner of said Lot 3, and for the Northeast corner of Vol. 1546, Pg. 1245, R.R.P.C.T.;

THENCE S 83°18'18" W, with the South line of said Vol. 1356, Pg. 1753, and with the North line of said Vol. 1546, Pg. 1245, 314.39 feet to a 1/2" iron found, said iron being for the Southwest corner of said Vol. 1356, Pg. 1753, and for the Northwest corner of said Vol. 1546, Pg. 1245, and being in the East line of Vol. 1298, Pg. 1198, R.R.P.C.T.;

THENCE N 00°57'59" E, with the common line of said Vol. 1356, Pg. 1753, and said Vol. 1298, Pg. 1198, 872.40 feet to a 1/2" iron found in the South line of said Goshen Road, said iron being for the Northwest corner of said Vol. 1356, Pg. 1753;

THENCE N 82°29'00" E, with the South line of said Goshen Road, 392.62 feet to the POINT OF BEGINNING and containing 7.93 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That the Cayman Group, LP does hereby adopt this plat designating the hereinabove described real property as Lot 1 thru Lot 6, Courtney Heights, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 23 day of February, 2005.

[Signature] Cayman Group LP Darrell Odom President of General Partner

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 23 day of February, 2005 at 9:40 o'clock A.M. And duly recorded this the 23 day of February, 2005 at 9:40 o'clock A.M. in Records of said County in Plat Cabinet C, Slide 216.

In testimony Whereof, Witness my hand and official seal of office, this the 23 day of February, 2005.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 23 day of February, 2005. [Signatures of Commissioners]

[Signature] County Judge

ACCT. NO: 11550 SCH. DIST: SP CITY: 00 MAP NO: 002 FINAL PLAT

Jeane Brunson Clerk, County Court Parker County, Texas

By: [Signature] Deputy

GENERAL NOTES:

- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
NOTE: 5' UTILITY EASEMENT INSIDE ALL SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED.
NOTE: 10' UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
NOTE: 25' BUILDING LINE ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
NOTE: 5' BUILDING LINE ALONG ALL SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED.
NOTE: SUBJECT PROPERTY LIES WITHIN THE ETJ. OF THE CITY OF SPRINGTOWN.

STATE OF TEXAS COUNTY OF PARKER

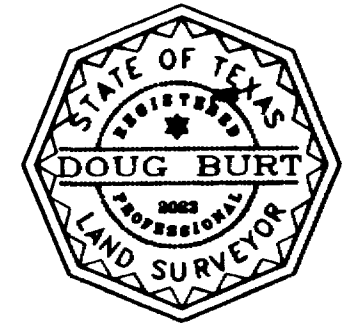
BEFORE ME, the undersigned authority, on this day personally appeared Darrell Odom known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 23 day of February, 2005.

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



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. [Signature] 13/JANUARY/2005



DKB & ASSOCIATES, LLC 1250 E. HWY. NO. 199 SPRINGTOWN, TEXAS, 76082 220-5888 FAX: 220-2878

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 7.93 ACRES OF LAND OUT OF THE T&P RR. CO. SURVEY, ABSTRACT NO. 1461 AND BEING A PLAT OF ALL OF THAT CERTAIN TRACT OF LAND RECORDED IN VOL. 2272, PG. 1310, R.R.P.C.T.