

ACCT. NO.: 17917  
 SCH. DIST.: SP  
 CITY: CO  
 MAP NO.: I-6  
 ALL OF: 20262-005-071-50 (14.490)  
 21590-002-000-07 (6.829)  
 1390-201-002-001-410

C 90

FINAL PLAT  
 LOTS 1 THROUGH 19  
**STELLA ESTATES, PHASE II**  
 25.737 ACRES SITUATED IN AND BEING A PORTION OF  
 THE J. CULWELL SURVEY, ABSTRACT NO. 262 AND THE  
 T & P RR Co. SURVEY, ABSTRACT NO. 1390,  
 SECTION 113, PARKER COUNTY, TEXAS

LINE DETAIL	
L1	N 83°41'00" E
L2	N 73°46'21" E
L3	N 70°08'56" E
L4	N 54°01'07" E-60.00
L5	N 23°54'00" E-19.44

Doc Bk Vol Pg  
 00507088 DR 2187 419

FILED AND RETURNED  
 OFFICIAL PUBLIC RECORDS  
 On Jan 28, 2004 at 10:29

Document Number: 0687088

Amount: \$6.00

By Patricia Nelson

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

Jan 28, 2004

JEANIE BRIDGER, COUNTY CLERK  
 PARKER COUNTY

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, KEITH ROBINSON being the sole owner of 25.737 Acres of  
 land situated in and being a portion of the J. CULWELL SURVEY, ABSTRACT  
 No. 262 AND THE T & P RR COMPANY SURVEY, SECTION 113, ABSTRACT  
 No. 1390, Parker County, Texas and being a portion of a tract of land  
 conveyed to Keith Robinson by deed recorded in Volume 1720, Page 1289,  
 Real Records, Parker County, Texas and being more particularly described by  
 metes and bounds as follows:

COMMENCING from an iron rod found in the west right of way line of  
 Lavender Lane, said iron being called by deed to be West, 40.24 feet and  
 N 00°03'27" E, 999.52 feet from the southeast corner of said J. Culwell  
 Survey; THENCE N 00°13'06" E, 230.96 feet to an iron rod found;  
 THENCE S 89°09'55" W, 1143.56 feet to a nail found; THENCE  
 N 01°32'25" W, 273.66 feet to an iron rod found and POINT OF  
 BEGINNING, said iron also being the northeast corner of Lot 17, Stella Estates  
 Phase I, according to the Plat recorded in Plat Cabinet C, Slide 019, Plat  
 Records, Parker County, Texas;

THENCE S 89°09'04" W, 928.56 feet to an iron rod found;  
 THENCE S 89°57'01" W, 692.25 feet to an iron rod found;  
 THENCE N 89°06'10" W, 147.70 feet to an iron rod found;  
 THENCE N 01°36'02" E, 247.02 feet to an iron rod found and a curve to  
 the right with a radius of 60.0 feet and whose chord bears N 03°11'30" E;  
 THENCE with said curve to the right through a central angle of 60°00'00"  
 and a distance of 62.83 feet to an iron rod found;  
 THENCE N 01°53'50" E, 313.81 feet to an iron rod found;  
 THENCE N 89°57'41" E, 802.82 feet to an iron rod found;  
 THENCE N 89°50'26" E, 1040.43 feet to an iron rod found;  
 THENCE S 12°20'06" W, 467.90 feet to an iron rod found;  
 THENCE S 01°32'25" E, 170.91 feet to the POINT OF BEGINNING and  
 containing 25.737 Acres (1,121,104 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Keith Robinson, does hereby adopt this plat designating the  
 hereinabove described real properties STELLA ESTATES, PHASE II, AN ADDITION  
 TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the  
 streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County,  
 Texas this 28th day of January, 2004.

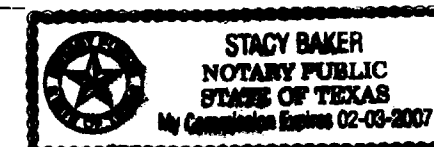
Keith Robinson

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day  
 personally appeared Keith Robinson, known to me  
 by 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 expressed and in  
 the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on  
 this the 28th day of January, 2004.

Notary Public in and for the State of Texas



STATE OF TEXAS )  
 COUNTY OF PARKER )

Keith Robinson, being the dedicator and owner  
 of the attached plat of said subdivision, do hereby certify that it is  
 not within the Extra-Territorial Jurisdiction of any city in  
 Parker County, Texas.

Keith Robinson

STATE OF TEXAS )  
 COUNTY OF PARKER )

Keith Robinson, being the dedicator and owner of the attached  
 plat do hereby certify that the aforesaid property does not have a lien.

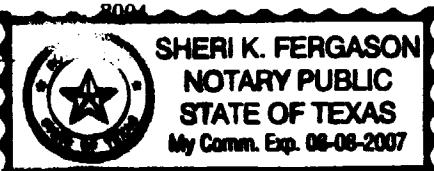
Keith Robinson

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day  
 personally appeared Keith Robinson, known to me  
 by 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 expressed and in  
 the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on  
 this the 28th day of January, 2004.

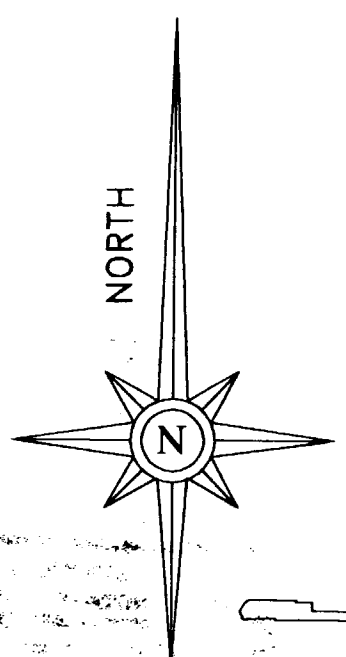
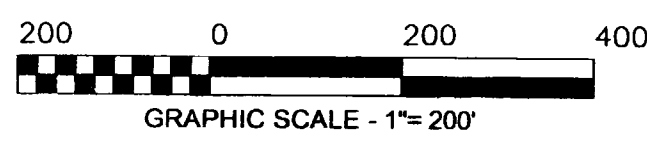
Notary Public in and for the State of Texas



LAVENDER LANE  
 RIGHT OF WAY VARIES



THIS IS to certify that I, David Harlan, Jr., a Registered Public Land  
 Surveyor of the State of Texas, have plotted the above subdivision  
 from an actual survey on the ground and all lot corners, angle  
 points and points of curve are properly marked on the ground,  
 and that this plat correctly represents that survey made by me or  
 under my supervision.  
 David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 SEPTEMBER 2003



NOTE:  
 ACCORDING TO THE U. S. DEPARTMENT OF HOUSING  
 AND URBAN DEVELOPMENT FEDERAL INSURANCE  
 ADMINISTRATION FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NUMBER: 48052006002  
 EFFECTIVE DATE: 08/27/1991  
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
 FLOOD HAZARD AREA.

THOMAS ALLEN SURVEY  
 ABSTRACT NO. 12  
 WOODY  
 VOLUME 596, PAGE 616

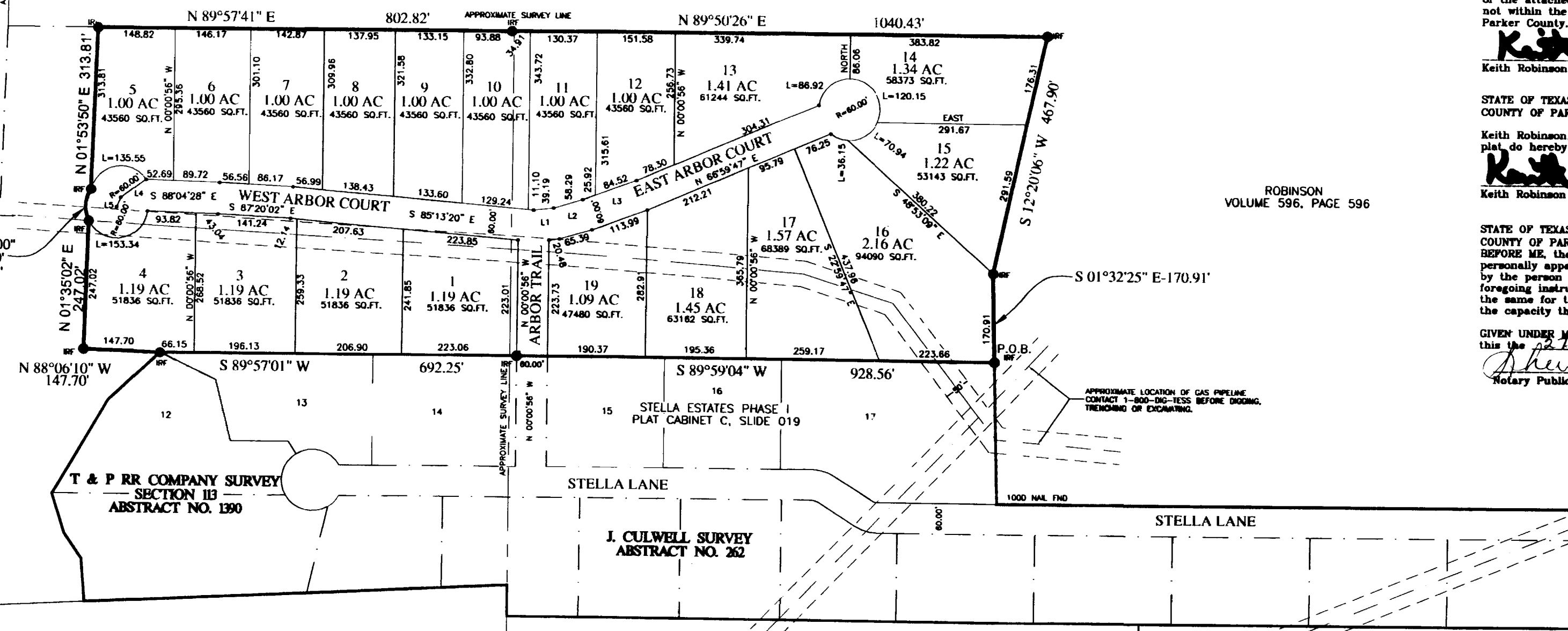
NOTE: ALL CORNERS ARE IRON RODS SET CAPPED (HARLAN 2074)  
 UNLESS OTHERWISE NOTED.

NOTE: 5' UTILITY EASEMENT ALONG SIDE & REAR LOT LINES  
 UNLESS OTHERWISE NOTED.  
 10' UTILITY EASEMENT ALONG ALL ROADS UNLESS  
 OTHERWISE NOTED.  
 25' FRONT BUILDING LINE.

SOLOMAN HINES SURVEY  
 ABSTRACT NO. 606

HOWELL  
 VOLUME 2085, PAGE 60

EDMUNDS  
 VOLUME 2127, PAGE 1213



ROBINSON  
 VOLUME 596, PAGE 596

HARLAN LAND SURVEYING, INC.  
 215 EAST EUREKA  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833