

OWNER/DEVELOPER:
HOMES BY DESIGN CONCEPTS, LLC
2810 GLENDA AVENUE
FORT WORTH, TEXAS 76117
VOL. 2317, PG. 1932, O.R.P.C.T.

GENERAL NOTES

- 50' FRONT BUILDING LINE
- 10' SIDE & REAR BUILDING LINE
- 15' SIDE BUILDING LINES ON CORNER LOTS
- 15' UTILITY EASEMENT ALONG ALL ROADS AND PERIMETER OF SUBDIVISION
- 10' UTILITY EASEMENT CENTERED ALONG ALL 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.
- 23.617 TOTAL ACRES
- 1.00 ACRE MINIMUM
- 21 LOTS RESIDENTIAL
- 990 LINEAR FEET OF ROAD
- ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

OWNERS ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Homes By Design Concepts, LLC being the owners of that certain tract of land recorded in Volume 2317, Page 1932, Official Records, Parker County, Texas.

23.617 acres situated in and being a portion of the T. & P. RAILROAD COMPANY SURVEY No. 39, ABSTRACT No. 2855, Parker County, Texas said tract being all of that certain tract of land conveyed to Travis Walker et ux Diene Walker by deed recorded in Volume 1264, Page 122 and a portion of that certain tract of land conveyed to Travis L. Walker by deed recorded in Volume 1159, Page 162 Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in Thomas Road, said point being called by deed to be, S.89°31'E, 2797.89 feet from the northwest corner of the W. W. Haney Survey;
THENCE N 00°29'00" W, at 24.32 feet passing a 1/2" iron set in the north line of said Thomas Road continuing with the east line of Newfield Lane in all 1340.20 feet to a 1/2" iron set;
THENCE S 89°31'00" E, 774.55 feet to a 1/2" iron set;
THENCE S 00°06'00" W, at 1309.10 feet passing a 1/2" iron set in the north line of said Thomas Road, continuing in all 1340.04 feet to a point;
THENCE N 89°31'00" W, in and with said Thomas Road, 760.91 feet to the POINT OF BEGINNING and containing 23.617 acres of land of which 0.483 acre lies within said Thomas Road.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Homes By Design Concepts, LLC does hereby adopt this plat as Lots 1 through 21, CABALLOS ESTATES, an addition to Parker County, Texas, and hereby dedicate to the public's use forever all streets, alleys, parks, water courses, drains, easements, right-of-ways and public places shown hereon for the purpose and consideration herein expressed.

Witness our hands on this the 3rd day of May, 2005.

Wes Cottongame
Wes Cottongame, Managing Partner
Homes By Design Concepts, LLC
Cottongame Investments, LLC
General Partner

STATE OF TEXAS
COUNTY OF PARKER

Homes By Design Concepts, LLC being the dedicator and owner of the attached plat do hereby certify that the aforesaid property is not within the Extraterritorial Jurisdiction of any City or Town.

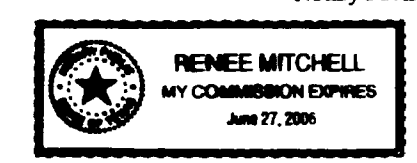
Wes Cottongame
Wes Cottongame, Managing Partner
Homes By Design Concepts, LLC
Cottongame Investments, LLC
General Partner

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Wes Cottongame, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 3rd day of May, 2005.

Renée Mitchell
Notary Public, State of Texas



**COMMISSIONERS COURT
PARKER COUNTY, TEXAS**

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

PLAT APPROVAL DATE: May 11, 2005

MARK BILEY COUNTY JUDGE

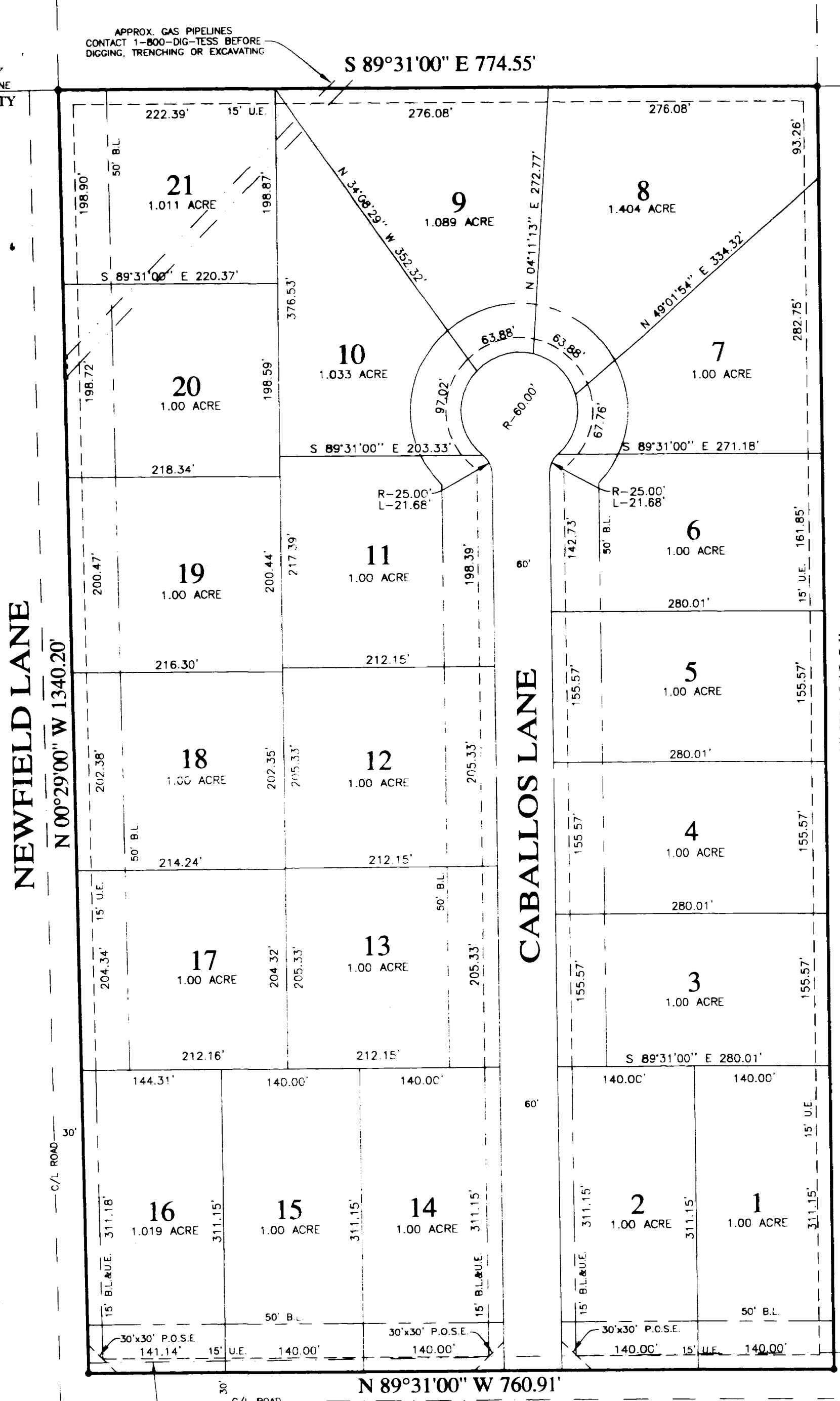
DANNY CHOATE COMMISSIONER PRECINCT #1
JOE BRINKLEY COMMISSIONER PRECINCT #2
JOHN ROTH COMMISSIONER PRECINCT #3
JIM WEBSTER COMMISSIONER PRECINCT #4

**FINAL PLAT
CABALLOS ESTATES
LOTS 1 THROUGH 21**

AN ADDITION TO PARKER COUNTY, TEXAS
BEING 23.617 ACRES SITUATED IN THE
T. & P. RR. CO. SURVEY, ABSTRACT NO. 2855
PARKER COUNTY, TEXAS

ACCT. NO.: 103700
SCH. DIST.: 50
CITY: 50
MAP NO.: K-4

THIS PLAT FILED IN CABINET C, SLIDE 253, DATE



APPROX. GAS PIPELINES
CONTACT 1-800-DIG-TESS BEFORE
DIGGING, TRENCHING OR EXCAVATING

APPROX. GAS PIPELINES
CONTACT 1-800-DIG-TESS BEFORE
DIGGING, TRENCHING OR EXCAVATING

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 480200078-2
EFFECTIVE DATE: 8/21/99
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

Doc Bk Vol Pg
00555699 OR 2326 1011

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: May 11, 2005 at 09:27

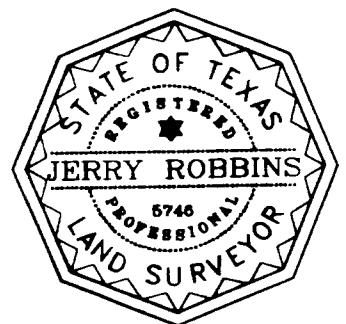
Document Number: 00555699
Amount: \$5.00
By: Monica Castro

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.

May 11, 2005
Jeanne Brunson, County Clerk
Parker County

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.

Jerry Robbins
JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5746
25/MARCH/2005



LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181
MOBILE 817-713-1931
05089