

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County
Texas, this 17th day of June, 2007.

County Judge Max Riles
Commissioner of Precinct #1 absent
Commissioner of Precinct #2 Jim Webster
Commissioner of Precinct #3
Commissioner of Precinct #4

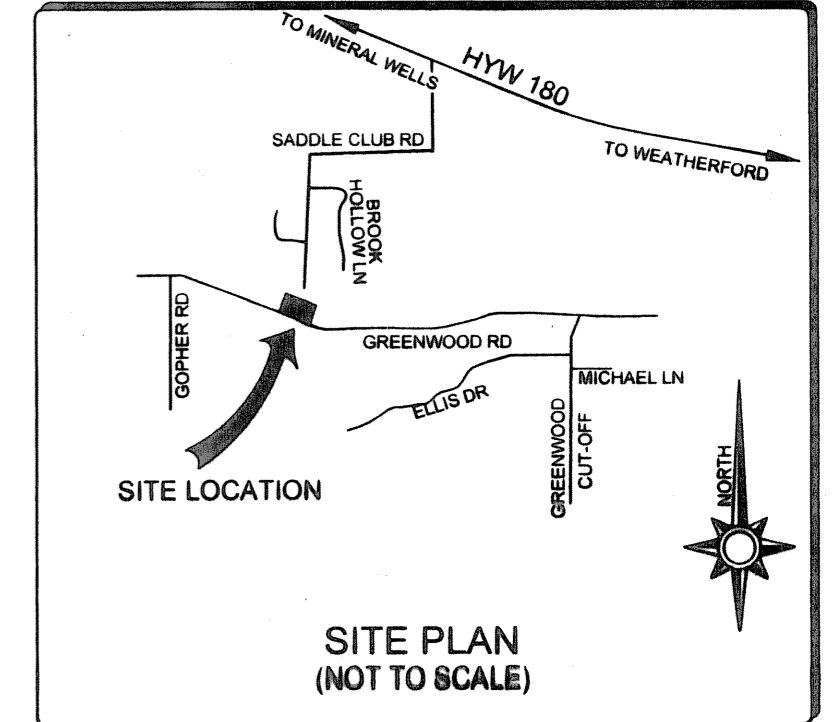
ACCT. NO.: 14887
SCH. DIST.: WE
CITY: CO
MAP NO.: F-15

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
MAXWELL ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS
Being 3.0 Acres situated in and being a portion of the
T & P RR Company Survey, Section No. 121, Abstract No. 1515
Parker County, Texas

Doc# 682172
Book 2641 Page 98

Doc# 682172 Fees: \$66.00
06/12/2008 3:08PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

C690



NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 480520 0200 B
EFFECTIVE DATE: JANUARY 27, 1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

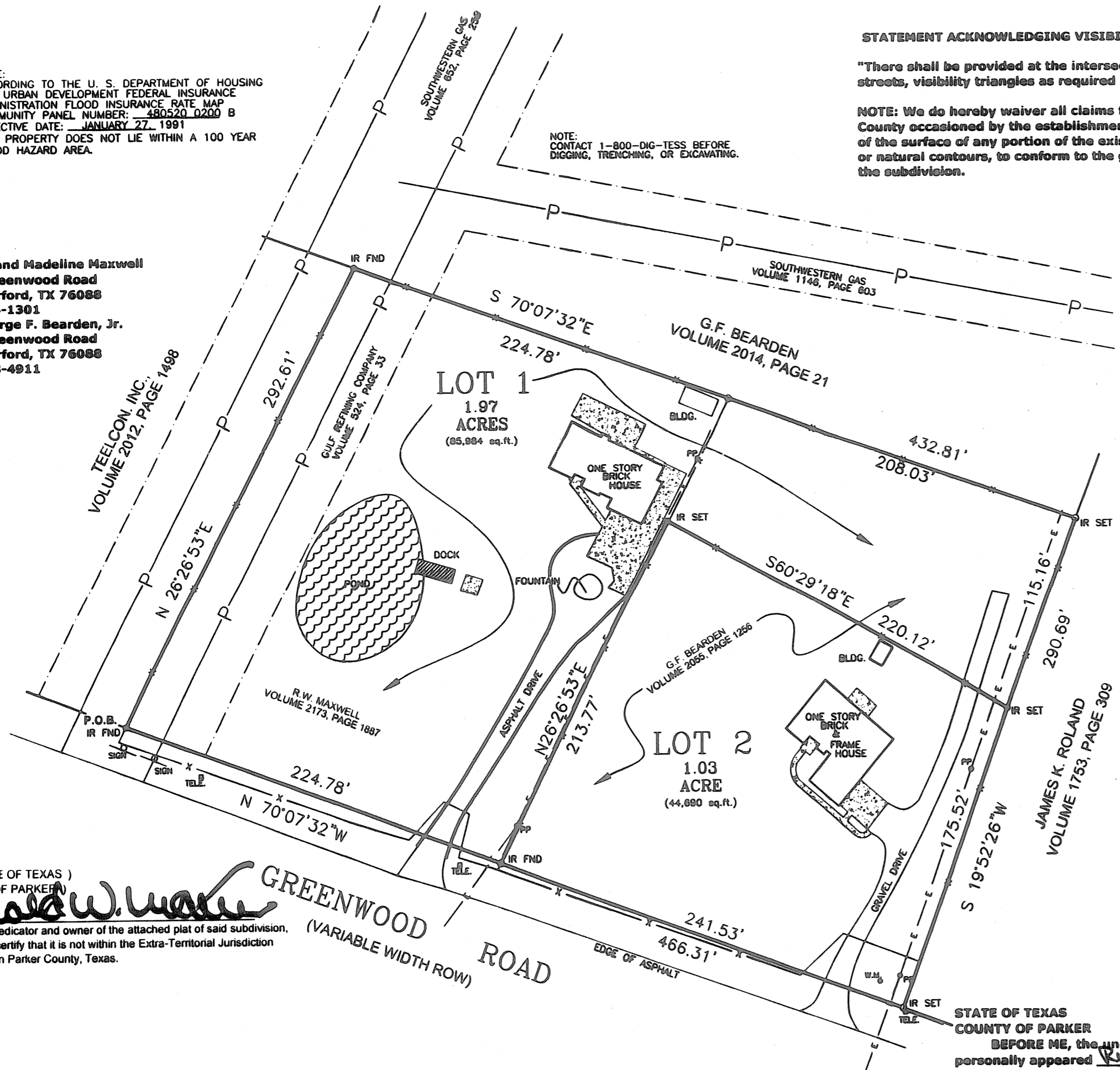
NOTE:
CONTACT 1-800-DIG-TESS BEFORE
DIGGING, TRENCHING, OR EXCAVATING.

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.

OWNER:
Ronald and Madeline Maxwell
4034 Greenwood Road
Weatherford, TX 76086
817-594-1301
and George F. Bearden, Jr.
4000 Greenwood Road
Weatherford, TX 76086
817-598-4911

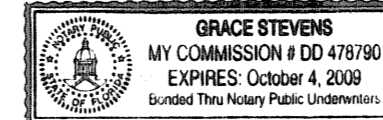


FLORIDA
COUNTY OF HILLSBOROUGH
The undersigned, as Hon holder on the avenge subdivided
according to this plat, hereby consents to such subdivision
and joins in the dedication of the streets and easements.
Charita Ragenas
JPMorgan Chase Bank N.A.
Charita Ragenas, Assistant Vice President

FLORIDA
COUNTY OF HILLSBOROUGH
BEFORE ME, the undersigned authority, on this day
personally appeared Charita Ragenas,
known to me by the person whose name is subscribed to
the above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 20th day of January, 2008.

Notary Public in and for the State of FLORIDA.



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, RONALD W. MAXWELL AND MADELINE D. MAXWELL AND
GEORGE F. BEARDEN, JR., being the sole owner of 3.0 Acres situated in and
being a portion of the T & P RR COMPANY SURVEY, SECTION No. 121,
ABSTRACT No. 1515, Parker County, Texas and being more particularly
described by metes and bounds as follows:

COMMENCING from a bolt found at the southwest corner of Lot 46, Block 1,
Saddle Club Estates, Phase II, an addition to Parker County, Texas,
according to the plat recorded in Plat Cabinet B, Slide 378, Plat Records,
Parker County, Texas; THENCE S 64°26'37\"/>

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, RONALD W. MAXWELL AND MADELINE D. MAXWELL AND GEORGE F.
BEARDEN, JR., does hereby adopt this plat designating the hereinabove
described real property as LOTS 1 AND 2, BLOCK 1, MAXWELL ADDITION, an
addition in Parker County, Texas, Being 3.0 Acres situated in and being a
portion of the T & P RR COMPANY SURVEY, SECTION No. 121, ABSTRACT
No. 1515, Parker County, Texas and does hereby dedicate to the public's use
the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County,
Texas this 20th day of February, 2007.

Ronald W. Maxwell Madeline D. Maxwell
Ronald W. Maxwell Madeline D. Maxwell
George F. Bearden, Jr.
George F. Bearden, Jr.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day
personally appeared George F. Bearden, Jr.
known to me by the person whose name is subscribed to
the above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 20th day of February, 2007

Juanita Neal
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day
personally appeared Madeline Maxwell
known to me by the person whose name is subscribed to
the above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein stated.

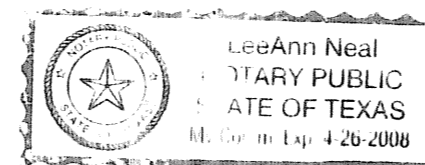
GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 20th day of February, 2007

Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day
personally appeared Ronald Maxwell
known to me by the person whose name is subscribed to
the above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 20th day of February, 2007

Notary Public in and for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
Ronald W. Maxwell
being the dedicant and owner of the attached plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any city in Parker County, Texas.

THIS is to certify that I, David Harlan Jr., a Registered
Public Land Surveyor of the State of Texas, have platted
the above subdivision from an actual survey on the ground
and all lot corners, angle points and points of curve are
properly marked on the ground, and that this plat correctly
represents that survey made by me under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
January, 2007

SCALE: 1" = 60'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833