

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

*There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.



PC C469

FINAL PLAT
LOTS 44R-1 AND 44R-2
SECTION 1, LAGO LINDO
AN ADDITION TO PARKER COUNTY

Being a replat of Lot 44R, Section 1, Lago Lindo
an addition in Parker County, Texas

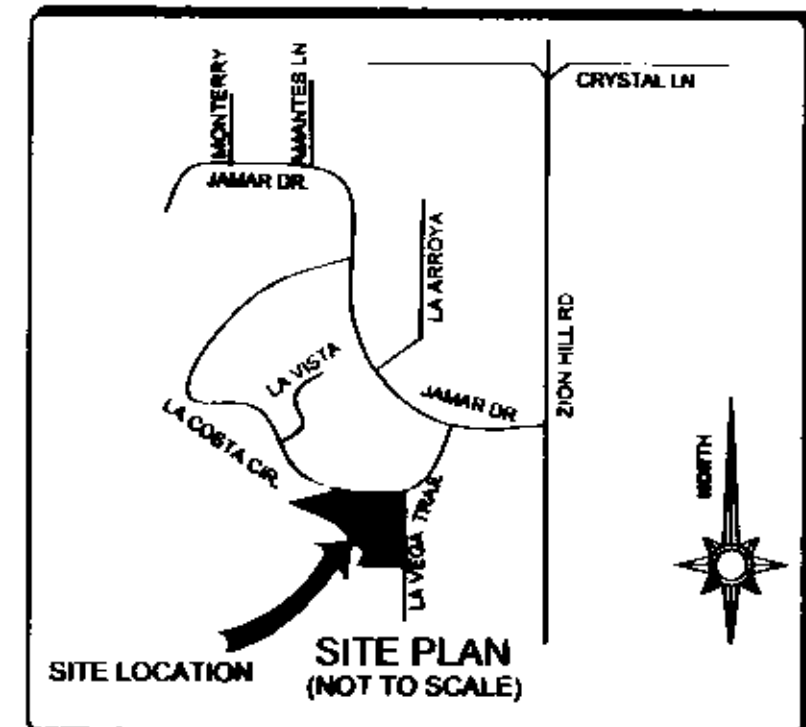
ACCT. NO.: 14240
SCH. DIST.: PE
CITY: 22
MAP NO.: 2012

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County
Texas, this 23rd day of August, 2006.

Doc# 609567
Book 2464 Page 1177

COMMISSIONERS COURT
County Judge
Commissioner of Precinct #1
Commissioner of Precinct #2
Commissioner of Precinct #3
Commissioner of Precinct #4



STATE OF TEXAS)
COUNTY OF PARKER)
I, Kevin Carnley
being the indicator and owner of the above plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any city in Parker County, Texas.

STATE OF TEXAS)
COUNTY OF PARKER)
I, Kevin Carnley
being the indicator and owner of the above plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any city in Parker County, Texas.

Diane A Roberson
Notary Public, State of Texas
My Commission Expires:
March 29, 2008

STATE OF TEXAS)
COUNTY OF PARKER)
I, Janette P. Keese
being the indicator and owner of the above plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any city in Parker County, Texas.

JANETTE P. KEESE
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp: 12-17-2008

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, KEVIN CARNLEY AND ELIZABETH CARNLEY, being the sole
owners of Lot 44R, SECTION 1, LAGO LINDO, an addition in Parker County,
Texas, according to the plat recorded in Volume 388-A, Page 44 and located in
Plot Cabinet A, Side 176, Plat Records, Parker County, Texas and being
more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the intersection of the south right of way
line of La Costa Circle and the west right of way line of La Vega Trail, said
iron being the northeast corner of said Lot 44R;
THENCE South, with the west right of way line of said La Vega Trail, 697.35
feet to an iron rod found;
THENCE West, 436.09 feet to an iron rod found;
THENCE N 30°21'48" E, 184.06 feet to a pipe found;
THENCE N 34°48'36" W, 362.06 feet to an iron rod found;
THENCE N 70°46'25" W, 362.06 feet to a pipe found;
THENCE N 33°24'38" E, 206.06 feet to an iron rod set in the south right
of way line of said La Costa Circle in a non-tangent curve to the left with a
radius of 301.06 feet and whose chord bears S 62°01'28" E, 48.06 feet;
THENCE with the south right of way line of said La Costa Circle the following
course and distances:
With said curve to the left through a central angle of 07°37'19"
and a distance of 48.06 feet to a pipe found;
S 65°44'00" E, 315.70 feet to an iron rod set at the beginning of
a curve to the left with a radius of 767.9 feet and whose chord bears
S 77°51'44" E, 322.39 feet;
With said curve to the left through a central angle of 24°15'22"
and a distance of 324.71 feet to a pipe found;
East, 206.06 feet to the POINT OF BEGINNING and containing 10.01
acres (436631 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, KEVIN CARNLEY AND ELIZABETH CARNLEY, do hereby adopt this plat
designating the hereinabove described real property as LOT 44R-1 AND
LOT 44R-2, SECTION 1, LAGO LINDO, AN ADDITION IN PARKER COUNTY,
TEXAS, being a replat of Lot 44R, Section 1, Lago Lindo, an addition in
Parker County, Texas and does hereby dedicate to the public's use the
streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County,
Texas this 23rd day of AUGUST, 2006.
Kevin Carnley Elizabeth Carnley

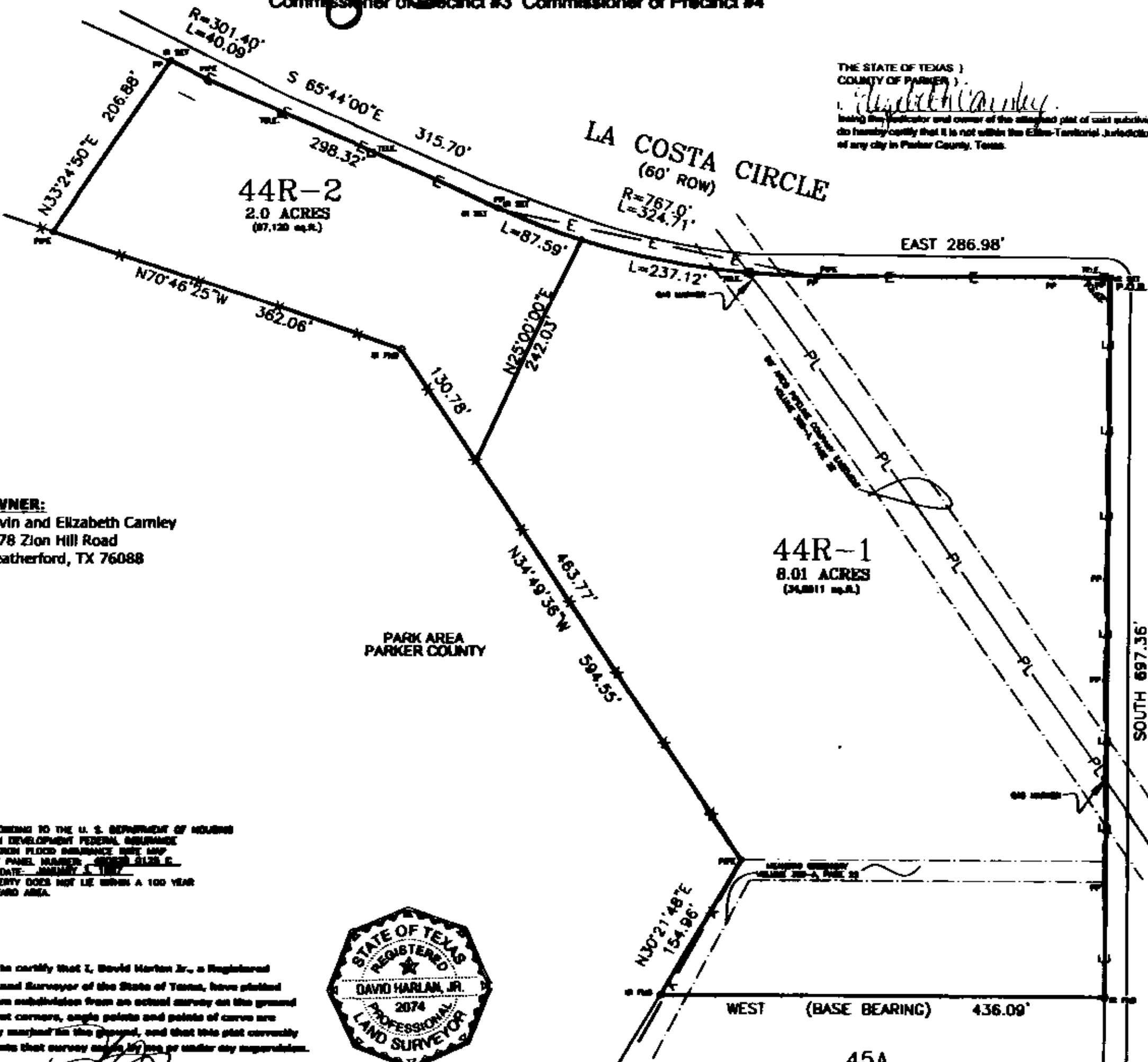
STATE OF TEXAS)
COUNTY OF PARKER)
I, Kevin Carnley
being the indicator and owner of the above plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any city in Parker County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 23rd day of August, 2006.
Notary Public in and for the State of Texas

Diane A Roberson
Notary Public, State of Texas
My Commission Expires:
March 29, 2008

Doc# 609567 Fees: \$66.00
88/23/2006 10:42AM 8 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
YEAR 2006

SCALE: 1" = 100'
HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)598-9700-(617)598-0880
FAX: METRO(817) 341-2833



OWNER:
Kevin and Elizabeth Carnley
4378 Zion Hill Road
Weatherford, TX 76088

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48003 5125 C
EFFECTIVE DATE: JANUARY 1, 1997
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.



THIS is to certify that I, David Harlan, Jr., a Registered
Public Land Surveyor of the State of Texas, have plotted
the above subdivision from an actual survey on the ground
and all lot corners, angle points and points of curve are
properly marked in the ground, and that this plat correctly
represents that survey made by me or under my supervision.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2874
August, 2006

45A
SMITH
VOLUME 593, PAGE 164