OWNERS DEDICATION AND ACKNOWLEGMENT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Steve MacWhirter, being the owner of a tract of land situated in the M.E.P. & P. RAILROAD COMPANY SURVEY, No. 33, ABSTRACT No. 945, Parker County, Texas;

23.016 acres situated in and being a portion of the M.E.P. & P. RAILROAD COMPANY SURVEY, No. 33, ABSTRACT No. 945, Parker County, Texas and being that certain tract of land conveyed to Steve MacWhirter by deed recorded in Volume 2441, Page 428, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron capped boulder found in the East line of Ross Lane said iron being called by deed to be S.89°30' V., 3617.14 feet and N.00°01'10" E., 503.13 feet from the Southeast corner of the J.W. Horton Survey, Abstract No. 713, Parker County, Texas, said iron being for the said Westernmost northwestern corner of that certain Tract of land recorded in Volume 2263, Page 1027 same being for the Northwest corner of said Volume 2263, Page 428;

THENCE N.01°14'59" E., with the East line of said Ross Lane 1038.83 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE N.89°59'22" W., 751.95 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE N.01°27'30" W., 646.64 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE S.01°27'30" E., 496.98 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE S.89°59'22" W., 185.94 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE N.01°14'59" E., 56.55 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE N.89°10'47" W., 1027.27 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE N.89°20'38" E., 51.17 feet to a 3/4" iron capped boulder found LONE STAR RPLS 5746;

THENCE S.89°20'38" W., 130.10 feet to the POINT OF BEGINNING and containing 23,016 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Steve MacWhirter does hereby adopt this plat designating the hereinafter described real property as LOTS 1, 2, 3, 4, and 5, PHASE II, ROSSWOOD ESTATES, an Addition to Parker County, Texas, does hereby dedicate to the public use forever the streets and easements shown heretofore.


Steve MacWhirter

STATE OF TEXAS
COUNTY OF PARKER

Steve MacWhirter being the dedicator and owner of the attached plat does hereby certify that the aforementioned property is not within the Jurisdiction of any City or Township.

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Steve MacWhirter, 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 considerations therein stated.

Given under my hand and seal of office this the 3rd day of July, 2007.

Notary Public in and for the State of Texas

MARCH 29, 2011

LONE STAR SURVEYING LLC
100 SHADY LANE
SUITE 100
PARKER TX 78070
210-793-1900
FAX 210-793-1415
VOLUME 2441, PAGE 428

FINAL PLAT
ROSSWOOD ESTATES
LOTS 1 - 8, PHASE I
LOT 1, PHASE II
AN ADDITION TO PARKER COUNTY, TEXAS BEING 23,016 ACRES Situated in the M.E.P. & P. RAILROAD COMPANY SURVEY, ABSTRACT No. 945, PARKER COUNTY, TEXAS

COMMISSIONERS COURT
PARKER COUNTY, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX MONTHS AFTER DATE OF APPROVAL
PLAT APPROVAL DATE: AUGUST 29, 2007

DANNY CHAIR
COMMISSIONER PRECINCT #1
J.R. WHEELER
COMMISSIONER PRECINCT #4

ADCT. NO.: 611100
SCH: 3
CITY: Co.
MAP NO.: 3

MARCH 29, 2011