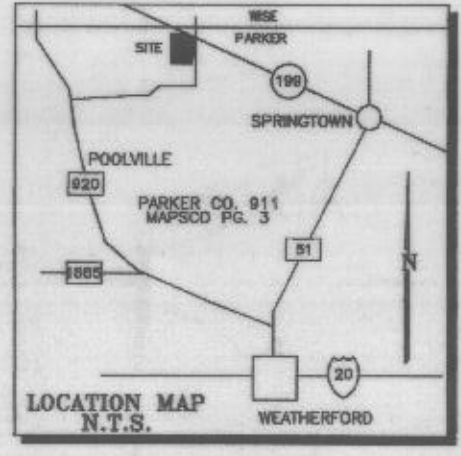


SCALE: 1"=200'

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, 1262.50 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.;
THENCE S 57°50'54" E, with the Southerly line of said State Highway No. 199, 910.29 feet to a 1/2" iron set, said iron being at the intersection of said Southerly line of State Highway No. 199 and the West line of Poolville Cut Off Road;
THENCE S 00°00'20" W, with the West line of said Poolville Cut Off Road, 1190.96 feet to a 1/2" iron set;
THENCE S 87°11'35" W, 318.74 feet to a 1/2" iron set;
THENCE S 02°00'50" E, 210.16 feet to a 1/2" iron set;
THENCE S 05°09'31" E, 315.91 feet to the POINT OF BEGINNING and containing 70.73 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

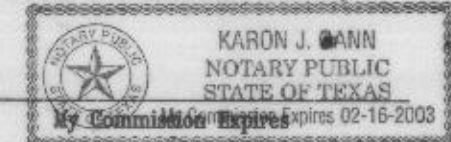
That H & J Properties, LLC does hereby adopt this plat as Lots 1 through 41, Block 1 and Lots 1 through 16, Block 2, SALT GRASS, an Addition to Parker County, Texas, and do hereby dedicate to the publics use forever the streets and or easements shown hereon.

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 19th day of April, 2000.

Karon J. Mann
Notary Public



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 26 day of APRIL, 2000.

Charlie Norta
Commissioner #1

Mark Dade
Commissioner

NAY
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

CORRECTED 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.

387324
B-473

RECEIVED FOR RECORD
10:00 O'clock

APR 26 2000

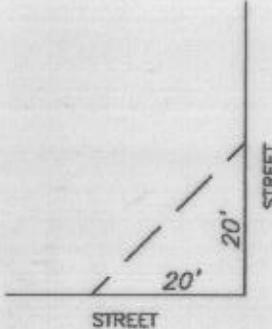
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

CURVE DATA table with columns: NUMBER, DELTA, T, R, L, LC. Rows C1 through C17.

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

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

DETAIL
P.O.S.E.
PUBLIC OPEN SPACE EASEMENT



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 LF.

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.

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 dedicator 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
12/APRIL/2000

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

