1. Lots 3 and 4, Block B are for conveyance purposes only, to be conveyed to adjoining owners to provide access to re-aligned West Park Avenue.

2. All dedicated utility easements shall be reserved for the installation of the underground and overhead electrical distribution facilities, communication facilities, gas lines and CATV facilities ONLY.

3. Subject property has frontage along a TxDOT Controlled Access Highway Facility. Access to said Highway is subject to TxDOT approval.

4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT

By graphic plotting only, the property described herein lies in Zone "A", areas determined to be outside the 0.2% annual chance flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map", for Parker County Texas and Incorporated Areas, Community Panel Number 4850.000000, Map Revised Date 09/05/2006. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.