



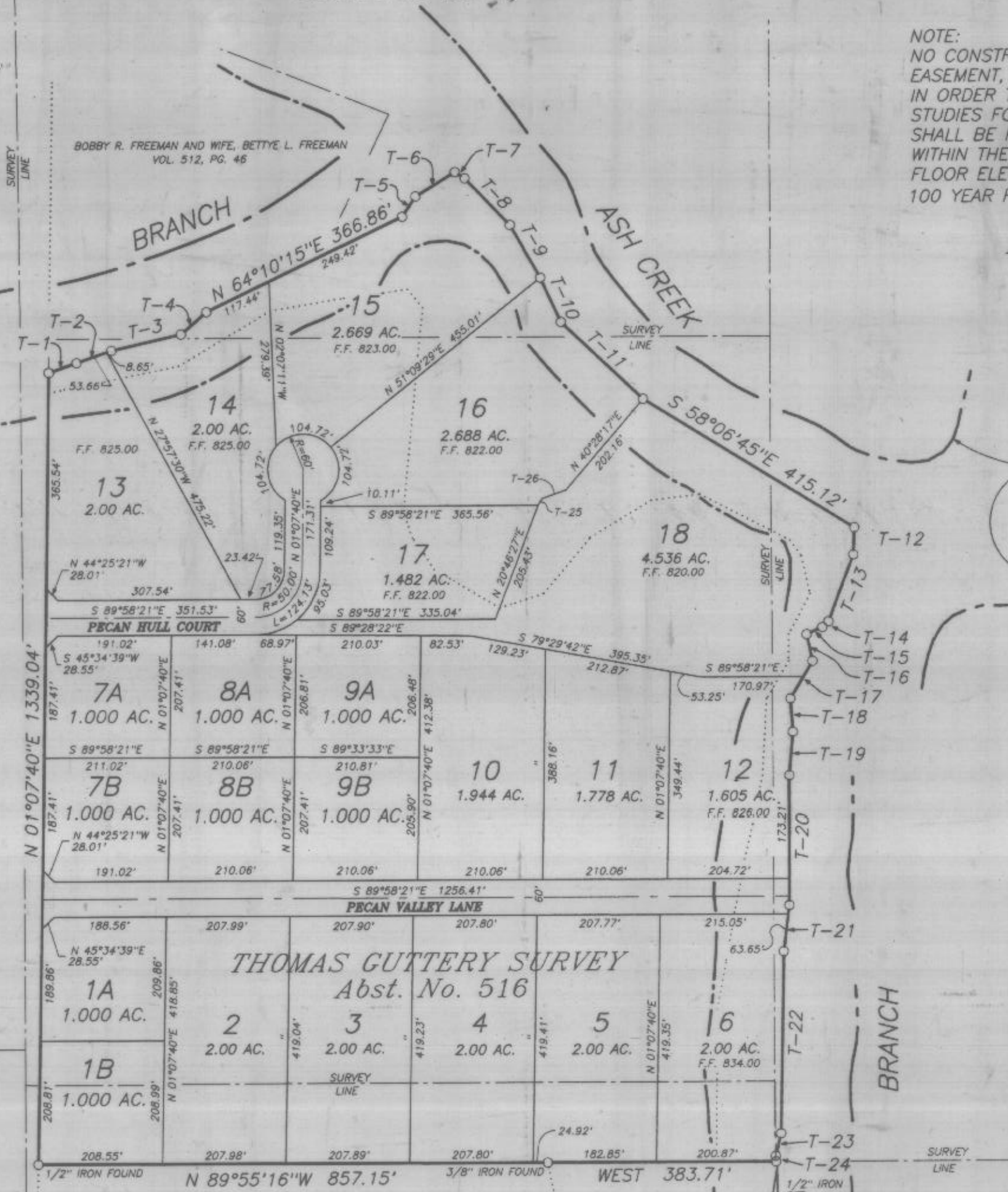
HENRIETTA WHITTEN SURVEY  
Abst. No. 1672

FINNEY DRIVE  
COUNTY ROAD NO. 1060  
(R.O.W. VARIES)

JAMES WITCHER SURVEY  
Abst. No. 1644

H.J. THOMPSON SURVEY  
Abst. No. 2574

H.J. THOMPSON SURVEY  
Abst. No. 2431



THE STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Brent A. Mizell*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1967  
03/03/99



NOTE:  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY, IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

LOVING CLIFTON SURVEY  
Abst. No. 252

COMPUTED 100 YEAR FLOOD PLAIN

Approximate limits of 100 Year Flood Plain per the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 480520 0150 C

Effective Date: JAN. 3, 1997

357400

RECEIVED AND FILED  
FOR RECORD  
11:40 O'Clock A.M.

MAR 10 1999

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By *Jeanne Brunson* Deputy

CERTIFICATE OF RECORD

THE STATE OF TEXAS  
COUNTY OF PARKER

I, Jeanne Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the \_\_\_ day of \_\_\_, 19\_\_ at \_\_\_ o'clock \_\_\_, in \_\_\_ Records of said County in Plat cabinet, pages \_\_\_

In Testimony Whereof, witness my hand and official seal of office, this the \_\_\_ day of \_\_\_, 19\_\_

Jeanne Brunson, County Clerk  
Parker County, Texas

By: \_\_\_\_\_  
Deputy

COURSE	BEARING	DISTANCE
T-1	N 70°38'32"E	49.32'
T-2	N 70°38'32"E	62.31'
T-3	N 77°02'59"E	120.35'
T-4	N 48°45'06"E	57.05'
T-5	N 33°32'23"E	40.92'
T-6	N 58°31'08"E	78.12'
T-7	S 57°41'14"E	19.88'
T-8	S 43°32'22"E	109.38'
T-9	S 29°36'53"E	102.72'
T-10	S 24°19'54"E	82.68'
T-11	S 46°25'21"E	189.87'
T-12	S 02°56'31"W	46.11'
T-13	S 20°28'00"W	120.65'
T-14	S 46°55'15"W	14.33'
T-15	S 65°53'53"W	28.65'
T-16	S 12°01'19"E	46.26'
T-17	S 30°32'27"W	73.75'
T-18	S 03°54'28"E	56.56'
T-19	S 05°15'00"W	73.73'
T-20	S 00°19'33"W	218.44'
T-21	S 07°09'07"W	78.53'
T-22	S 01°05'25"W	308.44'
T-23	S 13°44'48"W	38.92'
T-24	S 03°31'07"E	9.85'
T-25	N 32°43'02"E	13.71'
T-26	N 70°12'43"E	42.26'

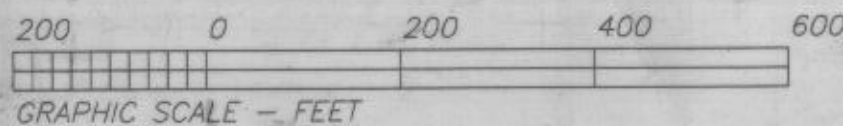
OWNER/DEVELOPER  
PECAN VALLEY ESTATES, INC.  
1100 FINNEY DRIVE  
WEATHERFORD TEXAS 76086  
(817) 247-6100

STATE OF TEXAS  
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 10th day of March, 1999

*Max Riley*  
County Judge  
*Charlie Horton*  
Commissioner Precinct No. 3

*Mark Dahl*  
Commissioner Precinct No. 2  
*Sam Mudge*  
Commissioner Precinct No. 4



MIZELL LAND SURVEYING, INC.  
513 North Highway 1187  
P.O. Box 419 Aledo, Texas 76008  
(817) 441-6199 (817) 598-1284

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that Pecan Valley Estates Inc., a Texas Limited Partnership, acting by and through the undersigned its duly authorized agent, is the owner of the following described real property, to wit:

41.528 acres situated in the THOMAS GUTTERY SURVEY, Abst. No. 516; LOVING CLIFTON SURVEY, Abst. No. 252; H.J. THOMPSON SURVEY Abst. No. 2431 and the H.J. THOMPSON SURVEY, Abst. No. 2574, Parker County, Texas, being a portion of that certain tract of land conveyed to Bertram R. Olsen and Mary M. Olsen, by deed recorded in Volume 1587, Page 706, Real Records, Parker County, Texas, and all that certain 6.00 acre tract conveyed to Bert C. Olsen and wife, Janet R. Olsen, by deed recorded in 1185, Page 886, Real Records, Parker County, Texas, said 41.528 acres being more particularly described as follows:

Beginning at a 1/2" iron set in the approximate center of a branch, in the south line of said Olsen tract and the north line of that certain tract of land conveyed to David Roy Finney, by deed recorded in Volume 1264, Page 79, Real Records, Parker County, Texas, said point being WEST, 1547.65 feet from the called northeast corner of said THOMPSON SURVEY, Abst. No. 2431;

THENCE WEST, along the common line of said Olsen and Finney tracts, 393.71 feet to a 3/8" iron found at the northeast corner of that certain tract of land conveyed to Aaron Bell, by deed recorded in Volume 362, Page 539, Deed Records, Parker County, Texas;

THENCE North 89 degrees 55 minutes 15 seconds West, along the common line of said Olsen and Bell tracts, 857.15 feet to a 1/2" iron found in the east line of Finney Road (County, Road No. 1060 - R.O.W. varies);

THENCE North 01 degrees 07 minutes 40 seconds East, along the east line of said Finney Road, 1335.04 feet to the intersection of the east line of said Finney Road with the centerline of a branch;

THENCE along the centerline of said branch as follows:

North 70 degrees 38 minutes 32 seconds East, 49.32 feet;  
North 70 degrees 38 minutes 32 seconds East, 62.31 feet;  
North 77 degrees 02 minutes 59 seconds East, 120.35 feet;  
North 48 degrees 46 minutes 06 seconds East, 57.05 feet;  
North 33 degrees 32 minutes 23 seconds East, 36.96 feet;  
North 58 degrees 31 minutes 08 seconds East, 40.92 feet;  
North 58 degrees 31 minutes 08 seconds East, 78.12 feet to the intersection of the centerline of said branch with the centerline of Ash Creek;

THENCE along the centerline of said Ash Creek as follows:

South 57 degrees 41 minutes 14 seconds East, 19.88 feet;  
South 43 degrees 32 minutes 22 seconds East, 109.38 feet;  
South 29 degrees 36 minutes 53 seconds East, 102.72 feet;  
South 24 degrees 19 minutes 54 seconds East, 82.68 feet;  
South 46 degrees 25 minutes 21 seconds East, 189.87 feet;  
South 58 degrees 06 minutes 45 seconds East, 415.12 feet to intersection of said Ash Creek with centerline of a branch;

THENCE along the centerline of said branch as follows:

South 02 degrees 56 minutes 31 seconds West, 46.11 feet;  
South 20 degrees 28 minutes 00 seconds West, 120.65 feet;  
South 46 degrees 55 minutes 15 seconds West, 14.33 feet;  
South 65 degrees 53 minutes 53 seconds West, 28.65 feet;  
South 12 degrees 01 minutes 19 seconds West, 46.26 feet;  
South 30 degrees 32 minutes 27 seconds West, 73.75 feet;  
South 03 degrees 54 minutes 29 seconds East, 56.56 feet;  
South 05 degrees 15 minutes 00 seconds West, 73.73 feet;  
South 00 degrees 19 minutes 33 seconds West, 218.44 feet;  
South 07 degrees 09 minutes 07 seconds West, 78.53 feet;  
South 01 degrees 05 minutes 25 seconds West, 308.44 feet;  
South 13 degrees 44 minutes 48 seconds West, 38.92 feet;  
South 03 degrees 31 minutes 07 seconds East, 9.85 feet to the POINT OF BEGINNING and containing 41.528 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Pecan Valley Estates Inc., a Texas Limited Partnership, (owner) acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as...

PECAN VALLEY ESTATES  
PHASE I  
Parker County, Texas

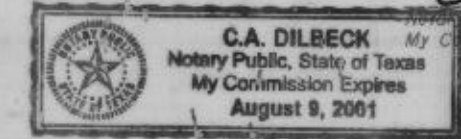
and does hereby dedicate the easements shown hereon.

EXECUTED this the 10th day of March, 1999

Pecan Valley Estates, Inc. Limited Partnership  
*Bert Olsen*  
Bert Olsen, President

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Bert Olsen, President of Pecan Valley Estates, Inc. a Texas Limited Partnership, known to me to be 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 therein expressed, the capacity thereof and as the act and deed of said limited partnership.



FINAL PLAT  
PECAN VALLEY ESTATES  
PHASE I  
Being 41.528 Acres Situated In The  
THOMAS GUTTERY SURVEY  
Abst. No. 516  
LOVING CLIFTON SURVEY  
Abst. No. 252  
H.J. THOMPSON SURVEY  
Abst. No. 2431  
and the  
H.J. THOMPSON SURVEY  
Abst. No. 2574  
Parker County, Texas