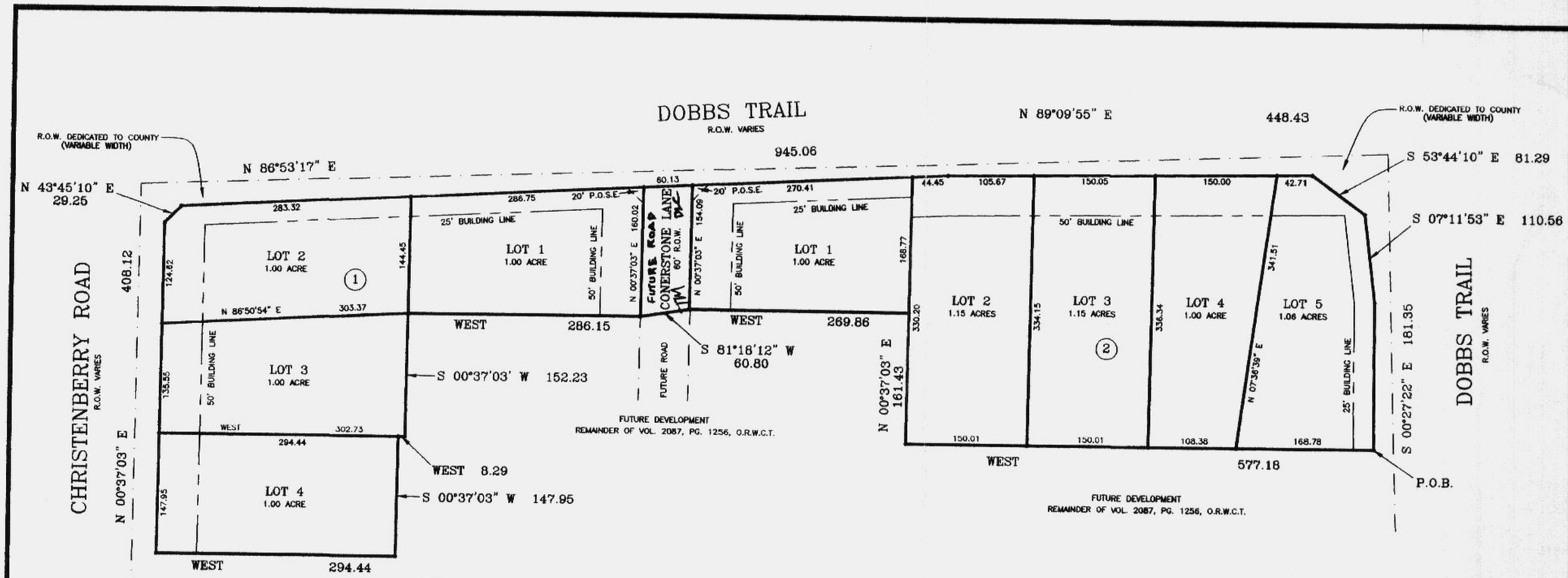

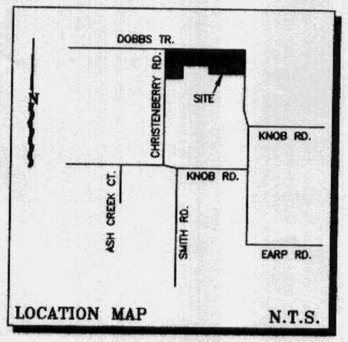

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, I Tommy Miles being the owner of a tract of land out of the T. & P. RR. Co. Survey, Section No. 49, Abstract No. 1428, Parker County, Texas, said tract being described by metes and bounds as follows.

Description for a 9.58 acre tract of land out of the T. & P. RR. Co. Survey, Section No. 49, Abstract No. 1428, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 2087, Pg. 1256, Official Records, Parker County, Texas.

COMMENCING from a r.r. spike found for the occupied Northwest corner of the Wm. SMITH SURVEY, Abstract No. 4077, Parker County, Texas, thence N 01°46'13" W, 1076.13 feet, thence **West**, 24.76 feet to a ½" iron set in the West line of Dobbs Trail for the POINT OF BEGINNING;

THENCE West, 577.18 feet to a ½" iron set;

THENCE N 00°37'03" E, 161.43 feet to a ½" iron set;

THENCE West, 269.86 feet to a ½" iron set;

THENCE S 81°18'12" W, 60.80 feet to a ½" iron set;

THENCE West, 286.15 feet to a ½" iron set;

THENCE S 00°37'03" W, 152.23 feet to a ½" iron set;

THENCE West, 8.29 feet to a ½" iron set;

THENCE S 00°37'03" W, 147.95 feet to a ½" iron set;

THENCE West, 294.44 feet to a ½" iron set in the East line of Christenberry Road;

THENCE N 00°37'03" E, with the East line of said Christenberry Road, 408.12 feet to a ½" iron set;

THENCE N 43°45'10" E, 29.25 feet to a ½" iron set in the South line of said Dobbs Trail;

THENCE N 86°53'17" E, with the South line of said Dobbs Trail, 945.06 feet to a ½" iron set;

THENCE N 89°09'55" E, continuing with the South line of said Dobbs Trail, 448.43 feet to a ½" iron set;

THENCE S 53°44'10" E, 81.29 feet to a ½" iron set in the West line of said Dobbs Trail;

THENCE S 07°11'53" E, 110.56 feet to a ½" iron set;

THENCE S 00°27'22" E, continuing with the West line of said Dobbs Trail, 181.35 feet to the POINT OF BEGINNING and containing 9.58 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tommy Miles do hereby adopt this Plat as Lots 1 thru 4, Block 1 and 1 thru 5, Block 2, Cornerstone Estates, Phase I, an Addition in Parker County, Texas, and do hereby dedicate to the public's use forever the street and or easements shown hereon.

Tommy Miles

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Tommy Miles known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 28 day of May, 2003.

Pamela Love
Notary Public State of Texas

PAMELA LOVE
Notary Public, State of Texas
My Commission Expires 08-07-06

My Commission Expires

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 28th day of May, 2003.

Commissioner

Commissioner

Commissioner

Jim Webster
Commissioner

ABSENT
County Judge

GENERAL NOTES:

50' FRONT BUILDING LINES
25' REAR & SIDE BUILDING LINES UNLESS OTHERWISE NOTED.

10' UTILITY EASEMENT INSIDE ALL LOT LINES.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY CITY OR TOWN.

ACCORDING TO THE F.I.R. MAP FOR PARKER CO. TEXAS, PANEL NO. 4805200075-B, DATED SEPT. 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE 1/2" IRONS CAPPED RPLS#2023.

OWNER/DEVELOPER: T.M. LAND CO., L.P.

100 0 100
SCALE: 1"=100'

STATE OF
COUNTY OF

Doc 00481334 Bk OR Vol 2111 Pg 299

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: May 28, 2003 at 10:15A
Document Number: 00481334
Amount: 56.00
By
Leann Franklin

I, Jeane B
Plat with
day of
this the

In testim

and for said County do hereby certify that the foregoing filed for record in my office the _____ o'clock _____M. And duly recorded _____, 2003 at _____o'clock _____Records of said County in Plat Cabinet _____, Slide

ial seal of office, this the _____ day of

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 28, 2003

JEANE BAUMGEN, COUNTY CLERK
PARKER COUNTY
By:

Plat Cab C-12

PLAT CABINET C SLIDE 12

ACCT. NO:
SCH. DIST.:
CITY:
MAP NO.:

ACCT. NO.: 11442
SCH. DIST.: SP
CITY: CO
MAP NO.: L-5
OUT OF: 21428-001-000-00

DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2676

RSB 03423

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

I, DOUG BURT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

08/MAY/2003

FINAL PLAT
SHOWING
LOTS 1 THRU 4, BLOCK 1
LOTS 1 THRU 5, BLOCK 2

CORNERSTONE ESTATES, PHASE I

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 9.58 ACRES OF LAND OUT OF THE T&P RR. CO. SURVEY, SECTION 49, ABSTRACT NO. 1428, PARKER COUNTY, TEXAS.