

ICE HOUSE ROAD

390878
PCB-490

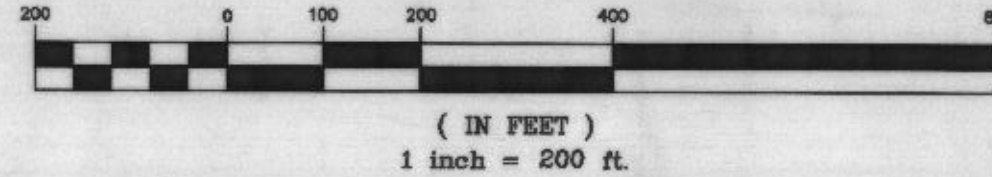
Owner's Certificate

Whereas Roddy and Vicki Jetton are the owners of a tract or parcel of land situated in the T. & P. RR. Co. Survey, Abstract No. 1426, Parker County, Texas and being part of a 80 acre tract conveyed to F.E. Jetton by deed recorded in Volume 299, Page 552, Deed Records, Parker County, Texas and being part of a 80 acre tract conveyed to R. Jetton by probate document 95P-171 as recorded in probate records, Parker County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod found for corner in the westerly line of Ice House Road, being a northeast corner of a 1.00 acre tract conveyed to R. Spiker by deed recorded in Volume 1334, Page 300, Deed Records, Parker County, Texas;
Thence North 89°09'11" West with the north line of said 1.00 acre tract a distance of 359.48 feet to 1/2" iron rod found for corner, being the northwest corner of said 1.00 acre tract;
Thence South 00°48'42" West with the west line of said 1.00 acre tract a distance of 126.28 feet to 3" steel fence post found for corner in the north line of a 10 acre tract conveyed to the Matthews Co. by deed recorded in Volume 1643, Page 1817, Deed Records, Parker County, Texas and being the southwest corner of said 1.00 acre tract;
Thence North 89°24'54" West with the north line of said 10.00 acre tract a distance of 673.66 feet to 1/2" iron rod found for corner in the east line of a 82.22 acre tract conveyed by deed recorded in the Deed Records, Parker County, Texas, being the northwest corner of said 10.00 acre tract;
Thence due North with the common line between said 80.00 acre tract and said 82.22 acre tract a distance of 2494.33 feet to 5/8" iron rod found with plastic cap for corner in the east line of Outback Acres an addition to Parker County according to the plat recorded in the Plat Records, Parker County, Texas;
Thence North 00°29'11" East a distance of 366.13 feet to 1/2" iron rod with yellow plastic cap stamped "Peede Data" set for corner;
Thence North 00°29'11" East a distance of 366.13 feet to 1/2" iron rod with yellow plastic cap stamped "Peede Data" set for corner in the south line of said Ice House Road and being in the south line of said 80.00 acre tract;
Thence South 89°30'49" East with the south line of said Ice House Road and the north line of said 80.00 acre tract a distance of 379.77 feet to 1/2" iron rod with yellow plastic cap stamped "Peede Data" set for corner at the intersection of the south line of said Ice House Road with the west line of said Ice House Road;
Thence due South with the west line of said Ice House Road a distance of 1519.17 feet to 1/2" iron rod with yellow plastic cap stamped "Peede Data" set for corner in the west line of said Ice House Road;
Thence South 09°47'33" East with the west line of said Ice House Road a distance of 761.09 feet to 1/2" iron rod with yellow plastic cap stamped "Peede Data" set for corner in the west line of said Ice House Road;
Thence South 19°09'21" West with the west line of said Ice House Road a distance of 394.49 feet to 1/2" iron rod with yellow plastic cap stamped "Peede Data" set for corner in the west line of said Ice House Road;
Thence due South with the west line of said Ice House Road a distance of 194.25 feet to the POINT OF BEGINNING and containing 65.40 acres of land, more or less as surveyed on the ground by Peede Data Acquisition on February 4, 2000.

RECEIVED AND FILED
FOR RECORD
9:35 O'Clock
JUN 14 2000

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

GRAPHIC SCALE



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Roddy Jetton and Vicki Jetton do hereby adopt this plat as a final plat of the Ice House Estates an addition to Parker County, Texas. And dedicate the use of all roads for county and public use.

WITNESS OUR HANDS AT PARKER COUNTY, TEXAS, this the 8th day of June 2000.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Roddy Jetton
Roddy Jetton
Vicki Jetton
Vicki Jetton

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Vicki Jetton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of June 2000.

Erica Cabrera
Erica Cabrera
Notary Public

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Roddy Jetton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of June 2000.

Erica Cabrera
Erica Cabrera
Notary Public

SURVEYORS CERTIFICATE

State of Texas
County of Johnson

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this replat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the Parker County, Texas.

State of Texas
County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of June 2000.

therein stated.

Erica Cabrera
Erica Cabrera
Notary Public

FINAL PLAT "ICE HOUSE ESTATES"

IN THE
T. & P. RR. SURVEY, ABSTRACT NO. 1426
AN ADDITION TO PARKER COUNTY, TEXAS

DATE: FEBRUARY 16, 2000

SCALE: 1" = 200'

DEVELOPERS:
Roddy Jetton
Vicki Jetton
12200 South FM 730
Azle, Texas 76020
PHONE: (817) 444-4688

SURVEYOR:
DONNIE L. TUCKER
145 NW HILLERY STREET
BURLESON, TEXAS 76028
PHONE: (817) 447-3383



"The GPS Professionals"
145 N.W. HILLERY STREET
P.O. BOX 893, (76097)
BURLESON, TEXAS 76028
PHONE: (817) 447-3383
FAX: (817) 447-3384

PARKER COUNTY, TEXAS
PARKER COUNTY COMMISSIONER'S COURT
Approved by the Commissioners Court on the 14th day of June, 2000.

BY: *Donny Doy* COUNTY JUDGE
BY: *Shirley* COMMISSIONER
BY: *Mark Dobb* COMMISSIONER
BY: *Charles Norton* COMMISSIONER
BY: *Harry Kluge* COMMISSIONER

NOTE: BEARINGS BASED PER DEED RECORDED IN V.299, P.552, D.R.P.C.T.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL LOT CORNERS ARE 1/2" IRON RODS EXCEPT AS SHOWN.

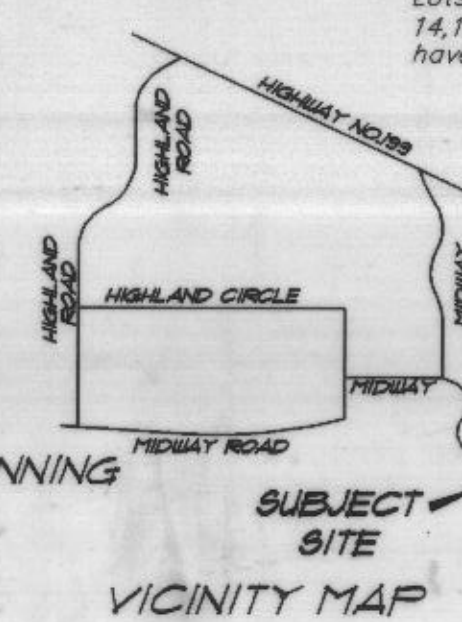
- NOTE: PROPOSED USE RESIDENTIAL.
- NOTE: 10' BUILDING LINE AND UTILITY EASEMENT ALONG REAR LOT LINES.
- NOTE: 10' BUILDING LINE AND UTILITY EASEMENT ALONG ADJACENT SIDE OF LOT LINE.
- NOTE: 30' BUILDING LINE ALONG FRONT PROPERTY LINE
- NOTE: 20' WATER AND ELECTRIC UTILITY LINE EASEMENT ALONG FRONT OF EACH LOT.
- NOTE: 30' DRAINAGE EASEMENT AS INDICATED.
- NOTE: ALL SEPTIC SYSTEMS TO BE INSTALLED AS SURFACE IRRIGATION SEPTIC SYSTEMS.
- NOTE: WALNUT CREEK SPECIAL UTILITY DISTRICT TO PROVIDE WATER SYSTEM.
- NOTE: NO PRIVATE WATER WELLS.
- NOTE: NO BUSHES, SHRUBS, FENCES, ETC... SHALL BE PLACED WITHIN THE 20' X 20' CORNER CLIP UTILITY EASEMENT AT THE INTERSECTIONS.

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 appeared hereon by me.

RECORDED JUN 13 2000
SEAL
Jeane Brunson
County Clerk, Parker County, Tex.

Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No. 480520-0075-b, effective date September 27, 1991, this property is located in Zone "X", (areas outside the 100 year floodplain). Lots 11, 12, 13, 14, 15, Block 2 and Lots 1, 4, 5, 6, 7, 8, 9, 13, 14, 16, 17, 18, Block 1 in Zone "A", (Base Flood Elevations have been determined per flood study.)

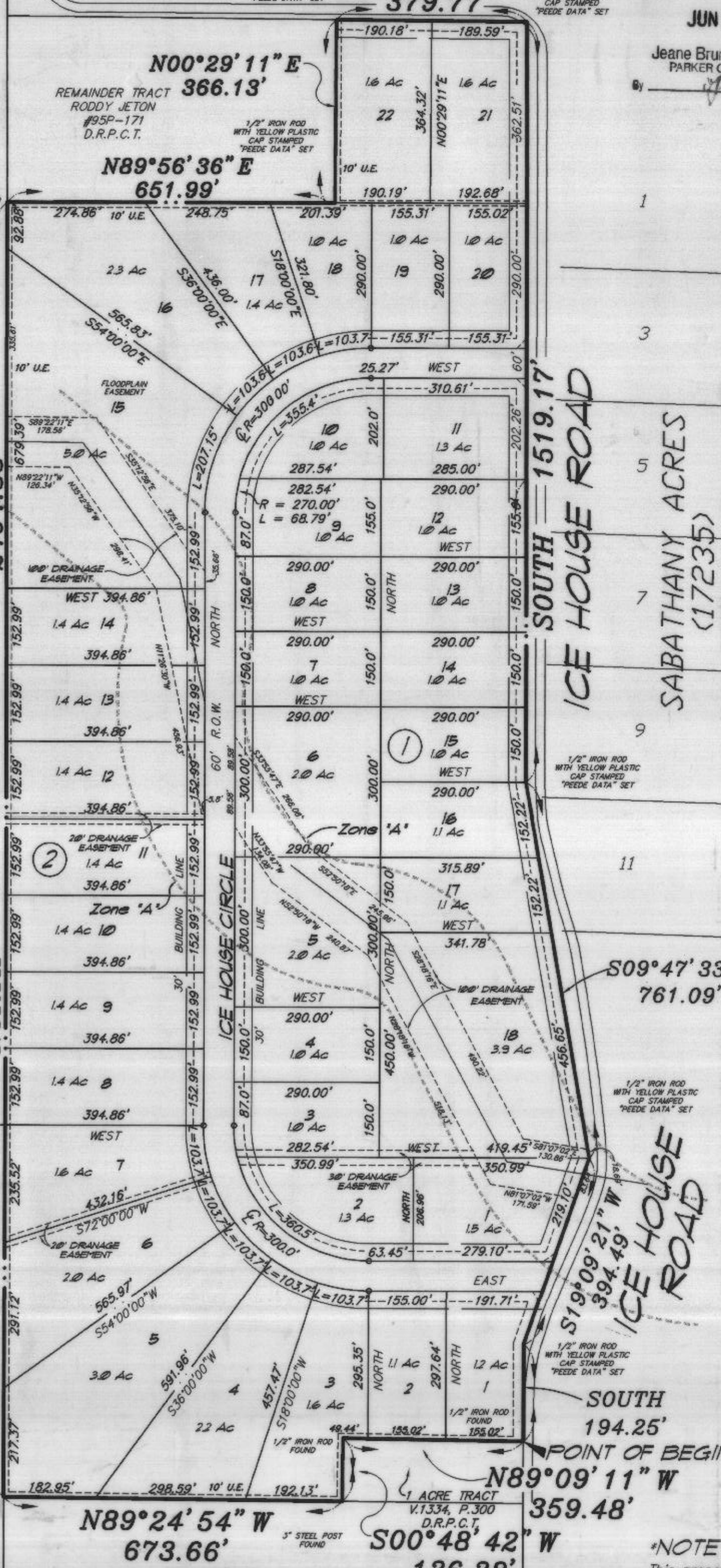


NOTE
This property does not lie within the E.T.J. of any Municipality.

SCALE: 1" = 200'

E.S. AMMONS SURVEY
ABSTRACT NO. 7

82.22 ACRE TRACT
V.1643, P.1817
D.R.P.C.T.



10 ACRE TRACT
V.1643, P.1817
D.R.P.C.T.