

C-391
 ACCT. NO: 11811
 SCH. DIST: B2
 CITY: Co
 MAP NO: E-21
 ALL OF: 20213-37-0-0
 20213-57-1-0

FINAL PLAT
 LOT 1 AND LOT 2, BLOCK 1
 DIXON ESTATES
 AN ADDITION IN PARKER COUNTY TEXAS

Being 15.071 Acres situated in and being a portion of
 the Robert W. Caldwell Survey, Abstract No. 213
 Parker County, Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 WHEREAS, TIMOTHY E. CARTER AND MARY CARTER being the sole owners of 15.071 Acres situated in and being a portion of the ROBERT W. CALDWELL SURVEY, ABSTRACT No. 213, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found in the south right of way of Old Dennis Road, as it exist, said pipe being called by deed to be S 30°00'00" W, 512.0 varas, S 86°51'39" W, 1757.54 feet, S 87°42'50" W, 1012.68 feet, S 72°53'47" W, 1238.81 feet and S 65°42'18" W, 272.10 feet from the northeast corner of said Robert W. Caldwell Survey; THENCE S 58°23'34" E, 729.71 feet to an iron rod set; THENCE S 30°16'48" W, at 264.28 feet passing a large nail found at a fence post and in all 752.68 feet to a post with a pipe found at its base; THENCE N 58°44'09" W, 899.74 feet to a pipe found in the east right of way line of Farm to Market Highway No. 1189; THENCE N 31°05'18" E, with the east right of way line of said Farm to Market Highway No. 1189, 519.83 feet to a pipe found in the south right of way line of said Old Dennis Road; THENCE N 65°03'41" E, with the south line of said Old Dennis Road, 285.37 feet to the POINT OF BEGINNING and containing 15.071 acres (656522 square feet) of land.

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED by the Commissioners Court of Parker County Texas, this 22 day of March, 2006.
 County Judge: Mark R. [Signature]
 Commissioner Precinct #1: Absent
 Commissioner Precinct #2: Absent
 Commissioner Precinct #3: [Signature]
 Commissioner Precinct #4: [Signature]

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, Timothy E. Carter being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.
Timothy E. Carter

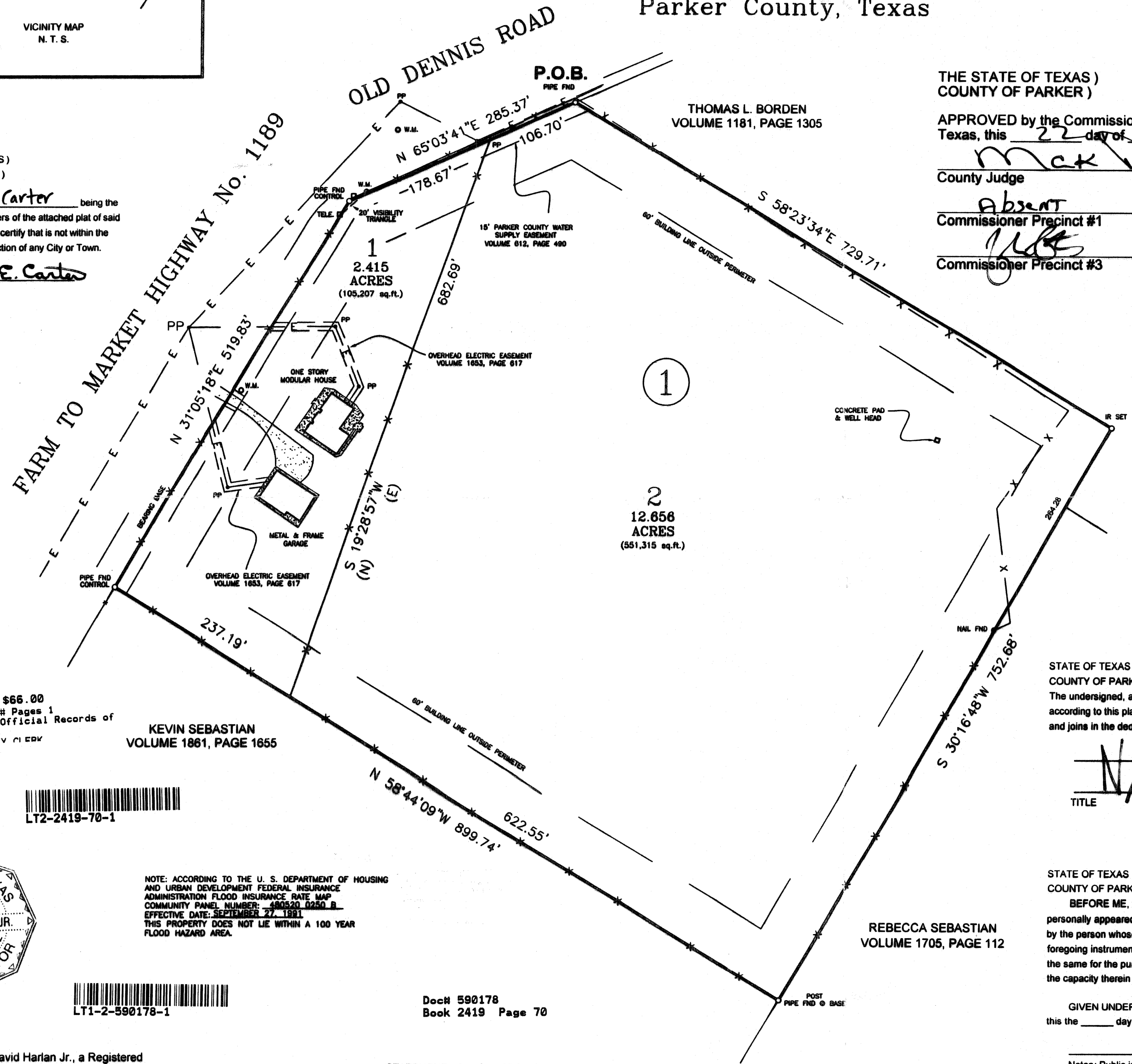
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TIMOTHY E. CARTER AND MARY CARTER do hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1, DIXON ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 15.071 Acres situated in and being a portion of the Robert W. Caldwell Survey, Abstract No. 213, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford Parker County, Texas this 21 day of March, 2006.
Timothy E. Carter Mary Carter
 Timothy E. Carter Mary Carter

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared Timothy E. Carter Mary Carter known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of March, 2006
[Signature]
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
N/A
 TITLE

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2006.
 Notary Public in and for the State of Texas



Doc# 590178 Fees: \$66.00
 03/22/2006 1:29PM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TOME ADINSON COUNTY CLERK

KEVIN SEBASTIAN
 VOLUME 1861, PAGE 1655

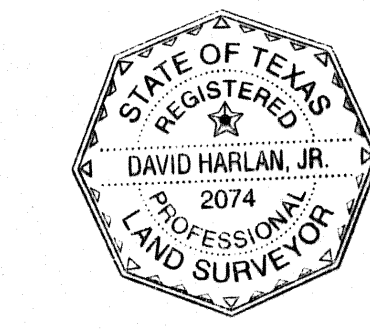
REBECCA SEBASTIAN
 VOLUME 1705, PAGE 112

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48050 0250 B EFFECTIVE DATE: SEPTEMBER 27, 1981 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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 Book 2419 Page 70

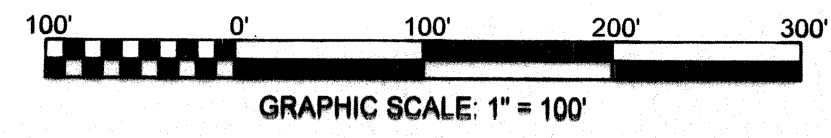
DEVELOPER/OWNER:
 Timothy and Mary Carter
 1260 Lazy Bend Road
 Millsap, TX 76066
 817-613-7951

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 "There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
 NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 February, 2006



SCALE: 1" = 100'
 HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833

