

NOTES

- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE 'X' - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL 48067C0170E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT WWW.FEMA.GOV
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) WATER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- 6) ALL CORNERS ARE FOUND 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- 7) 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 AVAILABILITY.
- 8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT NAD 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
- 9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

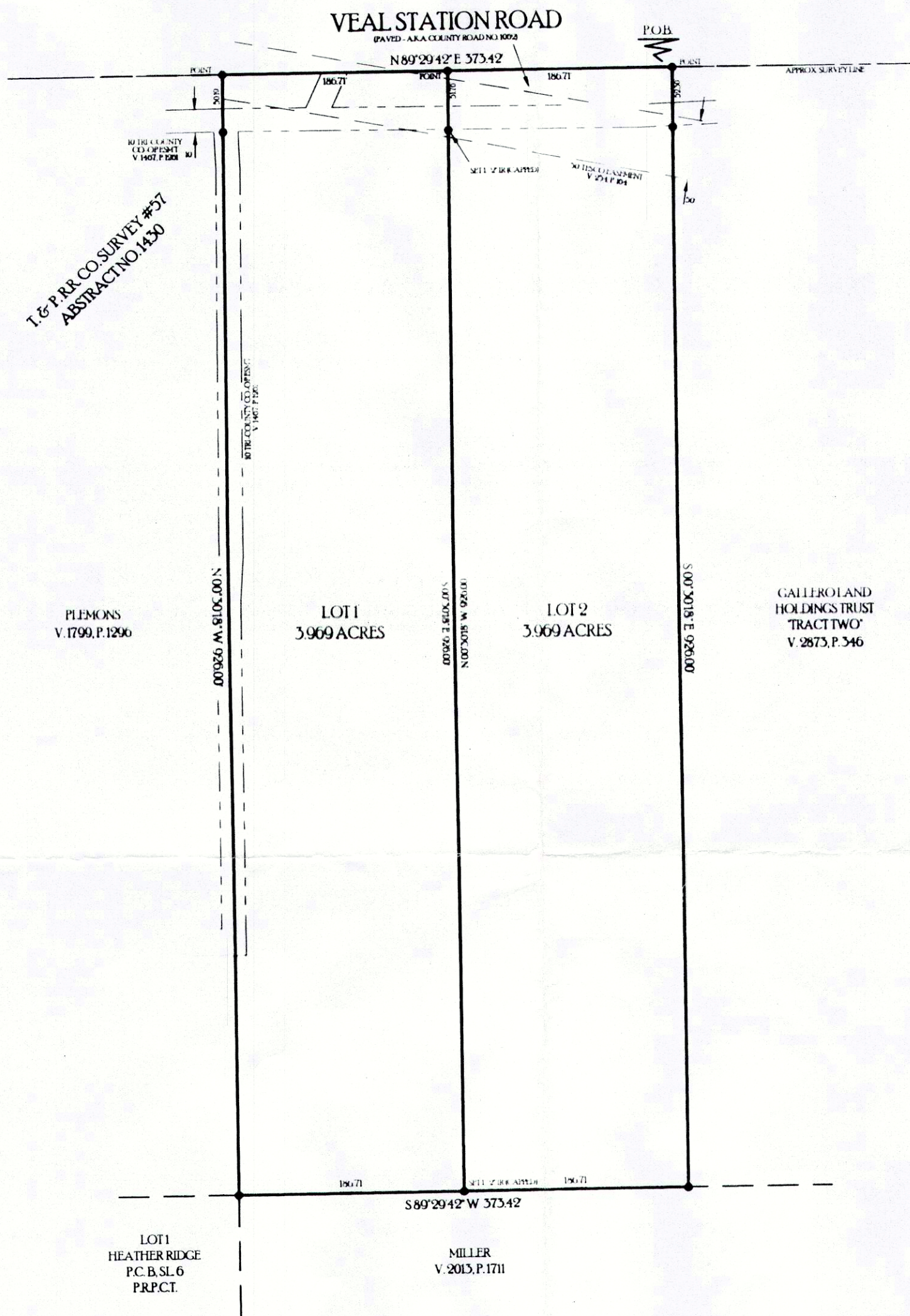
*Kyle Rucker*  
 KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO 0444  
 CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086  
 JN141240-PLAT - JANUARY, 2015

LIEN HOLDER

THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

AUSTIN BANK  
 1000 STONE GATE  
 KILLEB, TX, 75002  
 903.983.1261

*Brian Mims, VP*  
 NAME & TITLE  
 2/5/15  
 DATE



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, MICHAEL AND DIANA COSTON (OWNERS), BEING THE SOLE OWNERS OF A 7.938 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY NO. 57, ABSTRACT NO. 1430, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO COSTON IN DOC. NO. 201306300, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN VEAL STATION ROAD (PAVED - A.K.A. COUNTY ROAD NO. 1062) IN THE CALLED NORTH LINE OF SAID T. & P. R.R. CO. SURVEY NO. 57, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GALLERO LAND HOLDINGS TRUST IN V. 2873, P. 346, R.R.P.C.T., FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHEAST CORNER OF A 105.156 ACRES TRACT OF LAND RECORDED IN V. 1553, P. 1022, R.R.P.C.T., IS CALLED TO BEAR EAST 526.222 FEET.

THENCE S 00°30'18" E AT 52.30 FEET PASSING A FOUND 1/2" IRON ROD, AND IN ALL A TOTAL DISTANCE OF 926.00 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID GALLERO LAND HOLDINGS TRUST TRACT AND IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO MILLER IN V. 3013, P. 1711, R.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°29'42" W 373.42 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID MILLER TRACT, THE NORTHEAST CORNER OF THAT CERTAIN LOT 1, HEATHER RIDGE, AN ADDITION TO PARKER COUNTY TEXAS AS RECORDED IN PLAT CABINET B, SLIDE 6, PLAT RECORDS, PARKER COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO PLEMONS IN VOLUME 1799, PAGE 1296, R.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°30'18" W AT 875.81 FEET PASSING A FOUND 1/2" IRON ROD, AND IN ALL A TOTAL DISTANCE OF 926.00 FEET ALONG THE EAST LINE OF SAID PLEMONS TRACT TO POINT IN SAID VEAL STATION ROAD, IN THE CALLED NORTH LINE OF SAID T. & P. R.R. CO. SURVEY #57 AND AT THE NORTHEAST CORNER OF SAID PLEMONS TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°29'42" E 373.42 FEET WITHIN SAID VEAL STATION ROAD, ALONG THE CALLED NORTH LINE OF SAID T. & P. R.R. CO. SURVEY NO. 57 TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT MICHAEL AND DIANA COSTON (OWNERS), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1 AND LOT 2, BLUE LINE HILL, AN ADDITION TO PARKER COUNTY, TEXAS.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AT PARKER COUNTY, TEXAS

THIS THE 5 DAY OF February 2015  
*Michael Coston*  
 MICHAEL COSTON

*Diana Coston*  
 DIANA COSTON

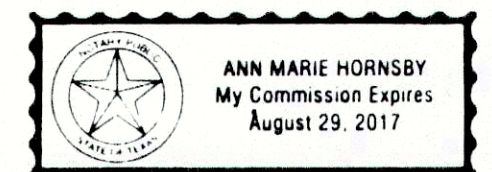
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL COSTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF February 2015

*Ann Marie Hornsby*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

COUNTY OF PARKER

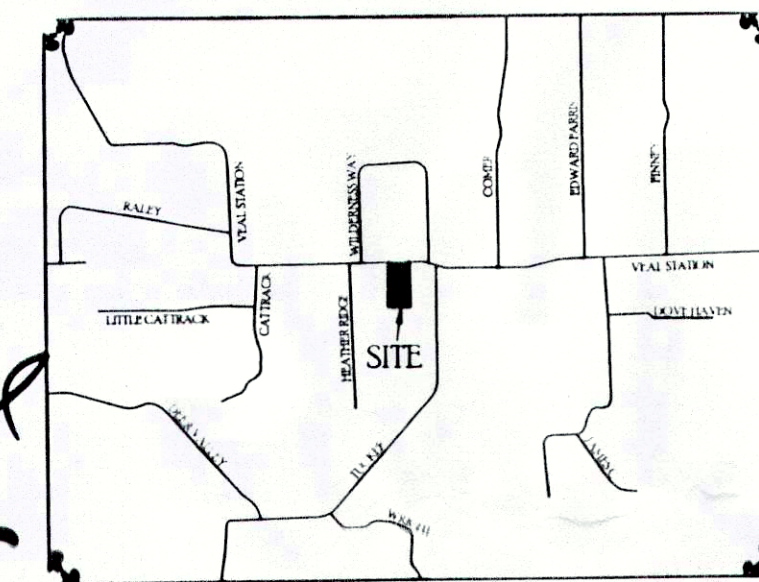
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DIANA COSTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_ DAY OF \_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACCT. NO.: 10574  
 SCH. DIST.: 12  
 CITY:  
 MAP NO.: L-10

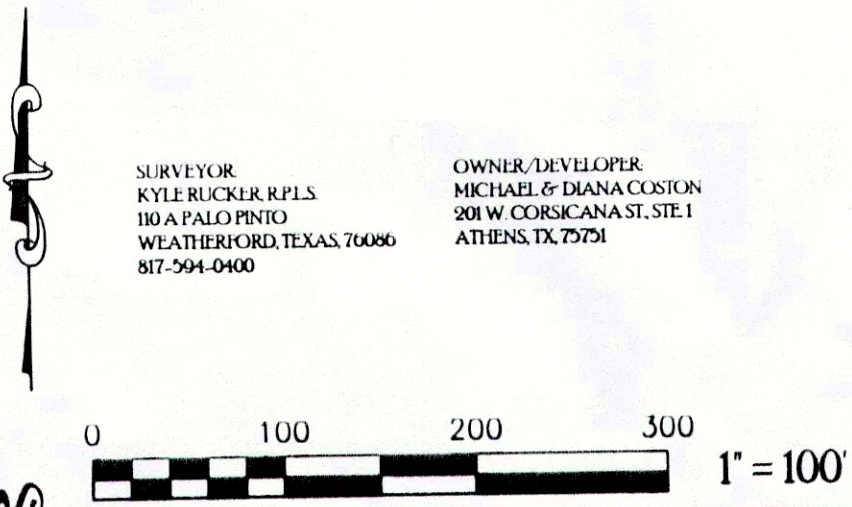
D-382



STATE OF TEXAS  
 COUNTY OF PARKER  
 APPEARED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_, 2015.  
 COUNTY JUDGE  
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Jeanne Brunson*  
 201502489  
 02/09/2015 09:53 AM  
 Fee: 78.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT

STATE OF TEXAS  
 COUNTY OF PARKER  
 APPEARED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_, 2015.  
 COUNTY JUDGE  
*George A. Carley*  
 COMMISSIONER PRECINCT #1  
*Jim Hild*  
 COMMISSIONER PRECINCT #3  
*Steve*  
 COMMISSIONER PRECINCT #4

FINAL PLAT  
 LOT 1 & LOT 2  
 BLUE LINE HILL  
 BEING A 7.938 ACRES ADDITION OUT OF THE T. & P. R.R. CO. SURVEY NO. 57, ABSTRACT NO. 1430, PARKER COUNTY, TEXAS.  
 JANUARY 2015  
**CARTER SURVEYING**  
 & MAPPING  
 110 PALO PINTO ST. - WEATHERFORD, TX 76086  
 (P) 817-594-0100 - (F) 817-594-0103



21430.005.014.00  
 21430.005.024.00