

MICHAEL LEWIS BOYD  
VOLUME 1845, PAGE 1448

STATE OF TEXAS |  
COUNTY OF PARKER |

WHEREAS, TM Land Company, L.P., being the owner of the following described property to wit:

Description for a 14.722 acre tract of land out of the THOMAS CASSIDAY SURVEY, Abstract No. 273 and the T&P R.R. CO. SURVEY, Abstract No. 1375, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to TM Land Company, L.P., recorded in Volume 2462, Page 1474, Real Records, Parker County, Texas and a portion of Lot 8, SANDLIN ESTATES, an addition to Parker County, Texas according to the Plat thereof recorded in Plat Cabinet C, Slide 300, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron set in the East line of said Volume 2462, Page 1474, said iron being N 00°31'54" E, 19.21 feet from the Northeast corner of Lot 9 of said SANDLIN ESTATES;  
THENCE N 89°55'35" W, 300.08 feet to a 1/2" iron set;  
THENCE N 00°08'58" E, 17.89 feet to a 1/2" iron set;  
THENCE S 89°55'37" W, 780.82 feet to a 1/2" iron set in the East line of Sandlin Lane, and being in the West line of said Lot 8, SANDLIN ESTATES;  
THENCE N 01°22'21" W, with the East line of said Sandlin Lane, 8.05 feet to a 1/2" iron found, said iron being for the Northwest corner of said Lot 8, SANDLIN ESTATES;  
THENCE N 87°30'20" W, 10.54 feet to a 1/2" iron found in the East line of said Sandlin Lane;  
THENCE N 30°32'00" W, with the Easterly line of said Sandlin Estates, 15.40 feet to a 1/2" iron set, said iron being for the most Westerly Southwest corner of said Volume 1798, Page 1873 and being for the Southeast corner of that certain tract of land described in deed to William Howard Coleman, recorded in Volume 1498, Page 1846, Real Records, Parker County, Texas;  
THENCE N 00°19'13" W, with the common line of said Volume 1798, Page 1873 and said Volume 1498, Page 1846, 558.98 feet to a fence post, said post being for the Northwest corner of said Volume 1798, Page 1873 and being for the Southwest corner of that certain tract of land described in deed to Michael Lewis Boyd, recorded in Volume 1845, Page 1448, Real Records, Parker County, Texas;  
THENCE S 89°55'37" E, with the common line of said Volume 1798, Page 1873 and said Volume 1845, Page 1448, 1108.02 feet to a "Lonestar" capped iron found, said iron being for the Northeast corner of said Volume 1798, Page 1873 and being for the Northwest corner of Lot 1 of said BROCKELMAN ESTATES;  
THENCE S 00°31'54" W, with the common line of said Volume 1798, Page 1873 and said BROCKELMAN ESTATES, 590.39 feet to the POINT OF BEGINNING and containing 14.722 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, TM Land Company, L.P. does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 12 thru 24  
SANDLIN ESTATES,  
PHASE II  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 8<sup>th</sup> day of May, 2007.

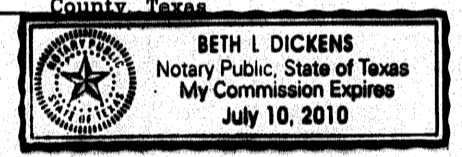
*Tommy Miles*  
Tommy Miles  
(President of TM Land Company, L.P.)

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, known to me to be the persons whose names are 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 8<sup>th</sup> day of May, 2007.

Notary Public *Beth L. Dickens*  
County, Texas



COMMISSIONERS COURT  
PARKER COUNTY, TEXAS  
Plat Approved Date: 5-9-07  
*Max J. [Signature]*  
County Judge  
*[Signature]*  
Commissioner  
*[Signature]*  
Commissioner  
*[Signature]*  
Commissioner  
*Jim Webster*  
Commissioner

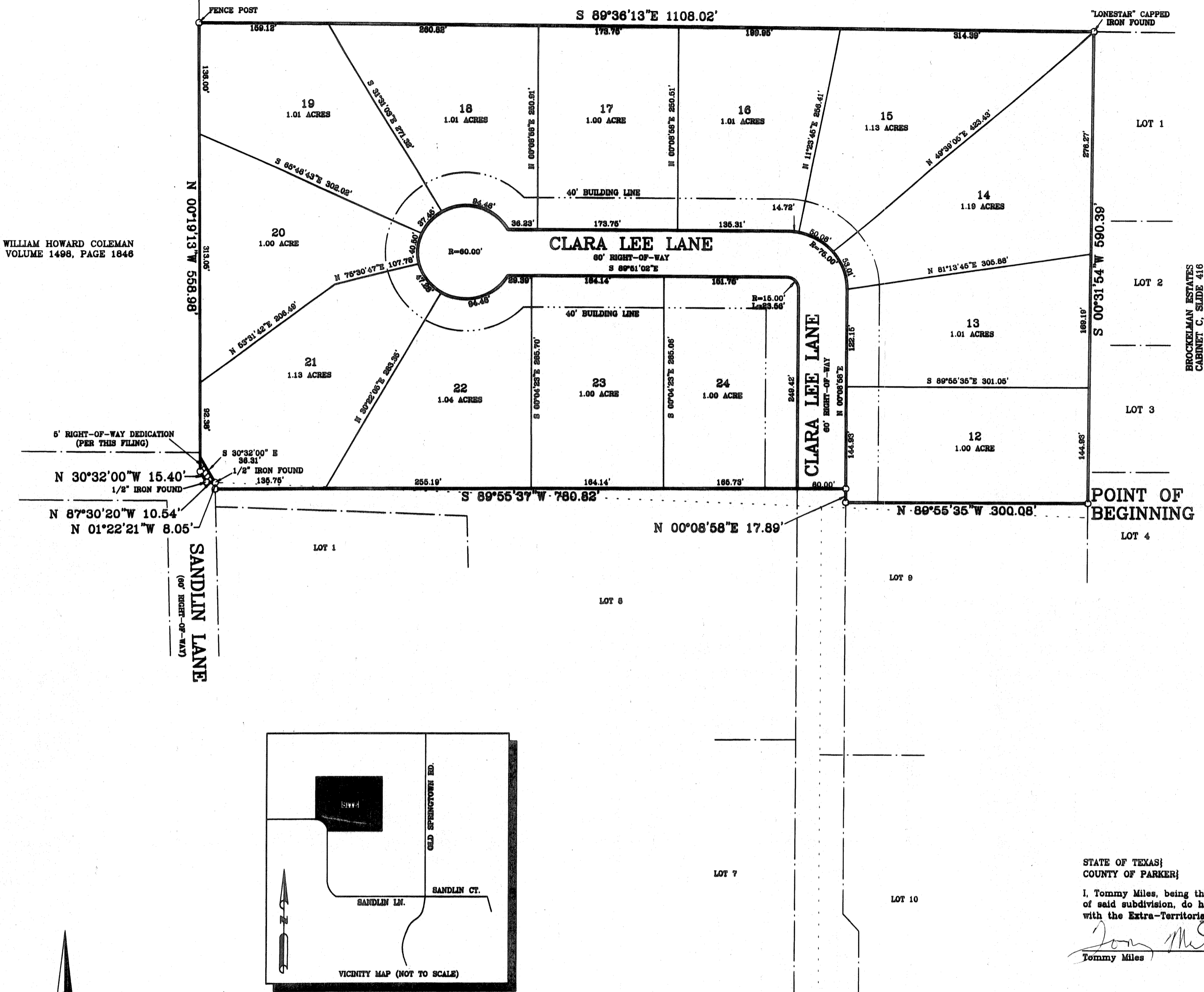
Doc# 641765  
Book 2543 Page 1644

Doc# 641765 Fees: \$66.00  
05/04/2007 3:35PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

ACCT. NO: 17256  
SCH. DIST: 3P  
CITY: CO  
MAP NO: K.T

C572

FINAL PLAT  
Lots 12 thru 24  
SANDLIN ESTATES  
PHASE II  
Parker County, Texas,  
Being 14.722 acres of land situated in the  
THOMAS CASSIDAY SURVEY, Abst. No. 273  
and the  
T&P R.R. CO. SURVEY, Abst. No. 1375,  
Parker County, Texas.



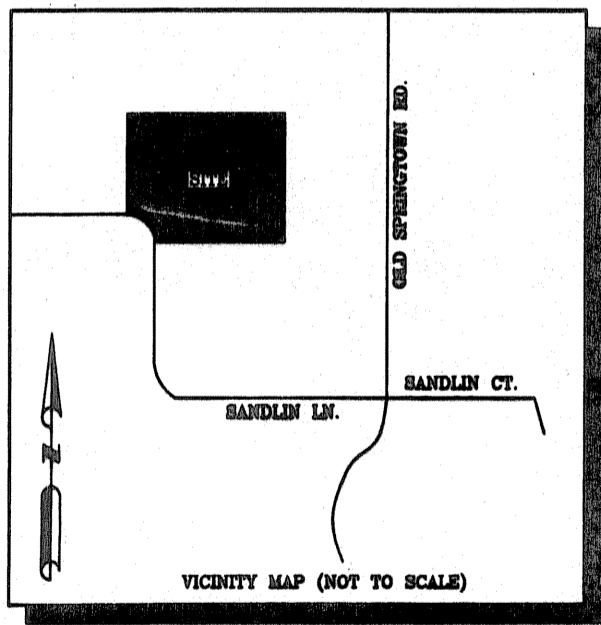
WILLIAM HOWARD COLEMAN  
VOLUME 1498, PAGE 1846

BROCKELMAN ESTATES  
CABINET C, SLIDE 416

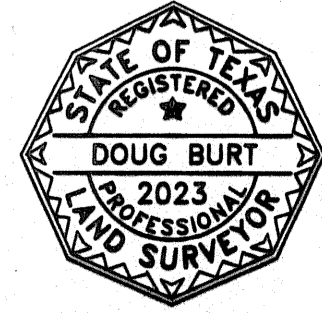
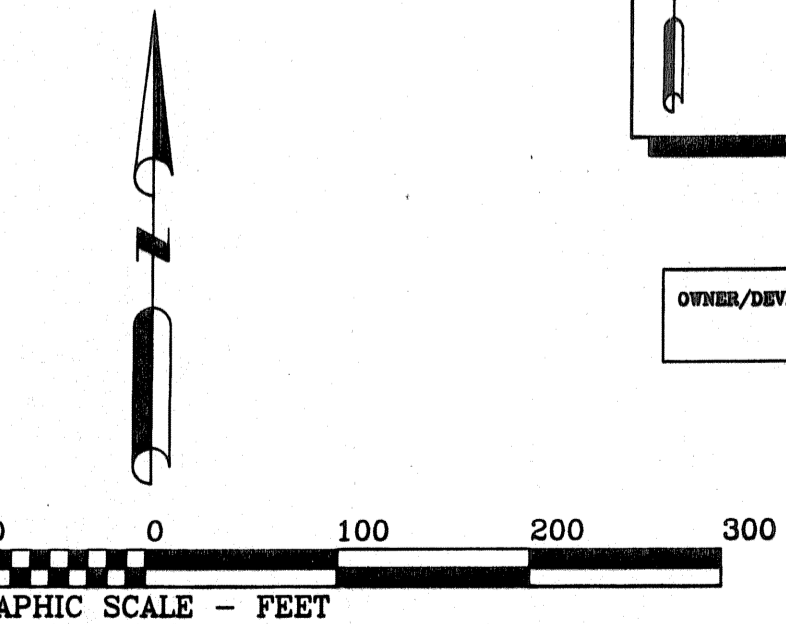
5' RIGHT-OF-WAY DEDICATION  
(PER THIS FILING)

N 30°32'00" W 15.40'  
1/2" IRON FOUND  
N 87°30'20" W 10.54'  
N 01°22'21" W 8.05'

SANDLIN LANE  
(60' RIGHT-OF-WAY)



OWNER/DEVELOPER: TM LAND COMPANY, L.P.  
806 E. HIGHWAY 199  
SPRINGTOWN, TEXAS 76082



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2083  
MAY 07, 2007

GENERAL NOTES:  
40' FRONT BUILDING LINES.  
10' SIDE & REAR BUILDING LINES.  
10' UTILITY EASEMENT INSIDE ALL LOT LINES.  
ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.  
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480500075-B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS |  
COUNTY OF PARKER |

I, Tommy Miles, being the dedicator and developer of the attached plat of said subdivision, do hereby certify that subject property does not lie with the Extra-Territorial Jurisdiction of any City in Parker County, Texas.

*Tommy Miles*  
Tommy Miles