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08/24/2007 11:40AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON COUNTY CLERK

Doc# 651831  
Book 2568 Page 857

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Steve MacWhirter, being the owner of a tract of land situated in the M.E.P. & P. RAILROAD COMPANY SURVEY No. 33, ABSTRACT No. 945, Parker County, Texas.

23.016 acres situated in and being a portion of the M.E.P. & P. RAILROAD COMPANY SURVEY No. 33, ABSTRACT No. 945, Parker County, Texas and being that certain tract of land conveyed to Steve MacWhirter by deed recorded in Volume 2441, Page 426, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron capped Steadham found in the East line of Ross Lane said iron being called by deed to be S.89°30'W., 2641.74 feet and N.00°18'01"E., 300.13 feet from the Southwest corner of the J.W. Horton Survey, Abstract No. 713, Parker County, Texas, said iron being for the most Westerly Northwest corner of that certain Tract of land recorded in Volume 2225, Page 1937 same being for the Southwest corner of said Volume 2441, Page 426;  
THENCE N 01°14'55" E, with the East line of said Ross Lane 1038.83 feet to a 1/2" iron set capped Lone Star RPLS 5746;  
THENCE N 89°59'55" E, 751.95 feet to a 1/2" iron found;  
THENCE S 01°27'18" W, 546.64 feet to a 1/2" iron set capped Lone Star RPLS 5746;  
THENCE S 88°59'22" E, 578.71 feet to a 1/2" iron set capped Lone Star RPLS 5746;  
THENCE S 01°07'29" E, 469.60 feet to a 1/2" iron found capped Steadham;  
THENCE S 89°25'41" W, 185.94 feet to a 1/2" iron found capped Steadham;  
THENCE N 00°13'39" E, 56.55 feet to a 1/2" iron set capped Lone Star RPLS 5746;  
THENCE S 89°10'42" W, 1027.87 feet to a 1/2" iron found capped Steadham;  
THENCE S 00°00'38" E, 51.17 feet to a 1/2" iron found capped Steadham;  
THENCE S 89°29'14" W, 135.10 feet to the POINT OF BEGINNING and containing 23.016 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Steve MacWhirter does hereby adopt this plat designating the hereinabove described real property as Lots 1 - 8, Phase I, and Lot 1, Phase II, ROSSWOOD ESTATES, an Addition to Parker County, Texas, does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND on this the 3 day of July, 2007

*Steve MacWhirter*  
Steve MacWhirter

STATE OF TEXAS  
COUNTY OF PARKER

Steve MacWhirter being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is not within the Extraterritorial Jurisdiction of any City or Township.

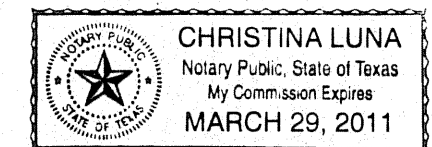
*Steve MacWhirter*  
Steve MacWhirter

STATE OF TEXAS  
COUNTY OF PARKER

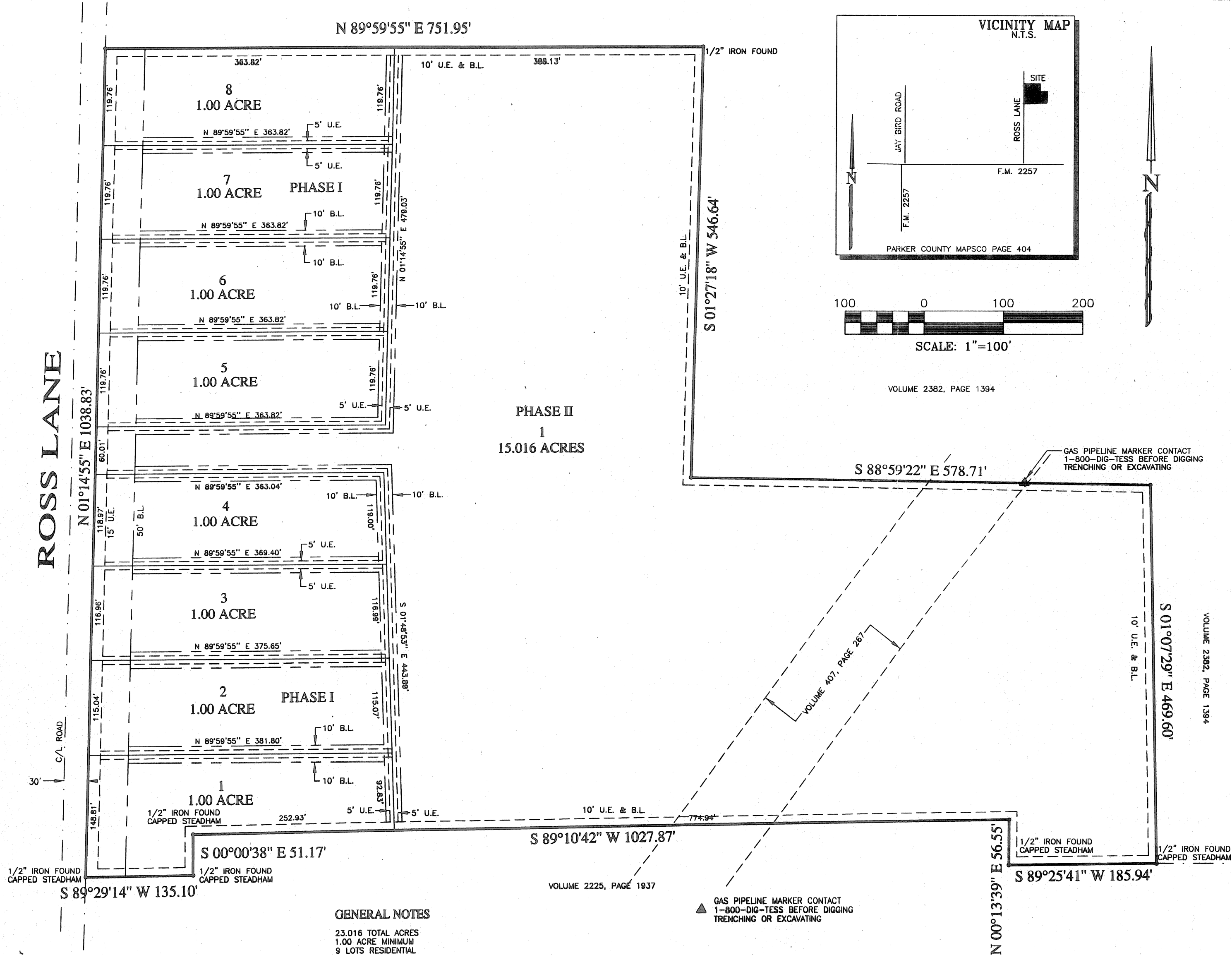
BEFORE ME, the undersigned authority on this day personally appeared, Steve MacWhirter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 3 day of July, 2007.

*Christina Luna*  
Notary Public in and for the State of Texas



ROSS LANE



GENERAL NOTES

23.016 TOTAL ACRES  
1.00 ACRE MINIMUM  
9 LOTS RESIDENTIAL

ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

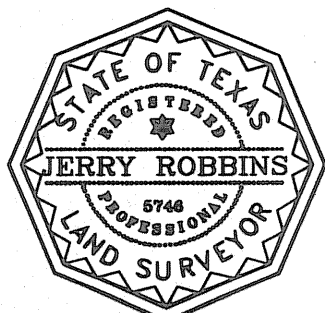
ALL CORNERS ARE 1/2" IRONS SET CAPPED LONE STAR RPLS 5746, UNLESS OTHERWISE NOTED.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480600076-B EFFECTIVE DATE: SEP 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNER/DEVELOPER:  
STEVE MACWHIRTER  
8825 HOLT STREET  
FORT WORTH, TEXAS 76135  
VOLUME 2441, PAGE 426

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  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5748  
SURVEYED/JULY/2007



COMMISSIONERS COURT  
PARKER COUNTY, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL.  
PLAT APPROVAL DATE: August 23, 2007  
MARK RILEY COUNTY JUDGE  
DANNY CHOATE COMMISSIONER PRECINCT #1  
JOE BRINKLEY COMMISSIONER PRECINCT #2  
JOHN ROTH COMMISSIONER PRECINCT #3  
JIM WEBSTER COMMISSIONER PRECINCT #4

FINAL PLAT  
ROSSWOOD ESTATES  
LOTS 1 - 8, PHASE I  
LOT 1, PHASE II  
AN ADDITION TO PARKER COUNTY, TEXAS  
BEING 23.016 ACRES SITUATED IN THE  
M.E.P. & P. RAILROAD COMPANY SURVEY,  
ABSTRACT No. 945, PARKER COUNTY, TEXAS

ACCT. NO.: 17110  
SCH. DIST.: 3P  
CITY: CO  
MAP NO.: M.A

LONE STAR SURVEYING LLC  
108 SHADY LANE  
AZLE, TEXAS 78020  
OFFICE 817-270-2323  
FAX 817-270-4181  
06319