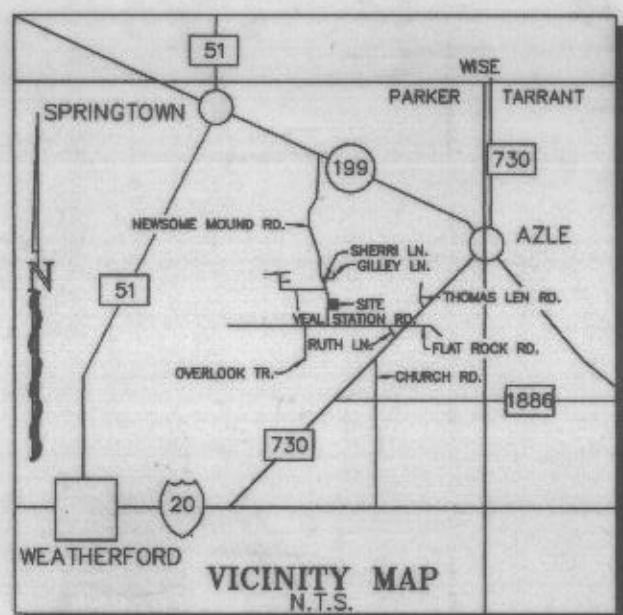


PC B 728



LandCon Inc.
Engineers - Surveyors - Planners

2501 Parkview Dr., Suite 200, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5065 FAX (817) 335-5067

DKB & ASSOCIATES, LLC
1250 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5688 FAX: 220-2678
JSR PARTAGAS PHASE I



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.

Doug Burt

21/DEC/1998
REVISED 25/APRIL/2002

FINAL PLAT
LOTS 1-68, BLOCK 1
PARTAGAS ADDITION
PHASE I

AN ADDITION TO PARKER COUNTY,
TEXAS AND BEING 113.14 ACRES
OUT OF THE
T.&P. RR. SURVEY, ABST. 1432,
PARKER COUNTY, TEXAS.

Doc 00455774 Bk OR Vol 2037 Pg 146

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Aug 23, 2002 at 04:41P

Document Number: 00455774
Amount: .00
By: Monica Castro

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Aug 23, 2002

PC B 728

Jeanne Brunson, County Clerk
Parker County



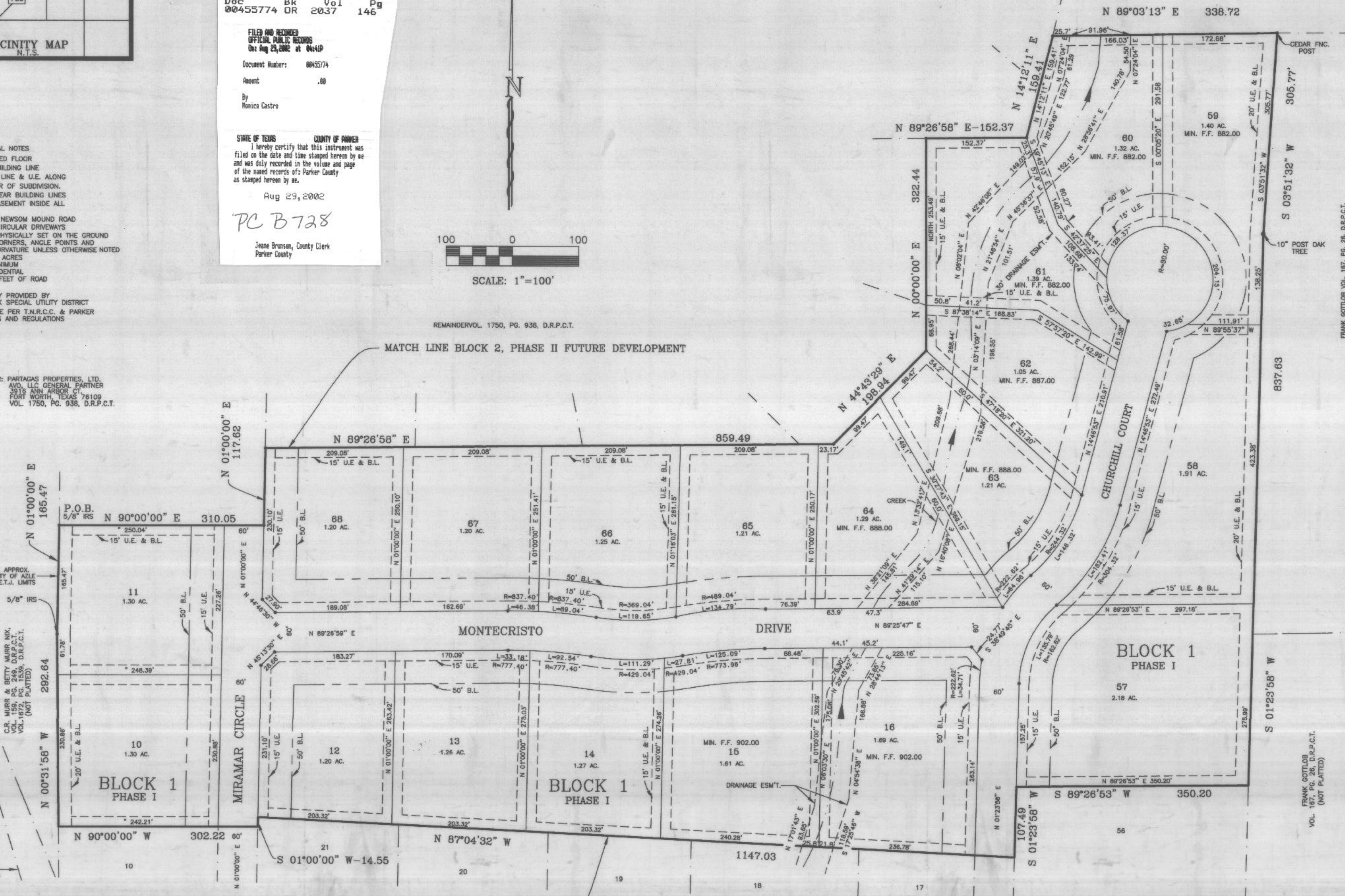
SCALE: 1"=100'

REMAINDER VOL. 1750, PG. 938, D.R.P.C.T.

GENERAL NOTES
F.F. = FINISHED FLOOR
50' FRONT BUILDING LINE
20' BUILDING LINE & U.E. ALONG THE PERIMETER OF SUBDIVISION.
15' SIDE & REAR BUILDING LINES
15' UTILITY EASEMENT INSIDE ALL LOT LINES
ALL LOTS ON NEWSOM MOUND ROAD SHALL HAVE CIRCULAR DRIVEWAYS
5/8" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
113.14 TOTAL ACRES
1.00 ACRE MINIMUM
68 LOTS RESIDENTIAL
8030 LINEAR FEET OF ROAD
WATER SUPPLY PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT
ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

OWNER/DEVELOPER: PARTAGAS PROPERTIES, LTD.
AVO, LLC GENERAL PARTNER
3916 ANN ARBOR CT
FORT WORTH, TEXAS 76109
VOL. 1750, PG. 938, D.R.P.C.T.

NEWSOM MOUND ROAD



FRANK GOTTLIB VOL. 167, PG. 26, D.R.P.C.T. (NOT PLATTED)

FRANK GOTTLIB VOL. 167, PG. 26, D.R.P.C.T. (NOT PLATTED)