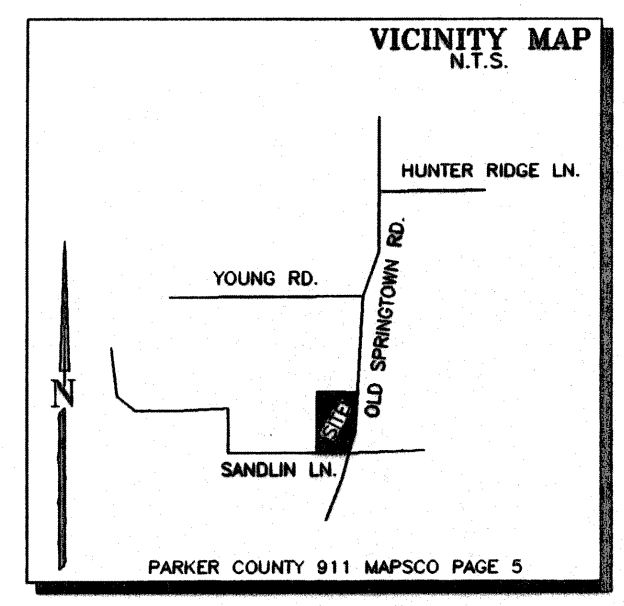
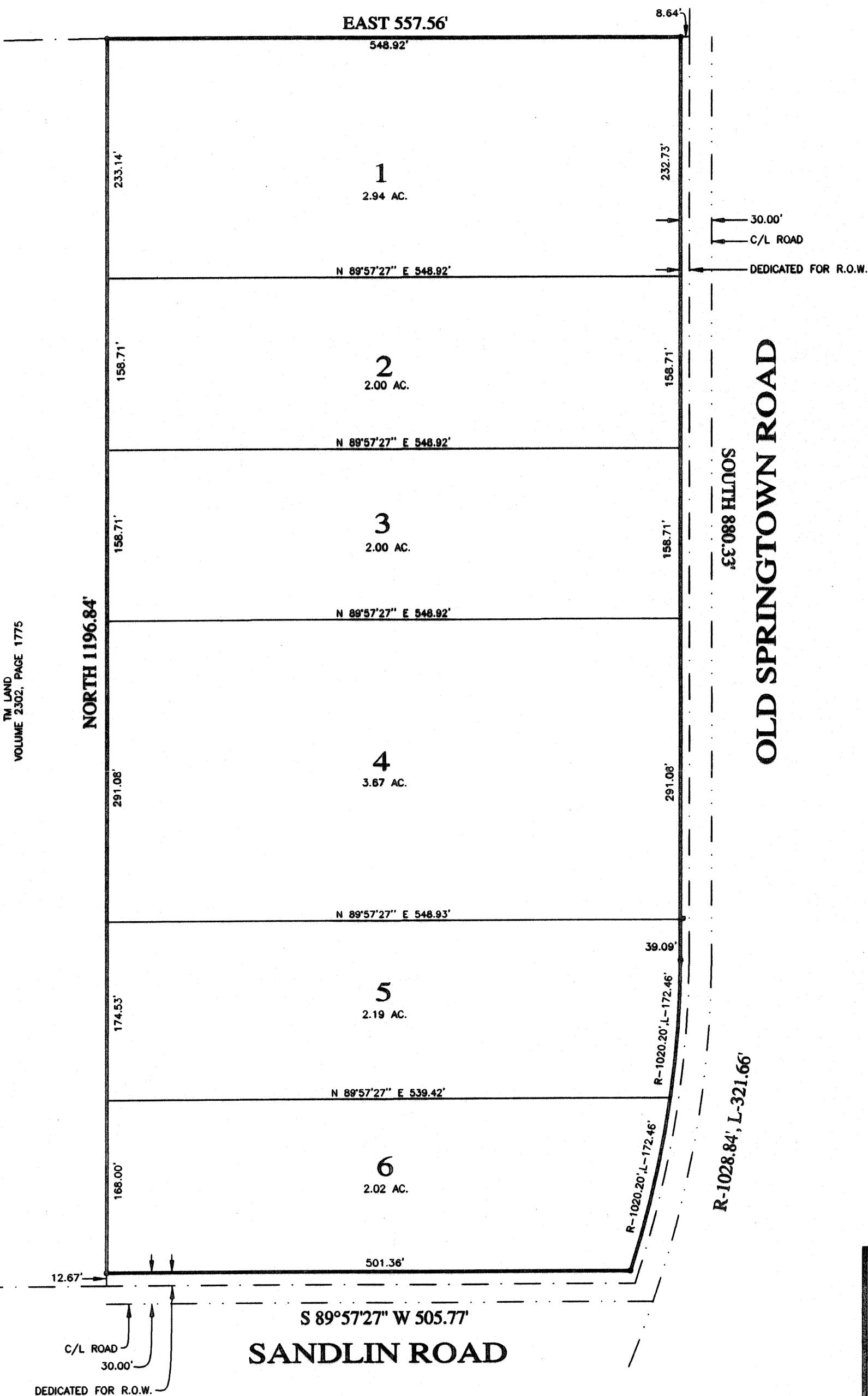


100 0 100 200

SCALE: 1"=100'

BOYD VOLUME 1845, PAGE 1446

C-416



OWNERS DEDICATION AND ACKNOWLEDGMENT

Doc# 597138 Book 2434 Page 631

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Andy Davis and Joe Sinquefield, being the owners of a tract of land situated in and being a portion of the T. & P. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1375, Parker County, Texas and being that certain tract of land conveyed to Andy Davis and Joe Sinquefield by deed recorded in Volume 2412, Page 719, Official Records, Parker County, Texas.

15.19 acres situated in and being a portion of the T. & P. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1375, Parker County, Texas and being that certain tract of land conveyed to Andy Davis and Joe Sinquefield by deed recorded in Volume 2412, Page 719, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron set in the north line of Sandlin Road said iron being called by deed to be, S.01°28'E., 200.70 feet, S.21°27'E., 45.10 feet and East 1037.44 feet from the northeast corner of the John Matlock Survey, Abstract No. 901;

THENCE NORTH 1196.84 feet to a fence post; THENCE EAST 557.56 feet to a fence post in the west line of Old Springtown Road; THENCE SOUTH with the west line of said Old Springtown Road, 880.33 feet to a 1/2" iron set at the beginning of a curve to the right; THENCE continuing with the west line of said Old Springtown Road, and with said curve to the right whose radius is 1028.84 feet and whose central angle is 17°54'47", and whose chord bears S.09°16'14"W., 320.35 feet being an arc length of 321.66 feet to a 1/2" iron set in the north line of said Sandlin Road; THENCE S 89°57'27" W, with the north line of said Sandlin Road, 505.77 feet to the POINT OF BEGINNING and containing 15.19 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Andy Davis and Joe Sinquefield do hereby adopt this plat designating the hereinabove described real property as Lots 1, through 6 Block 1, BROCKELMAN ADDITION, an Addition to Parker County, Texas and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND on this the 9 day of May, 2006

Andy Davis



WITNESS MY HAND on this the 9 day of May, 2006

Joe Sinquefield



GENERAL NOTES

- 25' FRONT BUILDING LINE
15' REAR BUILDING LINE
5' SIDE BUILDING LINE
25' SIDE BUILDING LINES ON CORNER LOTS
15' UTILITY EASEMENT ALONG ALL ROADS AND PERIMETER OF SUBDIVISION
10' UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES
1/2" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
30'X30' PUBLIC OPEN SPACE EASEMENT AT ALL INTERSECTING ROADS.
15.19 TOTAL ACRES
2.00 ACRE MINIMUM
6 LOTS RESIDENTIAL

ON-SITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480600075-3 EFFECTIVE DATE: 08/27/1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS COUNTY OF PARKER

Andy Davis and Joe Sinquefield being the dedicators and owners of the attached plat does hereby certify that the aforesaid property is not within the Extraterritorial Jurisdiction of any City or Township.

Andy Davis

Joe Sinquefield

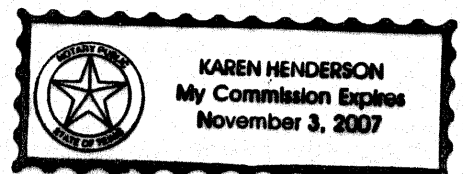
Doc# 597138 Fees: \$66.00 05/10/2006 9:42AM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Andy Davis 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 9th day of May, 2006.

Karen Henderson

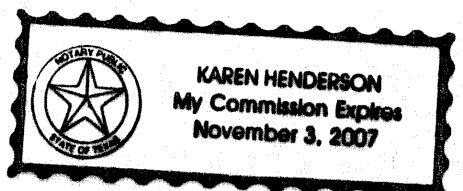


STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Joe Sinquefield 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 9th day of May, 2006.

Karen Henderson



COMMISSIONERS COURT PARKER COUNTY, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL

Plat approval date: May 10-06. Signatures of Commissioners: Danny Choate, Joe Brinkley, Jim Roth, Jim Webster.

ACCT. NO.: 10787 SCH. DIST.: SP CITY: CO MAP NO.: K-7

FINAL PLAT BROCKELMAN ESTATES LOTS 1 THROUGH 6, BLOCK 1 AN ADDITION TO PARKER COUNTY, TEXAS BEING 15.19 ACRES SITUATED IN THE T.&P. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1375 PARKER COUNTY, TEXAS

THIS PLAT FILED IN CABINET SLIDE DATE

LONE STAR SURVEYING LLC 108 SHADY LANE AZLE, TEXAS 76020 OFFICE 817-270-2323 FAX 817-270-4181 06129

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

