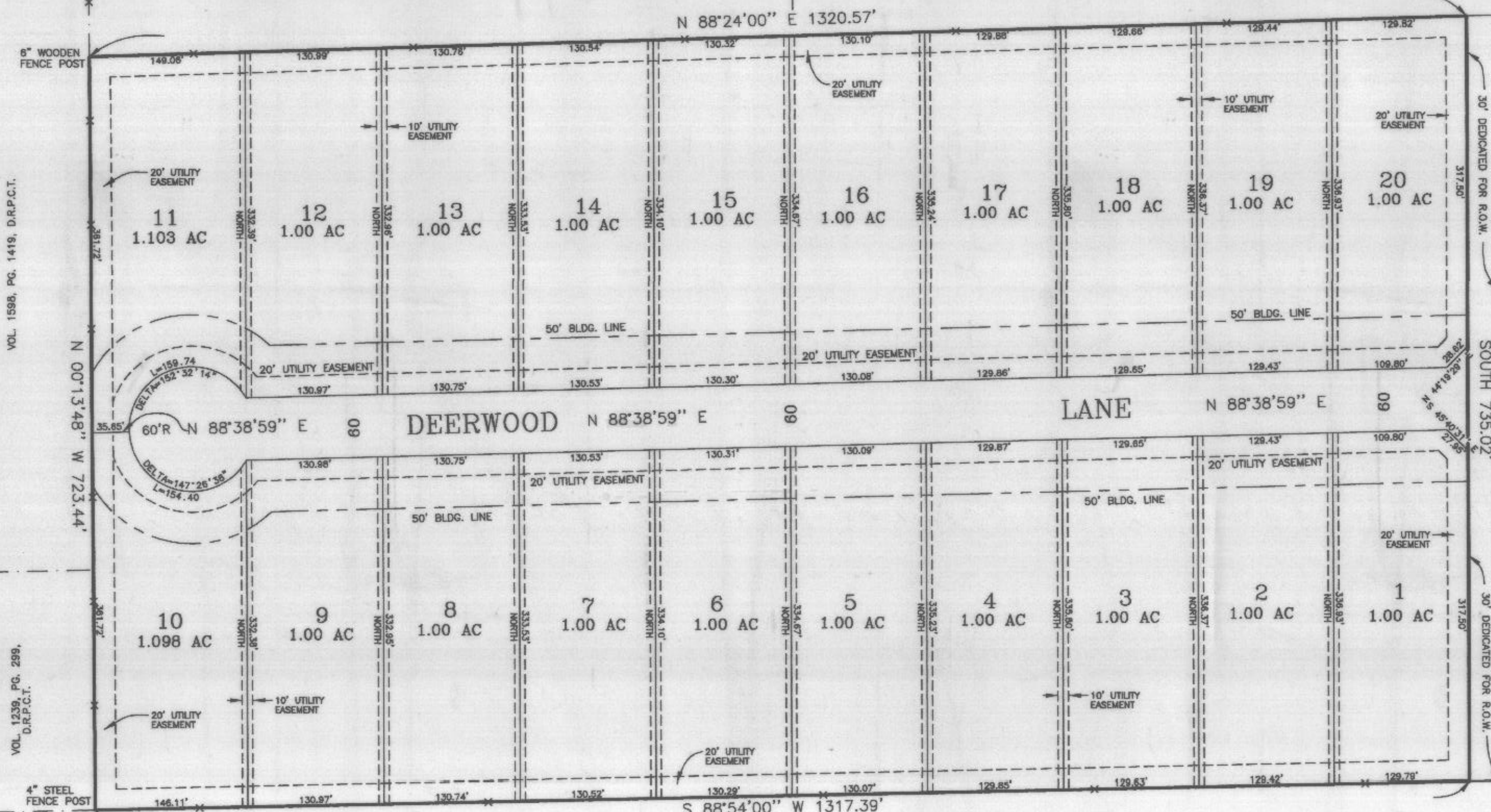


SCALE: 1" = 100'

NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480520075-B DATED SEPT. 21, 1991 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

VOL. 400, PG. 28, D.R.P.C.T.

VOL. 687, PG. 1, D.R.P.C.T.



330295

Plat Cabinet "B"
Slide # 278
RECEIVED AND FILED
FOR RECORD
11:00 O'clock A.M.

MAR - 2 1998

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

By: *[Signature]* Deputy

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 hereon by me.

RECORDED MAR 02 1998



Jeanne Brunson
County Clerk, Parker County, Texas

DKB &
ASSOCIATES, LLC
323 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 78082
220-5888 FAX: 220-2678

JSR DEERWOOD

LAND DATA:
TOTAL LAND AREA ----- 22.58 ACRES
PROPOSED LAND USE ----- RESIDENTIAL
MINIMUM LOT SIZE ----- 1.00 ACRE
TOTAL RESIDENTIAL LOTS ----- 20
RIGHT-OF-WAY DEDICATION --- 1230 L.F.

NOTES:
50' BLDG. LINE ALONG ALL ROADS UNLESS NOTED OTHERWISE.
20' UTILITY ESM'T. ALONG PERIMETER OF SUBDIVISION & ALONG THE FRONT OF ALL LOTS.
10' UTILITY ESM'T. CENTERED ALONG ALL INTERIOR LOT LINES UNLESS NOTED OTHERWISE.
ALL LOT CORNERS, ANGLE POINTS & POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" REBAR RODS UNLESS NOTED OTHERWISE.

VOL. 1334, PG. 1343, D.R.P.C.T.

FINAL PLAT
OF
LOTS 1 - 20
DEERWOOD

An Addition to Parker County, Texas, and being
22.58 acres out of the A.L. JONES SURVEY,
Abstract No. 772, Parker County, Texas.

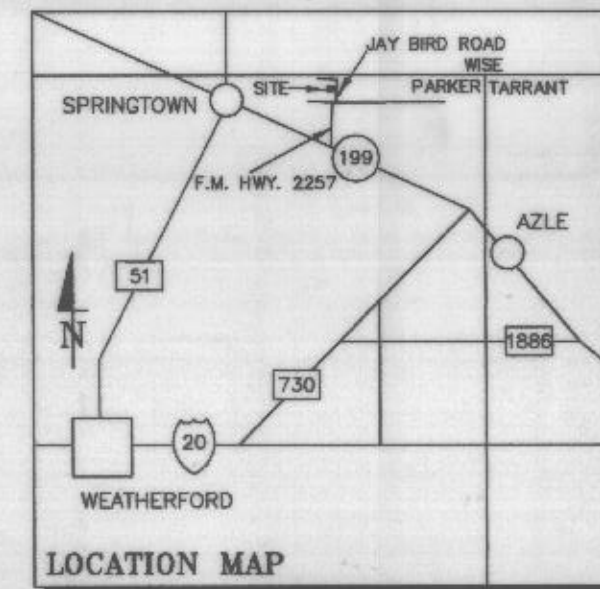
STATE OF TEXAS
COUNTY OF PARKER

I, Jeanne 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 day of _____, 1998 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 1998 at _____ o'clock _____ M. in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 1998.

Jeanne Brunson
Clerk, County Court
Parker County, Texas

By: _____ Deputy



DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Signature Home Builders, Inc. being the owner of a tract of land out of the A.L. Jones Survey, Abstract No. 772, and being further described by metes and bounds as follows:

Description for a 22.58 acre tract of land out of the A.L. Jones, Abstract No. 772, as conveyed to Signature Home Builders, Inc. and recorded in Vol. 1744, Pg. 799, Deed Records, Parker County, Texas.

BEGINNING at a point in Jay Bird Road for the Northeast corner of the A.J. Adams Survey, Abstract No. 28, for the POINT OF BEGINNING. THENCE S.88°54'00"W., 1347.40 feet to a 4" steel fence post; THENCE N.00°13'48"W., with a fence, 723.44 feet to a 6" wood fence post; THENCE N.88°24'00"E., 1350.58 feet to a point in Jay Bird Road; THENCE South, with Jay Bird Road, 735.28 feet to the Point of Beginning and containing 22.58 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Signature Home Builders, Inc. does hereby adopt this Plat as Lots 1-20, DEERWOOD, an Addition to Parker County, Texas and does hereby dedicate to the public's use for the streets and/or easements shown hereon.

[Signature]
Signature Homes Builders, Inc.
Mike Hollis, President

[Signature]
Fidelity Bank & Trust N.A.
REBECCA TAMISON, V.P.

STATE OF TEXAS
COUNTY OF PARKER
Signature Homes Builders, Inc., being the dedicator and owner of the attached plat, does hereby certify that aforesaid property is not within the Extra-Territorial Jurisdiction of any City or Town.

[Signature]
Signature Homes Builders, Inc.
Mike Hollis, President

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this 26th day of FEBRUARY, 1998 by Mike Hollis, Signature Home Builders, Inc.

[Signature]
Brenda Grissom
Notary Public

My Commission: My Comm. Exp. 07/31/2000

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 2nd day of March, 1998.

[Signatures]
Commissioner Commissioner
[Signatures]
Commissioner Commissioner

[Signature]
Ben Long
County Judge



I, Doug Burt, Registered Professional Land Surveyor, hereby certify that this sketch represents a survey made on the ground under my supervision and correctly shows the boundary lines, dimensions and area of the land indicated thereon, the location of all visible improvements as shown, all other matters which may affect this land are shown as they appear on the plat of record of this land. I further certify that there are no visible improvements, shortages in area or overlapping of improvements except as shown hereon.

[Signature]
25/FEB/98