

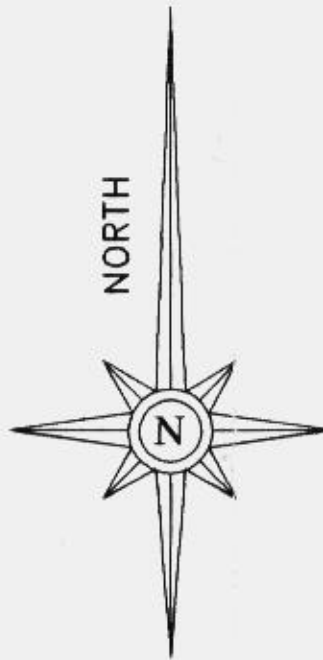
NOTE: ALL CORNERS ARE IRON RODS SET CAPPED (HARLAN 2074) UNLESS OTHERWISE NOTED.

NOTE: 5' UTILITY EASEMENT ALONG SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED.
10' UTILITY EASEMENT ALONG ALL ROADS UNLESS OTHERWISE NOTED.
25' FRONT BUILDING LINE.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480200060R EFFECTIVE DATE: 08/17/1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

200 0 200 400

GRAPHIC SCALE - 1"=200'



C 19

OWNER/DEVELOPER: KEITH ROBINSON
P.O. BOX 9368
FORT WORTH, TX. 76147
VOLUME 2102, PAGE 738
VOLUME 1821, PAGE 683
VOLUME 1720, PAGE 1289
R.R.P.C.T.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, Keith Robinson being the owner of the following described real property:

25.775 Acres situated in and being a portion of the J. CULWELL SURVEY, ABSTRACT No. 262 and the T & P RAILROAD COMPANY SURVEY, SECTION 113 ABSTRACT No. 1390, Parker County, Texas, and being all of those certain Tracts conveyed to Keith Robinson by deed recorded in Volume 2102, Page 738 and Volume 1821, Page 683 and a portion of that certain Tract conveyed to Keith Robinson by deed recorded in Volume 1720, Page 1289, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a iron rod found in the west right of way line of Lavender Lane, said iron being called by deed to be West, 40.24 feet and N 00°03'27" E, 909.52 feet from the southeast corner of said J. Culwell Survey;

THENCE S 89° 59'00" W, 2091.64 feet to an iron rod found;
THENCE N 00° 04'13" E, 60.51 feet to an iron rod found;
THENCE S 87° 05'48" W, 821.09 feet to an iron rod set;
THENCE N 04° 42'20" W, 40.52 feet to an iron rod set;
THENCE N 04° 20'20" W, 43.53 feet to an iron rod set;
THENCE N 34° 25'19" W, 60.39 feet to an iron rod set;
THENCE N 17° 28'24" W, 81.48 feet to a 100d nail found;
THENCE N 30° 28'61" E, 211.47 feet to an iron rod set;
THENCE N 47° 07'29" E, 134.64 feet to an iron rod set;
THENCE N 89° 57'01" E, 692.25 feet to an iron rod set;
THENCE N 89° 59'04" E, 928.56 feet to an iron rod set;
THENCE S 01° 32'25" E, 273.68 feet to a 100d nail found;
THENCE N 89° 59'55" E, 1143.56 feet to a iron rod found in the west line of said Lavender Lane;
THENCE S 00° 13'06" W, with the west right of way line of said Lavender Lane 230.98 feet to the POINT OF BEGINNING and containing 25.775 acres (1,122,763 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Keith Robinson, does hereby adopt this plat designating the hereinabove described real properties STELLA ESTATES, PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 25th day of JUNE, 2003.

Keith Robinson
Keith Robinson

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Keith Robinson, known to me by 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of JUNE, 2003.

Jane Robinson
County Clerk, PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

Keith Robinson, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any city in Parker County, Texas.

Keith Robinson
Keith Robinson

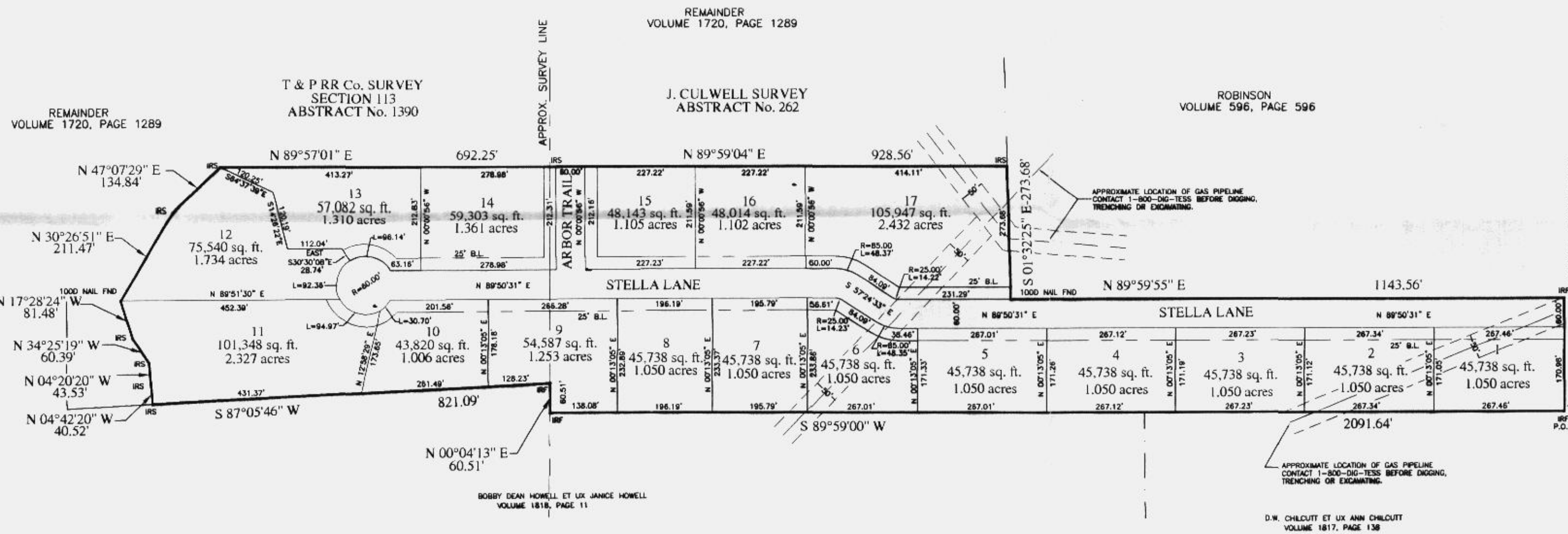
STATE OF TEXAS)
COUNTY OF PARKER)

Keith Robinson, being the dedicator and owner of the attached plat do hereby certify that the aforesaid property does not have a lien.

Keith Robinson
Keith Robinson

ACT. NO.: 17917
CH. DIST.: SP
CITY: CO
NO.: 16

LAVENDER LANE
RIGHT OF WAY VARIES



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted 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 or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
APRIL 29, 2003

COMMISSIONERS COURT
PARKER COUNTY, TEXAS

APPROVED by the Commissioners Court of Parker County Texas, this 25th day of JUNE, 2003.

David Harlan Jr.
County Judge

Glenn J. Olin Commissioner Precinct #1
Jim Webster Commissioner Precinct #4

Doc Bk Vol Pg
00484345 OR 2119 1847

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jun 25, 2003 at 09:49A

Document Number: 00484345
Amount: \$6.00

By Sherry Jackson

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.

Jun 25, 2003

JANE ROBINSON, COUNTY CLERK
PARKER COUNTY

FINAL PLAT
LOTS 1 THROUGH 17
STELLA ESTATES, PHASE I
25.775 ACRES SITUATED IN AND BEING A PORTION OF
THE J. CULWELL SURVEY, ABSTRACT NO. 262 AND THE
T & P RR Co. SURVEY, ABSTRACT NO. 1390,
SECTION 113, PARKER COUNTY, TEXAS