



**LAKE HAVEN**  
 A subdivision embracing 27.923 acres  
 in the William Cole Survey, Abstract  
 Number 272, situated in the eastern  
 part of Parker County, Texas.

SCALE : 1" = 100'

The State of Texas,  
 County of Parker

27.923 acres of the William Cole Survey, Abstract Number 272, situated in the eastern part of Parker County, Texas, embracing all of the tract of land described in the deed to Jack E. Winton, Jr. and wife, Cheryl Sue Winton, recorded in Volume 1186, Page 579 of the Parker County Deed Records, being bounded on the east by South Point Court, a 60 feet wide private drive.

Commencing at the intersection of the north line of Farm to Market Highway Number 5 with the west line of South Point Court, a 60 feet wide right of way.

Thence North no degrees 35 minutes 49 seconds West, along the west line of said South Point Court, a distance of 1268.09 feet to a 1/2 inch iron rod found for the southeast corner of said Winton tract, and the point of beginning of the herein described tract.

Thence North 89 degrees 19 minutes 52 seconds West, along the south line of said Winton tract, a distance of 1250.33 feet to a 1/2 inch iron rod found for the southwest northeast corner of said Winton tract.

Thence North no degrees 25 minutes 00 seconds East, along the west line of said Winton tract, a distance of 1192.20 feet to a 2 inch iron fence corner post found for the northwest corner of said Winton tract.

Thence North 89 degrees 19 minutes 52 seconds West, along the north line of said Winton tract, a distance of 830.17 feet to a 1/2 inch iron rod found for the most northerly northeast corner of said Winton Tract.

Thence South no degrees 27 minutes 18 seconds West, a distance of 891.36 feet to a point for a 5/8 inch iron rod set for the most southwesterly northeast corner of said Winton Tract.

Thence South 79 degrees 06 minute 00 seconds East, a distance of 417.71 feet to a 1/2 inch iron rod found in the west line of said South Point Court for the most easterly northeast corner of said Winton Tract.

Thence South no degrees 35 minutes 49 seconds East, along the west line of said South Point Court, a distance of 592.08 feet to the point of beginning and containing 1,216,346 square feet or 27.923 acres of land.

Flood Plain Statement:  
 According to Community Panel Number 4805200215CP, dated January 3, 1997, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

THE STATE OF TEXAS  
 COUNTY OF PARKER

APPROVED by the City of Annetta South, in Parker County, Texas, this the 26th day of June, 2002.

*[Signature]*  
 Mayor

The property shown hereon drains into the lake shown hereon.

All habitable structures shall be connected to septic tanks conforming with the regulations and recommendations of the State of Texas and Parker County.

All water wells shall comply with all regulations and recommendations relating to the adequacy and quality of the Water Supply, of the State of Texas, and Parker County. Individual water wells and on site sewage facilities shall be constructed on each lot by the purchaser of said lot.

Unless otherwise noted, all lot corners and the beginning and end of each curve are staked with a 5/8 inch iron rod with a red plastic cap stamped "ACLS".

THE STATE OF TEXAS  
 COUNTY OF PARKER

Thomas Construction Co., L.L.C., Impact Builders, LLC, dba Legacy Custom Homes, and Max Thompson, The owner of the land shown on this plot, and whose name is subscribed hereto, and through a duly authorized agent, dedicates the private drive to Lots 1 through 7, and dedicates to the public forever all easements shown hereon for the purpose and consideration therein expressed.

*[Signature]*  
 Owner

THE STATE OF TEXAS  
 COUNTY OF PARKER

Before Me, the undersigned authority on this day personally appeared Sharon K. Silva, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on the 26th day of June, 2002.

*[Signature]*  
 Notary Public, Parker County, Texas



THE STATE OF TEXAS  
 COUNTY OF PARKER

APPROVED by the commissioners Court of Parker County, Texas, this the 26th day of June, 2002.

*[Signature]*  
 Mark Wiley, County Judge

Commissioner # 1  
Danny Choate

Commissioner # 3  
Charles Akin

Commissioner # 2  
Mack Gibbs

Commissioner # 4  
Gary Plugge

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FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 On Jun 26, 2002 at 02:00P

Document Number: 00449931  
 Amount: 9.00

By Patricia Nelson

**B711**

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.

Jun 26, 2002

Jeanne Brunson, County Clerk  
 Parker County

THE STATE OF TEXAS  
 COUNTY OF PARKER

We, Thomas Construction, LLP, Legacy Custom Homes, LLP, and Max Thompson, being the dedicator and owner of the attached plot of said subdivision, do hereby certify that it is within the five (.5) mile Extra-Territorial Jurisdiction of Annetta South, in Parker County, Texas.

Owner

THE STATE OF TEXAS  
 COUNTY OF PARKER

Before Me, the undersigned authority on this day personally appeared Sharon K. Silva, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on the the 26th day of June, 2002.

*[Signature]*  
 Notary Public, Parker County, Texas



THE STATE OF TEXAS  
 COUNTY OF PARKER

I, Allan Caviness, Registered Professional Land Surveyor Number 4365, State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property prepared on the ground by me.

*[Signature]*  
 Allan Caviness, R.P.L.S.

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 day of June, 2002, at 2:00 o'clock P.M., and duly recorded the day of June, 2002, at 2:00 o'clock P.M., in the records of said County in Plat, pages \_\_\_\_\_.

In Testimony Whereof, witness my hand and official seal of office, this the 26th day of June, 2002, at 2:00 o'clock P.M.

*[Signature]*  
 Jeanne Brunson, County Clerk  
 Parker County, Texas

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

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 A subdivision embracing 27.923 acres  
 in the William Cole Survey, Abstract  
 Number 272, situated in the eastern  
 part of Parker County, Texas.

**ALLAN CAVINESS, LAND SURVEYOR**  
 1420 TERRY DRIVE, ALEDO, TEXAS 76008  
 Telephone 817-447-6003 Fax 817-447-6008  
 acaviness@earthlink.net

