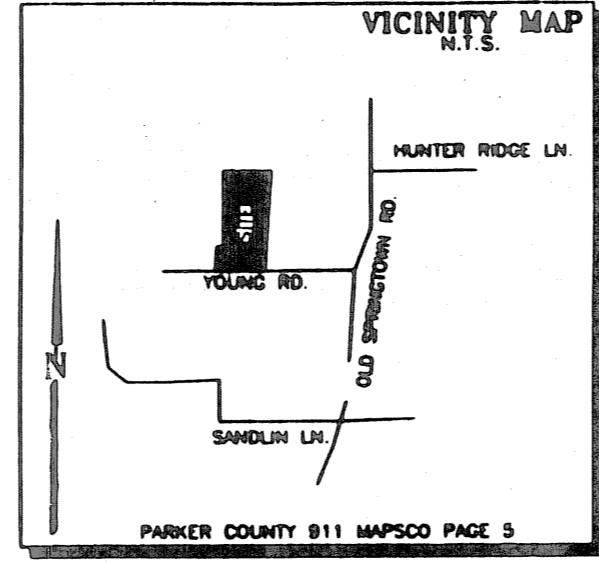


C693

Deed 003199
Book 2043 Page 029

Deed 003199 Fees: \$66.00
08/20/2008 1:18PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS



OWNERS DEDICATION AND ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Tommy Miles Enterprises Inc., being the owners of a tract of land situated in and being a portion of the I.&G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1982, Parker County, Texas and being that certain tract of land conveyed to Tommy Miles Enterprises Inc. by deed recorded in Volume 2009, Page 1594, Official Records, Parker County, Texas.

7.936 acres situated in and being a portion of the I. & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1982, Parker County, Texas and being that certain tract of land conveyed to Tommy Miles Enterprises, Inc. by deed recorded in Volume 2009, Page 1594, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

- BEGINNING at a fence post in the north line of Young Road, said post being by deed N.03 107°16"E., 15.10 feet from the southeast corner of said I.&G.N. Railroad Survey, Abstract No. 1982;
- THENCE S 88°57'26" W, with the north line of said Young Road, 417.38 feet to a fence post;
- THENCE N 03°11'12" E, 207.07 feet to a fence post;
- THENCE N 88°57'16" E, 48.88 feet to a 1/2" iron found;
- THENCE N 00°12'43" E, 873.88 feet to a fence post;
- THENCE EAST, 401.16 feet to a fence post;
- THENCE S 03°08'03" W, 408.88 feet to a fence post;
- THENCE S 02°58'17" W, 473.18 feet to the POINT OF BEGINNING and containing 7.936 acres of land.

GENERAL NOTES

- 29' FRONT BUILDING LINE
- 18' REAR BUILDING LINE
- 5' SIDE BUILDING LINE
- 15' UTILITY EASEMENT ALONG ALL ROADS AND PERIMETER OF SUBDIVISION
- 10' UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES

1/2" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED

7.936 TOTAL ACRES
1.00 ACRE MINIMUM
9 LOTS RESIDENTIAL

WATER SERVICE TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY CORP. S.U.D.

ONSITE SEWAGE PER TCEQ. & PARKER COUNTY RULES AND REGULATIONS

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020A-01 EFFECTIVE DATE: 08-17-1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNER/DEVELOPER:
TOMMY MILES ENTERPRISES INC.
805 EAST HIGHWAY 199
SPRINGTOWN, TEXAS 76082
VOL. 2009, PG. 1594, O.R.P.C.T.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Tommy Miles Enterprises Inc. does hereby adopt this plat designating the hereinabove described real property as Lots 1, through 5, PARKWAY ADDITION, an Addition to Parker County, Texas and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND on this the 1st day of June, 2008

Tommy Miles
Tommy Miles

STATE OF TEXAS
COUNTY OF PARKER

Tommy Miles Enterprises, Inc. being the dedicatior and owner of the attached plat does hereby certify that the aforesaid property is not within the Extraterritorial Jurisdiction of any City or Township.

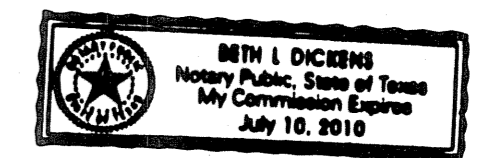
Tommy Miles
Tommy Miles

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 he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 1st day of June, 2008.

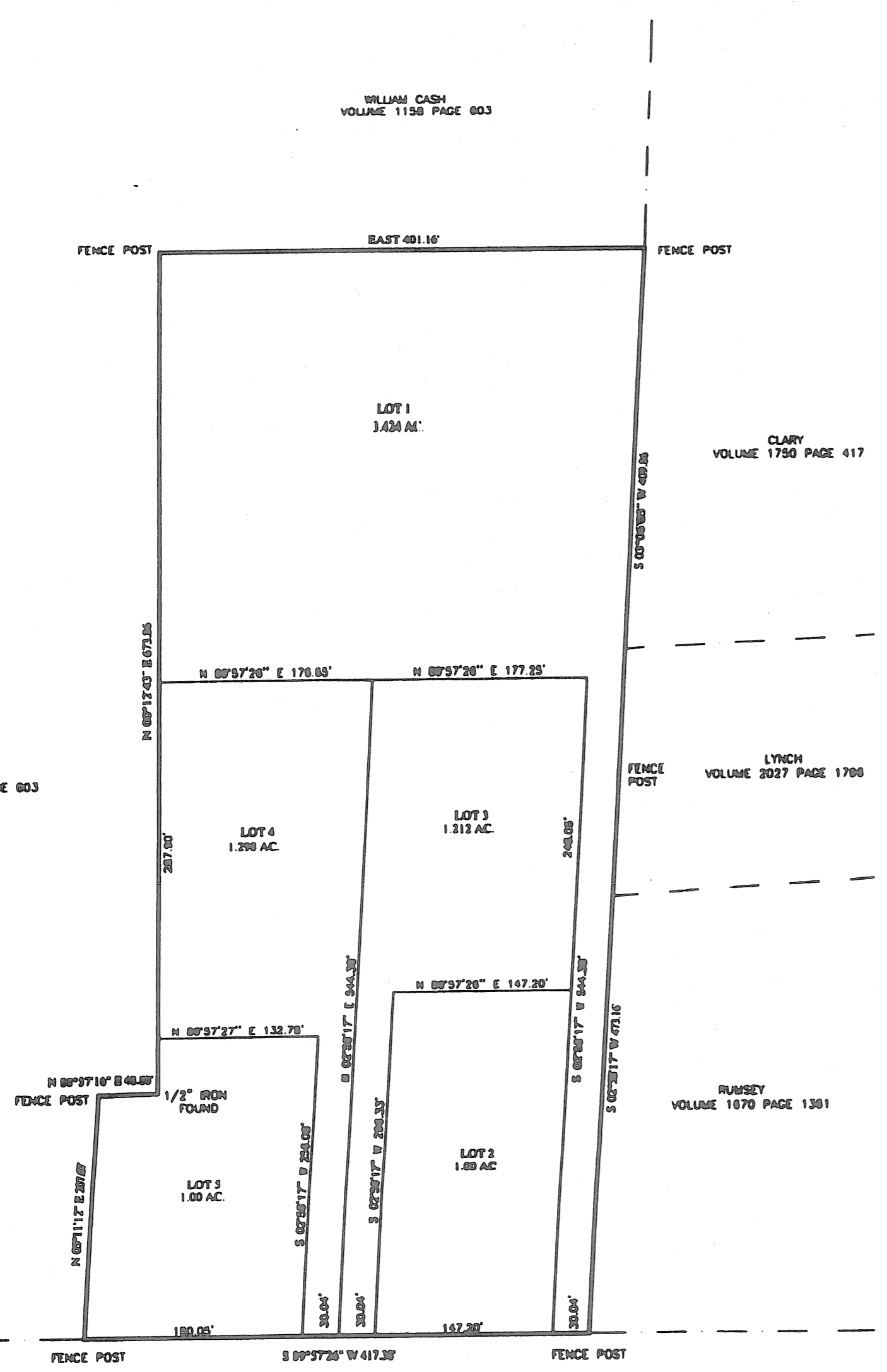
Notary Public
Notary Public In and for the State of Texas



ACCT. NO.: 16073
SCH. DIST.: SP
CITY: CO
MAP NO.: K-7

**FINAL PLAT
PARKWAY ADDITION
LOTS 1 THROUGH 5**
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 7.936 ACRES SITUATED IN THE
I.&G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1982
PARKER COUNTY, TEXAS

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____



YOUNG ROAD

**COMMISSIONERS COURT
PARKER COUNTY, TEXAS**

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

PLAT APPROVAL DATE: _____

APSENT
MAYNOR COUNTY JUDGE

DANNY CHOATE
COMMISSIONER PRECINCT #1

JOE BRINKLEY
COMMISSIONER PRECINCT #2

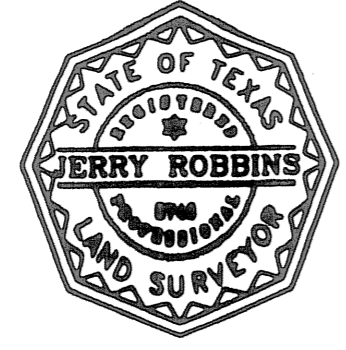
JOHN ROTH
COMMISSIONER PRECINCT #3

JIM WEBSTER
COMMISSIONER PRECINCT #4

LONE STAR SURVEYING LLC
100 SHADY LANE
AZLE, TEXAS 76009
OFFICE 817-270-2323
FAX 817-270-4181
08056

This is to certify that I, **JERRY ROBBINS**, a Registered Professional Land Surveyor of the State of Texas, having plotted 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. 0746
SURVEYED/MARCH/2008



ORIGINAL