

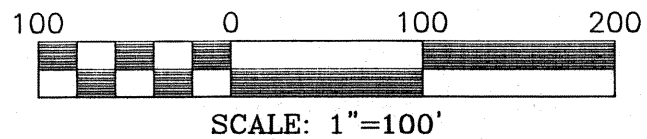
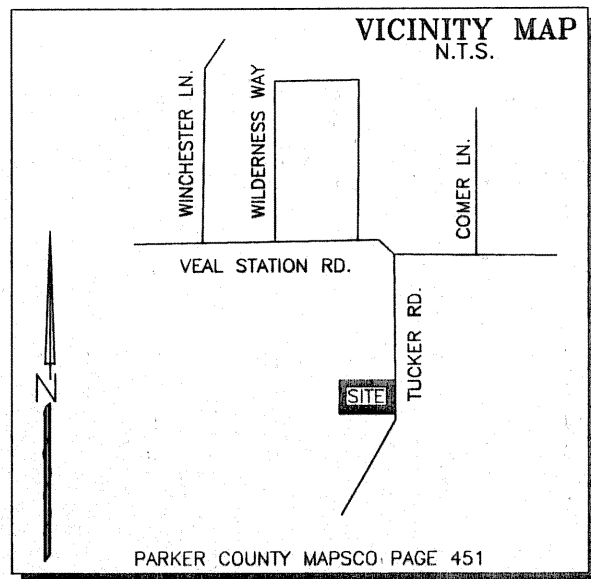
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Doc# 630108 Fees: \$66.00
02/28/2007 10:22AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

GENERAL NOTES

10.395 TOTAL ACRES
2.50 ACRE MINIMUM
3 LOTS RESIDENTIAL
ON-SITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

ALL CORNERS ARE 1/2" IRONS SET
CAPPED LONE STAR RPLS 5746 UNLESS OTHERWISE NOTED.



HORTON
VOLUME 1567, PAGE 333

1/2" IRON FOUND

EAST 901.31'

LOT 3 BLOCK 1
2.50 ACRES

LOT 2 BLOCK 1
2.584 ACRES

LOT 1 BLOCK 1
4.965 ACRES

WEST 901.31'

GRIFFITH
VOLUME 1989, PAGE 469

HEATHER RIDGE
P.C. B. S. 06

TUCKER DRIVE
SOUTH 502.39'

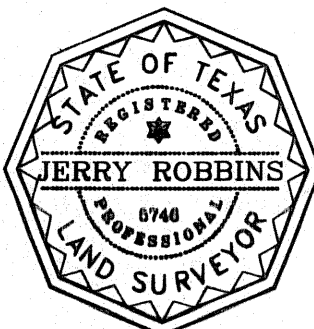
0.346 AC. DEDICATED FOR RIGHT OF WAY

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4806200075-B EFFECTIVE DATE: SEPT. 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNER/DEVELOPER:
LARRY I. RITTER ET UX NANCY F. RITTER
7113 TUCKER DRIVE
WEATHERFORD, TEXAS 76085
VOLUME 1602, PAGE 494
OWNER/DEVELOPER:
JOHN M. NIXON
P.O. BOX 200564
ARLINGTON, TEXAS 76006
VOLUME 2494, PAGE 430

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having platted 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 the survey made by me or under my direction and supervision.

JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5746
SURVEYED/NOVEMBER/2006



COMMISSIONERS COURT
PARKER COUNTY, TEXAS

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

PLAT APPROVAL DATE: February 28, 07

absent
MARK ROYCE COUNTY JUDGE

DANNY CHOATE
COMMISSIONER PRECINCT #1

JOE BRINKLEY
COMMISSIONER PRECINCT #2

JOHN ROTH
COMMISSIONER PRECINCT #3

JIM WEBSTER
COMMISSIONER PRECINCT #4

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Larry I. Ritter et ux Nancy F. Ritter and John M. Nixon being the owners of a tract of land out of the T. & P. Railroad Company Survey No. 57, Abstract No. 1430, Parker County, Texas.

10.395 acres situated in and being a portion of the T. & P. RAILROAD COMPANY SURVEY No. 57, ABSTRACT No. 1430, Parker County, Texas and being that certain tract of land conveyed to Larry I. Ritter et ux Nancy F. Ritter by deed recorded in Volume 1602, Page 494 Real Records, Parker County, Texas and John M. Nixon by deed recorded in Volume 2494, Page 430, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in Tucker Road, said point being called by deed to be North 438.38 feet from the Southwest corner of I. C. Fletcher Survey, Abstract NO. 465;

THENCE WEST, at 30.00 feet passing a 1/2" iron set in the West line of said Tucker Road, continuing in all 901.31 feet to a 1/2" iron set;

THENCE NORTH, 502.39 feet to a 1/2" iron found;

THENCE EAST, at 871.31 feet passing a 1/2" iron set in the West line of said Tucker Road continuing in all 901.31 feet to a point in said Tucker Road;

THENCE SOUTH, in and with said Tucker Road, 502.39 feet to the POINT OF BEGINNING and containing 10.395 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Larry I. Ritter et ux Nancy F. Ritter and John M. Nixon being the dedicators of the hereinabove described real property adopt this plat as Lot 1 - 3, Block 1 Rock Hard Estates an addition to Parker County, Texas and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS OUR HANDS on this the 28th day of Feb., 2007

Larry I. Ritter
Larry I. Ritter
Nancy F. Ritter
Nancy F. Ritter
John M. Nixon
John M. Nixon

STATE OF TEXAS
COUNTY OF PARKER

Larry I. Ritter et ux Nancy F. Ritter and John M. Nixon being the dedicators and owners of the attached plat does hereby certify that the aforesaid property is not within the Extrajurisdictional Jurisdiction of any City or Township.

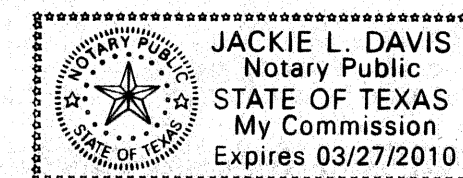
Larry I. Ritter
Larry I. Ritter
Nancy F. Ritter
Nancy F. Ritter
John M. Nixon
John M. Nixon

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Larry I. Ritter, 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 28th day of Feb., 2007

Jackie L. Davis
Jackie L. Davis
Notary Public in and for the State of Texas

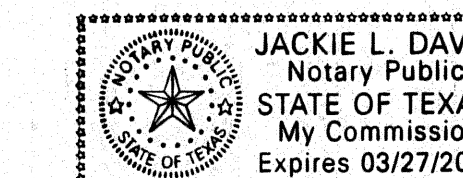


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Nancy F. Ritter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 28th day of Feb., 2007

Jackie L. Davis
Jackie L. Davis
Notary Public in and for the State of Texas

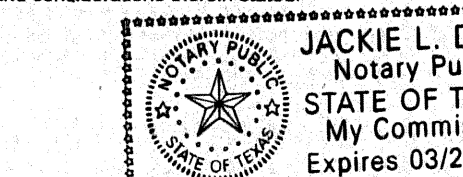


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, John M. Nixon, 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 28th day of Feb., 2007

Jackie L. Davis
Jackie L. Davis
Notary Public in and for the State of Texas



FINAL PLAT
ROCK HARD ESTATES

LOTS 1 - 3, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS
BEING 10.395 ACRES SITUATED IN THE

T. & P. RAILROAD CO. SURVEY, ABSTRACT NO. 1430
PARKER COUNTY, TEXAS

ACCT. NO.: 16885
SCH. DIST.: AZ
CITY: CO
MAP NO.: L10

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

LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181
06325