

PC B-397

NOTE: THE FILING OF THIS REPLAT CHANGES THE SUBDIVISION NAME FROM PECAN VALLEY ESTATES TO IMPERIAL MAMMOTH VALLEY ESTATES; THE STREET NAMES PECAN HULL COURT TO TUSK COURT AND PECAN VALLEY LANE TO IMPERIAL MAMMOTH VALLEY LANE. ALL OTHER INFORMATION REMAINS THE SAME AS PREVIOUSLY PLATTED.

THE STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
*Brent A. Mizell*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1967  
08/08/99



STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that, Pecan Valley Estates Inc., a Texas Limited Partnership, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

PECAN VALLEY ESTATES  
Phase 1  
An Addition to Parker County, Texas  
According to Plat recorded in Plat Cabinet B, Slide 360  
Plat Records, Parker County, Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Pecan Valley Estates Inc., a Texas Limited Partnership, (owner) acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as...

IMPERIAL MAMMOTH VALLEY ESTATES  
PHASE I  
Parker County, Texas

and does hereby dedicate the easements shown hereon:

EXECUTED this the 11th day of August, 1999

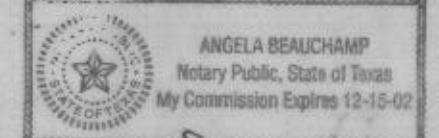
Pecan Valley Estates, a Texas Limited Partnership

*Bert Olsen, Jr.*  
Bert Olsen, Jr., President

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Bert Olsen, Jr., President of Pecan Valley Estates, a Texas Limited Partnership, known to me to be 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 therein expressed, in the capacity thereof and as the act and deed of said limited partnership.

*Angela Beauchamp*  
Notary Public, Parker County, Texas  
My Commission Expires 12-13-02



369185

RECEIVED AND FILED  
FOR RECORD  
9:45 O'Clock A.M.

AUG 11 1999

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

By *JB*  
PC-B-397

ANY INSTRUMENT WHICH VIOLATES  
THE PROVISIONS OF ARTICLE XVI, SECTION 10  
OF THE CONSTITUTION OF THE STATE OF TEXAS  
IS VOID AS TO THE STATE AND VOID AS TO THE FEDERAL GOVERNMENT.

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED AUG 11 1999



*Jeanne Brunson*  
County Clerk, Parker County, Texas



VICINITY MAP N.T.S.

H.J. THOMPSON SURVEY  
Abst. No. 2574

NOTE:  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY, IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

LOVING CLIFTON SURVEY  
Abst. No. 252

COMPUTED 100 YEAR FLOOD PLAIN

Approximate limits of 100 Year Flood Plain per the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number: 480590 0150 C  
Effective Date: JAN. 3, 1997

BERTRAM R. OLSEN AND MARY M. OLSEN  
VOL. 1587, PG. 706

CERTIFICATE OF RECORD

THE 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 certificate of authentication, was filed for record in my office the 11th day of August, 1999 at 9:45 o'clock A.M. in 369185 Records of said County in Plat cabinet, pages 1-26

In Testimony Whereof, witness my hand and official seal of office, this the 11th day of August, 1999

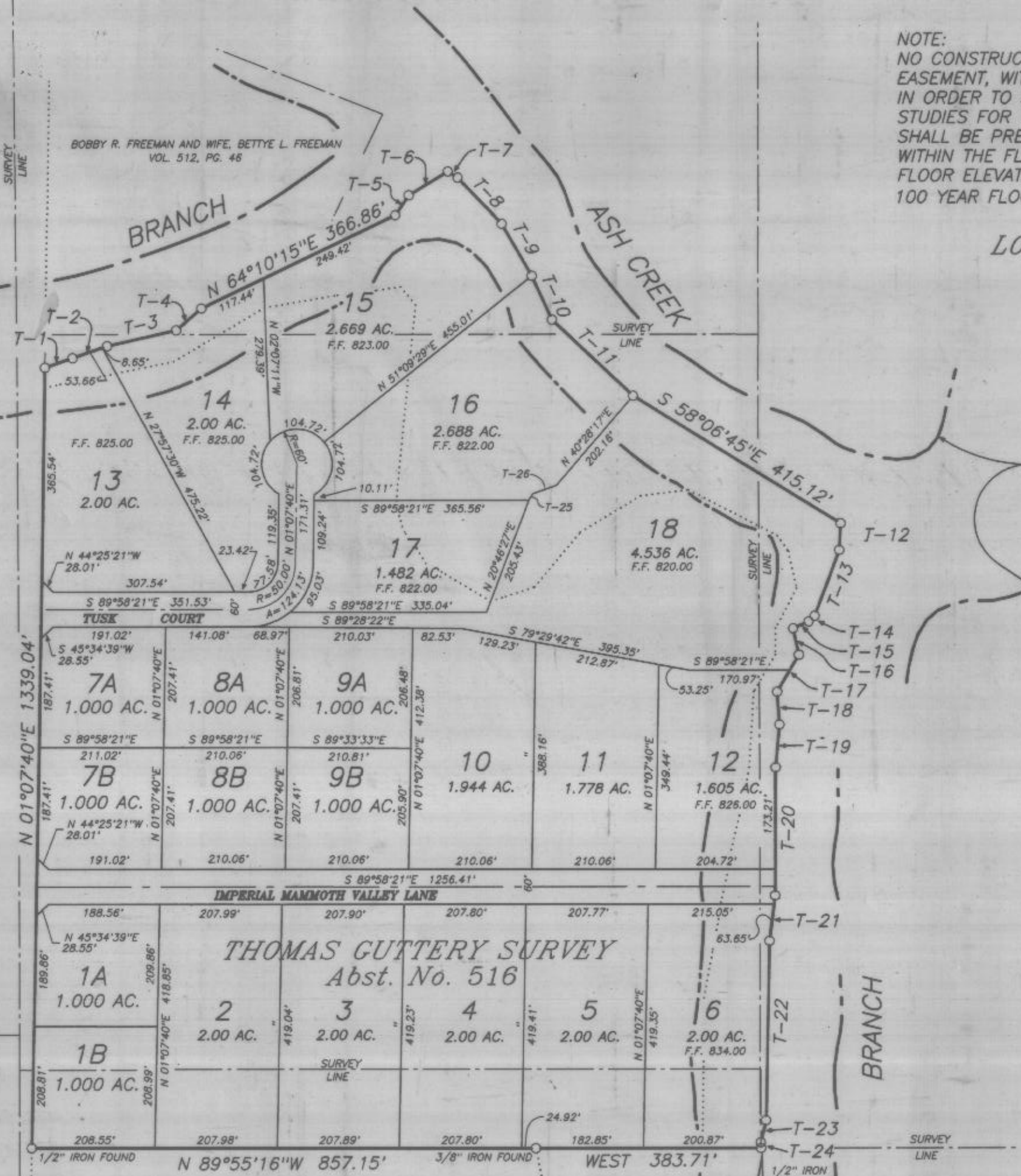
Jeanne Brunson, County Clerk  
Parker County, Texas

By \_\_\_\_\_  
Deputy

COURSE	BEARING	DISTANCE
T-1	N 70°38'32"E	49.32'
T-2	N 70°38'32"E	62.31'
T-3	N 77°02'59"E	120.35'
T-4	N 48°46'06"E	57.05'
T-5	N 33°32'23"E	40.92'
T-6	N 58°31'08"E	78.12'
T-7	S 57°41'14"E	19.88'
T-8	S 43°32'22"E	109.38'
T-9	S 29°36'53"E	102.72'
T-10	S 24°19'54"E	82.68'
T-11	S 46°25'21"E	189.87'
T-12	S 02°56'31"W	46.11'
T-13	S 20°28'00"W	120.65'
T-14	S 46°55'15"W	14.33'
T-15	S 65°53'53"W	28.65'
T-16	S 12°01'19"E	46.26'
T-17	S 30°32'27"W	73.75'
T-18	S 03°54'29"E	56.56'
T-19	S 05°15'00"W	73.73'
T-20	S 00°19'33"W	218.44'
T-21	S 07°09'07"W	78.53'
T-22	S 01°05'25"W	308.44'
T-23	S 13°44'48"W	38.92'
T-24	S 03°31'07"E	9.85'
T-25	N 32°43'02"E	13.71'
T-26	N 70°12'43"E	42.26'

HENRIETTA WHITTEN SURVEY  
Abst. No. 1672

FINNEY DRIVE  
COUNTY ROAD NO. 1060  
(R.O.W. VARIES)



POINT OF BEGINNING

DAVID RAY FINNEY  
VOL. 1264, PG. 79

OWNER/DEVELOPER  
PECAN VALLEY ESTATES, INC.  
1100 FINNEY DRIVE  
WEATHERFORD TEXAS 76086  
(817) 247-6100

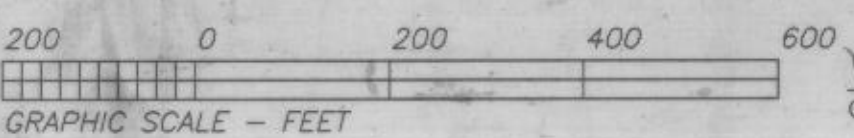
STATE OF TEXAS  
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 11th day of August, 1999

*Charles Horton*  
County Judge

Commissioner Precinct No. 1  
*Charles Horton*  
Commissioner Precinct No. 3

*Wade Doble*  
Commissioner Precinct No. 2  
*Phyllis Huges*  
Commissioner Precinct No. 4



MIZELL LAND SURVEYING, INC.  
513 North Highway 1187  
P.O. Box 419 Aledo, Texas 76008  
(817) 441-6199 (817) 598-1284

PLAT SHOWING  
IMPERIAL MAMMOTH VALLEY ESTATES  
PHASE 1  
PARKER COUNTY, TEXAS  
FORMALLY KNOWN AS PECAN VALLEY ESTATES  
AS RECORDED IN PLAT CABINET B, SLIDE 360  
PLAT RECORDS, PARKER COUNTY, TEXAS