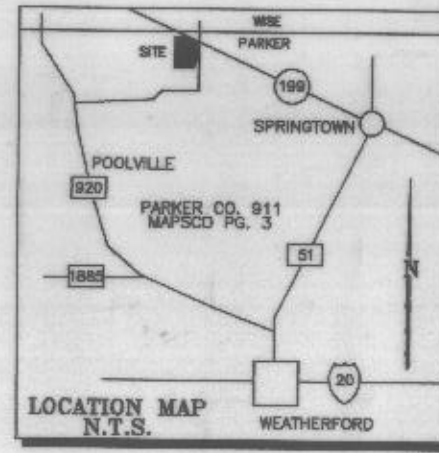


SCALE: 1"=200'

383614

B-450

OWNER/DEVELOPER: H & J PROPERTIES, LLC  
3500 HWY. NO. 199 E.  
SPRINGTOWN, TEXAS, 76082  
VOL. 1854, PG. 1747, D.R.P.C.T.



OWNERS DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, H & J Properties, LLC being the owner of the following described real property as recorded in Vol. 1854, Pg. 1747, Deed Records, Parker County, Texas.

Description for a 70.73 acre tract of land out of Block 1, JOSE MARIA MORA SURVEY, Abstract No. 854, Parker County, Texas and being the same tract of land recorded in Vol. 1854, Pg. 1747, Deed Records, Parker County, Texas.

BEGINNING at a 1/2" iron found, said iron being for the Northeast corner of that certain tract of land recorded in Vol. 1884, Pg. 578, Deed Records, Parker County, Texas, said iron also being by deed call West 300.00 feet from the Northeast corner of Block 34 same being the Southeast corner of said Block 1 of said Jose Maria Mora Survey;

THENCE WEST, 1282.50 feet to a 1/2" iron set in the North line of that certain tract of land recorded in Vol. 1444, Pg. 757, D.R.P.C.T., same being for the Southeast corner of that certain Third Tract recorded in Vol. 1171, Pg. 419, D.R.P.C.T.;

THENCE N 00°06'03" W, with the East line of said third tract, 2220.69 feet to a 2" steel fence post, said post being for the Northeast corner of said Third Tract and being in the South line of that certain First Tract recorded in Vol. 1171, Pg. 419; THENCE S 89°37'45" E, with the South line of said First Tract, 778.41 feet to a 1/2" iron set in the Southerly line of State Highway No. 199, said iron also being for the most Easterly corner of that certain Second Tract recorded in Vol. 1171, Pg. 419, D.R.P.C.T.;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That H & J Properties, LLC does hereby adopt this plat as Lots 1 through 41, Block land Lots 1 through 16, Block 2, SALT GRASS, an Addition to Parker County, Texas, and do hereby dedicate to the publics use forever the streets and or easements shown hereon.

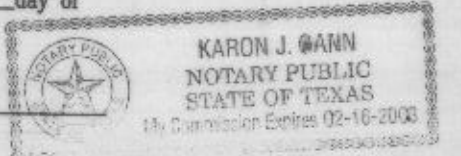
*James C. Thomason, Pres*  
H & J Properties, LLC  
James C. Thomason  
President

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 3rd day of March, 2000.

*Karen G. Bann*  
Notary Public

2-16-2003  
My Commission Expires



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 8th day of March, 2000.

*Charles Horton*  
Commissioner #2

*Mark Duke*  
Commissioner  
*Jimmy Huggins*  
Commissioner #4

- Absent -  
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 8th day of March, 2000 at 10:00 o'clock A.M. And duly recorded this the 8th day of March, 2000 at 10:00 o'clock A.M. in        Records of said County in Plat Cabinet        Slide       

In testimony Whereof, Witness my hand and official seal of office, this the 8th day of March, 2000.

Jeane Brunson  
Clerk, County Court  
Parker County, Texas  
By:        Deputy

FINAL PLAT  
SHOWING  
LOTS 1 THROUGH 41, BLOCK 1  
LOTS 1 THROUGH 16, BLOCK 2  
SALT GRASS  
AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING  
70.73 ACRES OUT OF BLOCK 1 JOSE MARIA MORA SURVEY,  
ABSTRACT NO. 854, PARKER COUNTY, TEXAS.

FIRST TRACT  
VOL. 1171, PG. 419  
D.R.P.C.T.  
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that the instrument was filed on the date and time elapsed herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.  
RECORDED MAR - 8 2000  
Seal of Parker County, Texas  
Jeane Brunson  
County Clerk, Parker County, Tex.

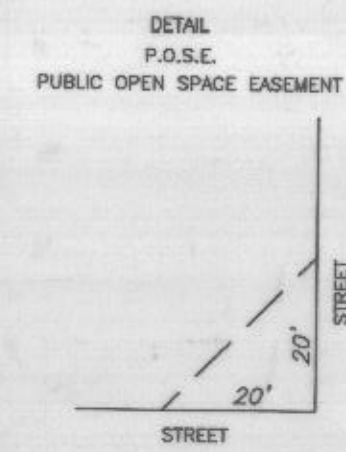
CURVE DATA

NUMBER	DELTA	T	R	L	LC
C1	44°58'50"	35.21	85.00	66.75	65.05
C2	89°58'40"	25.00	25.00	39.27	35.35
C3	77°37'22"	68.37	85.00	115.16	108.55
C4	90°00'20"	25.00	25.00	39.27	35.36
C5	03°11'29"	2.37	85.00	4.73	4.73
C6	09°11'29"	6.83	85.00	13.64	13.62
C7	45°10'57"	35.37	85.00	67.03	65.31
C8	90°21'55"	25.16	25.00	39.43	35.47
C9	45°10'57"	35.37	85.00	67.03	65.31
C10	31°48'51"	7.12	25.00	13.87	13.69
C11	31°48'51"	24.20	85.00	47.15	46.55
C12	44°59'50"	35.21	85.00	66.75	65.05
C13	89°59'40"	25.00	25.00	39.27	35.35
C14	90°00'20"	25.00	25.00	39.27	35.36
C15	28°16'41"	19.84	85.00	38.98	38.64
C16	31°34'33"	24.03	85.00	46.84	46.25
C17	57°51'14"	13.82	25.00	25.24	24.18

ANY PROVISION HEREIN WHICH RESTRICTS THE OPERATION OF THIS PLAT OR THE COLOR OF THE PLAT OR THE USE OF THE SAME SHALL BE VOID AND OF NO EFFECT UNDER FEDERAL LAW.

APPROXIMATE LOCATION OF GAS PIPELINE, CONTACT PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

THIRD TRACT  
VOL. 1171, PG. 419  
D.R.P.C.T.



RECEIVED AND FILED FOR RECORD  
MAR - 8 2000  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

LAND DATA:  
TOTAL LAND AREA ----- 70.73 ACRES  
PROPOSED LAND USE ----- RESIDENTIAL  
MINIMUM LOT SIZE ----- 1.00 ACRE  
TOTAL RESIDENTIAL LOTS ----- 57  
RIGHT-OF-WAY DEDICATION ----- 4800 L.F.

NOTES:  
50' BLDG. LINE ALONG ALL ROADS UNLESS NOTED OTHERWISE.  
15' UTILITY ESM'T. INSIDE ALL LOT LINES.  
ALL LOT CORNERS, ANGLE POINTS & POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" REBAR RODS UNLESS NOTED OTHERWISE.

NO LOT SHALL HAVE DRIVEWAY ACCESS TO STATE HIGHWAY NO. 199.

ACCORDING TO THE F.L.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480520-0050-B, DATED SEPT. 27, 1991 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO MONUMENTS ON THE SOUTH LINE OF VOL. 211, PG. 272, D.R.P.C.T.

ROE  
VOL. 1444, PG. 757  
D.R.P.C.T.

OLDNER  
VOL. 1684, PG. 578  
D.R.P.C.T.

STATE OF TEXAS  
COUNTY OF PARKER

H & J Properties, LLC being the dedicitor and owner of the attached plat, do hereby certify that aforesaid property is not within the Extra-Territorial Jurisdiction of any City or Town.

*James C. Thomason, Pres*  
H & J Properties, LLC  
James C. Thomason  
President

I, DOUG BURT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
*Doug Burt*  
28/JAN/2000



DKB & ASSOCIATES, LLC  
323 HWY. NO. 199 E.  
SPRINGTOWN, TEXAS, 76082  
220-5888 FAX: 220-2678  
00163