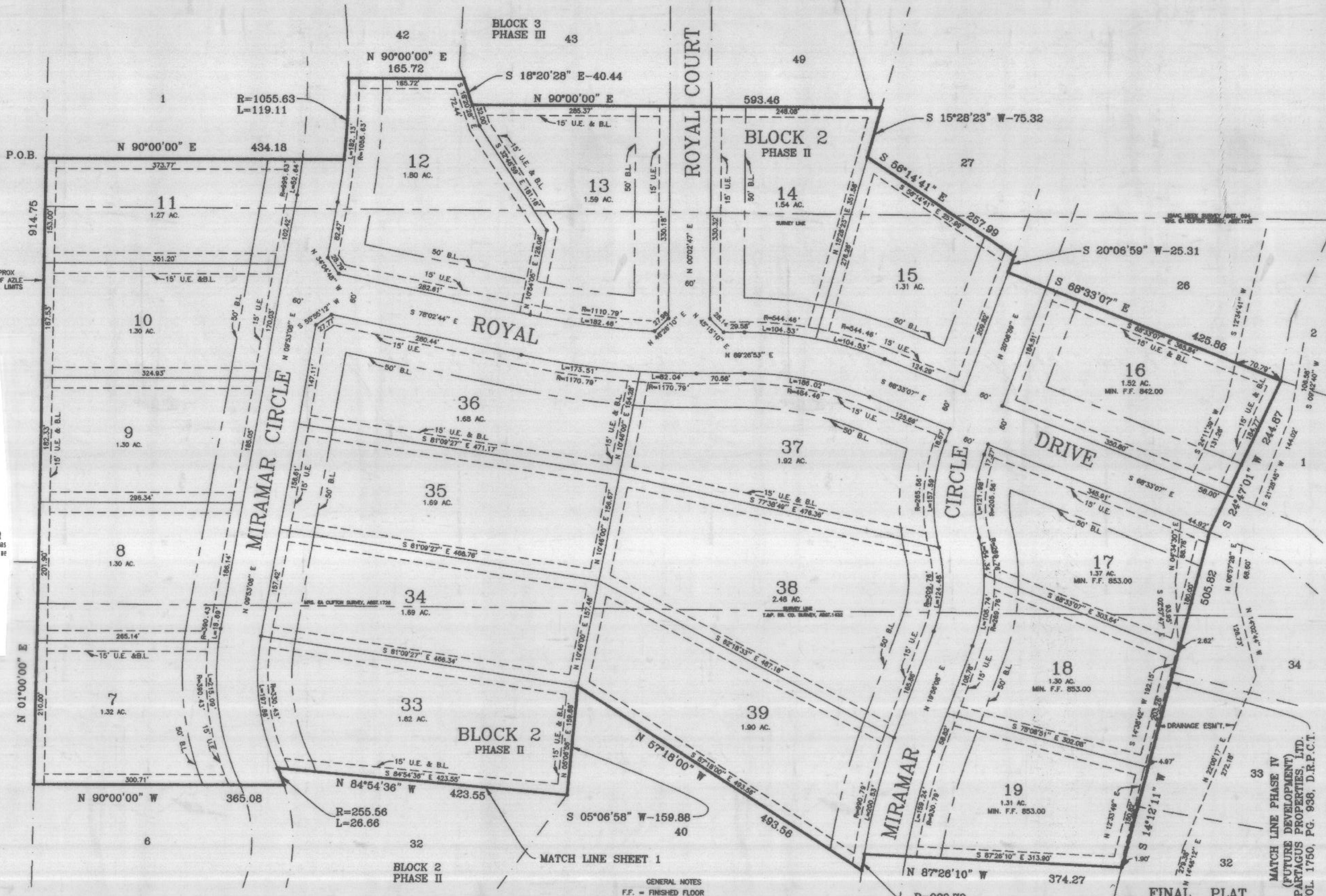


MATCH LINE BLOCK 3 PHASE III
(FUTURE DEVELOPMENT)
PARTAGUS PROPERTIES, LTD.
VOL. 1750, PG. 938, D.R.P.C.T.



Doc 00466225 Bh OR Vol 2066 Pg 1542

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Dec 25, 2002 at 03:12P

Document Number: 00466225

Amount \$5.00

By Leann Franklin

STATE OF TEXAS COUNTY OF PARKER

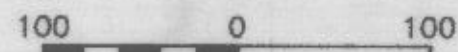
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Dec 26, 2002

JENNE BRUNSON, COUNTY CLERK
PARKER COUNTY

C.E. MARR & BETTY MARR, REG.
VOL. 159, PG. 240, D.R.P.C.T.
VOL. 1072, PG. 1538, D.R.P.C.T.
(NOT PLATTED)

LAURENCE MOOTER, REG.
VOL. 1078, PG. 1538, D.R.P.C.T.
(NOT PLATTED)



SCALE: 1"=100'

DKB & ASSOCIATES, LLC
1250 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Doug Burt

21/DEC/1998
REVISED 29/OCTOBER/2002

OWNER/DEVELOPER: PARTAGUS PROPERTIES, LTD.
AVO, LLC GENERAL PARTNER
3819 ANN ARBOR CT.
FORT WORTH, TEXAS 76109
VOL. 1750, PG. 938, D.R.P.C.T.

LandCon Inc.
Engineers - Surveyors - Planners

2501 Parkview Dr. Suite 200, Fort Worth, Texas, 76102-5800
P.O. Box 93947, Fort Worth, Texas, 76165-0947
(817) 385-3055 FAX (817) 385-0267

GENERAL NOTES
F.F. = FINISHED FLOOR
50' FRONT BUILDING LINE
20' BUILDING LINE & U.E. ALONG THE PERIMETER OF SUBDIVISION
15' SIDE & REAR BUILDING LINES
15' UTILITY EASEMENT INSIDE ALL LOT LINES
ALL LOTS ON NEWSOM MOUND ROAD SHALL HAVE CIRCULAR DRIVEWAYS
5/8" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
73.87 TOTAL ACRES
1.00 ACRE MINIMUM
44 LOTS RESIDENTIAL
6423 LINEAR FEET OF ROAD

WATER SUPPLY PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT
ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

FINAL PLAT
LOTS 1-44, BLOCK 2
PARTAGUS ADDITION
PHASE II

AN ADDITION TO PARKER COUNTY, TEXAS AND BEING 73.87 ACRES OUT OF THE T.&P. RR. SURVEY, ABST. 1432, MRS. E.A. CLIFTON SURVEY, ABST. 1728 ISSAC MEEK SURVEY, ABST. 894 PARKER COUNTY, TEXAS.

PCB 761