



SCALE: 1"=200'

DKB & ASSOCIATES, LLC
 323 HWY. NO. 199 E.
 SPRINGTOWN, TEXAS, 76082
 220-5888 FAX: 220-2678

OWNER/DEVELOPER: A.M.H. INC.
 P.O. BOX 170003
 ARLINGTON, TEXAS
 76003-0003

DEDICATION

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, A.M.H. Inc. being the owner of a tract of land out of the M.E.P. & P. RR. Co. SURVEY, Abstract No. 945, Parker County, Texas, and being further described by metes and bounds as follows:

Description for a 34.483 acre tract of land out of the M.E.P. & P. RR. Co. SURVEY, Abstract No. 945, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 294, Pg. 276, Deed Records, Parker County, Texas.

BEGINNING at a 1/2" iron set in the North line of Knob Hill Road, said iron being by deed call 83.80 feet North and 557.59 feet West of the Southeast corner of said M.E.P. & P. RR. Co. SURVEY, said iron also being the Southwest corner of that certain tract of land recorded in Vol. 388, Pg. 77, Deed Records, Parker County, Texas.

THENCE S 89°46'59" W, with the North line of said Knob Hill Road, 562.88 feet to a 1/2" iron set;
 THENCE N 01°14'35" W, 336.22 feet to a 1/2" iron set;
 THENCE S 89°38'29" W, 238.88 feet to a 1/2" iron set;
 THENCE S 44°11'57" W, 35.08 feet to a 1/2" iron set in the East line of Ross Road;
 THENCE N 01°14'35" W, with the East line of said Ross Road, 110.01 feet to a 1/2" iron set;
 THENCE S 45°48'09" E, 35.83 feet to a 1/2" iron set;
 THENCE N 89°38'29" E, 238.88 feet to a 1/2" iron set;
 THENCE N 01°14'35" W, 2115.17 feet to a 1/2" iron set in the South line of that certain tract of land recorded in Vol. 351, Pg. 357, D.R.P.C.T.;

THENCE N 88°37'56" E, with the South line of said Vol. 351, Pg. 357, 617.53 feet to a concrete monument found;
 THENCE SOUTH, 2523.41 feet to the POINT OF BEGINNING and containing 34.483 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That A.M.H. Inc. does hereby adopt this plat as Lots 12 - 39, Block I, ROSS ACRES, PHASE II, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements shown hereon.

STATE OF TEXAS
 COUNTY OF PARKER

A.M.H. Inc., Mark Hollis, Vice-President

A.M.H. INC., being the dedicators and owners of the attached plat, do hereby certify that aforesaid property does not have a lien.

STATE OF TEXAS
 COUNTY OF PARKER

A.M.H. Inc., Mark Hollis, Vice-President

A.M.H. INC., being the dedicators and owners of the attached plat, do hereby certify that aforesaid property is not within the Extra-Territorial Jurisdiction of any City or Town.

STATE OF TEXAS
 COUNTY OF PARKER

This instrument was acknowledged before me on this the 18th day of April, 2000.

Renee Mitchell
 Notary Public

6-27-02
 My Commission Expires

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS.

This the 26th day of April, 2000.

Charlie Norton Commissioner
Mark Dobb Commissioner
Ray Blugger Commissioner

Maury
 County Judge

STATE OF TEXAS
 COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the _____ day of _____, 2000 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 2000 at _____ o'clock _____ M., in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2000.

Jeane Brunson
 Clerk, County Court
 Parker County, Texas

By: _____
 Deputy

387323
 B-472

WISE COUNTY
 COUNTY LINE

RECEIVED AND FILED
 FOB RECORD
 9:35 O'Clock AM

APR 26 2000

Jeane Brunson, Co. Clerk
 PARKER COUNTY
 TEXAS

By: _____ Deputy

JAY BIRD ROAD
 ROSS LANE
 KNOB HILL ROAD
 F.M. HWY. NO. 2257
 STATE HWY. NO. 199

PARKER COUNTY

RECORDED APR 26 2000

SEAL

Jeane Brunson
 County Clerk, Parker County, Tex.

LAND DATA:
 TOTAL LAND AREA ----- 34.483 ACRES
 PROPOSED LAND USE ----- RESIDENTIAL
 MINIMUM LOT SIZE ----- 1.00 ACRE
 TOTAL RESIDENTIAL LOTS ----- 28
 RIGHT-OF-WAY DEDICATION -- 2,423.00 L.F.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTES:
 50' BLDG. LINE ALONG ALL ROADS UNLESS NOTED OTHERWISE.
 10' BLDG. LINES ALONG ALL SIDE & REAR LOT LINES.
 20' UTILITY ESMT. ALONG PERIMETER OF SUBDIVISION & ALONG THE FRONT OF ALL LOTS.
 10' UTILITY ESMT. CENTERED ALONG ALL INTERIOR LOT LINES UNLESS NOTED OTHERWISE.
 ALL LOT CORNERS, ANGLE POINTS & POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" REBAR RODS UNLESS NOTED OTHERWISE.

RENEE MITCHELL
 Notary Public, State of Texas
 My Commission Expires
 JUNE 27, 2002

SUBJECT PROPERTY IS LOCATED IN ZONE C AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480588-H-04, DATED, JULY 23, 1976.

FINAL PLAT SHOWING
LOTS 12 - 39, BLOCK I.
ROSS ACRES, PHASE II
 An Addition to Parker County, Texas,
 and being 49.23 acres out of the
 M.E.P. & P. RR. Co. SURVEY,
 Abstract No. 945, Parker County,
 Texas.

STATE OF TEXAS
 REGISTERED
 DOUG BURT
 PROFESSIONAL
 LAND SURVEYOR

I, Doug Burt, Registered Professional Land Surveyor, hereby certify that this sketch represents a survey made on the ground under my supervision and correctly shows the boundary lines, dimensions and area of the land indicated thereon, the location of all visual improvements on or shown, all ditches, streets, rights of way, easements and other matters which may affect this land as shown as they appear on the plat of record of this land. I further certify that there are no visible encroachments, shortages in area or overlapping of improvements except as shown hereon.

Doug Burt
 10/NOV/98