

**TRACT ONE AND TRACT TWO
McPHERSON ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS**

Being 18.99 Acres situated in and being a portion of the T & P
RR Company Survey, Survey No. 1, Block 8, Abstract No. 1508
Parker County, Texas

ACCT. NO.: 14982
SCH. DIST.: BR
CITY: CO
MAP NO.: C-19

C 590
Doc# 646314
Book 2555 Page 154

Doc# 646314 Fees: \$66.00
07/11/2007 11:20AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

GRINDSTONE ROAD

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas,
this 11th day of July, 2007.

County Judge G. ABSENT
Commissioner Precinct #1 [Signature]
Commissioner Precinct #2 [Signature]
Commissioner Precinct #3 [Signature]
Commissioner Precinct #4 [Signature]

TRACT TWO
3.0 ACRES

KENNETH G. BENWARE
VOLUME 2228, PAGE 503

KENNETH G. BENWARE
VOLUME 1745, PAGE 1645

MICHAEL R. NEATHERLIN
VOLUME 2461, PAGE 1009

EARL McGEE, JR
VOLUME 1089, PAGE 378

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, Kenneth G. Benware
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.
[Signature]

"THIS PLAT REPRESENTS PROPERTY WHICH
HAS BEEN PLATTED WITHOUT A GROUNDWATER
CERTIFICATION AS PRESCRIBED IN THE TEXAS
LOCAL GOVERNMENT CODE, SECTION 232.0032.
BUYER IS ADVISED TO QUESTION THE SELLER
AS TO THE GROUNDWATER AVAILABILITY."

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
MAY, 2007



P. WAYNE CARDWELL
VOLUME 489, PAGE 86

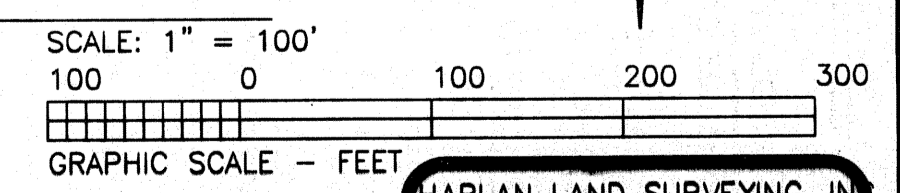
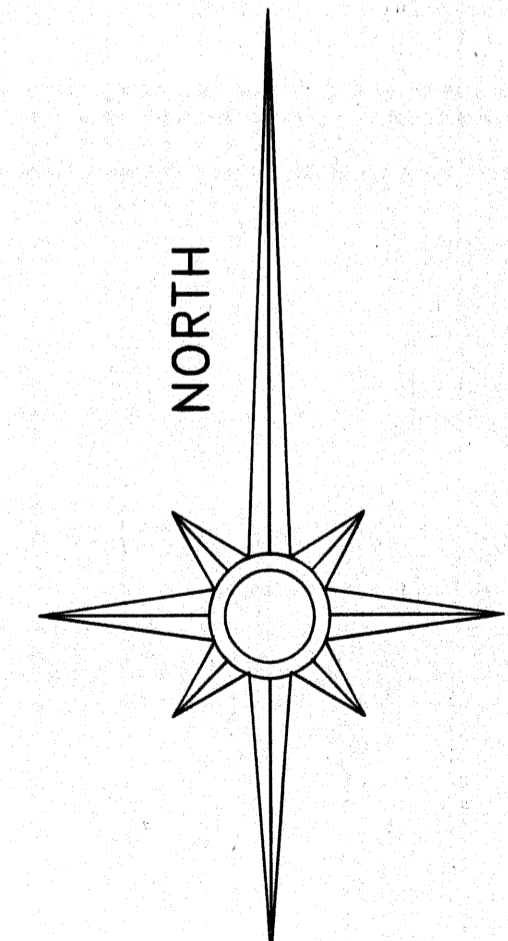
TRACT ONE
15.99 ACRES

WILLIAM M. McPHERSON
VOLUME 2373, PAGE 918

MARTIN J. IVEY
VOLUME 2402, PAGE 468

OWNER:
William and Jodi McPherson
335 Consolation Drive
Millsap, TX 76066
817-594-7863

Kenneth and Marylou Benware
1017 Grindstone Road
Millsap, TX 76066
817-599-8132



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