

STATE OF TEXAS
COUNTY OF PARKER

OWNER'S DEDICATION

PC C 340

STATE OF TEXAS
COUNTY OF PARKER

LIEN HOLDERS CERTIFICATE

Doc# 577639
Book 2389 Page 1358

REVISED PLAT
LOTS 13-R-1 AND 14-R, BLOCK 1
SHADOW CREEK RANCH, PHASE I

A REVISION OF
LOT 13-R, BLOCK 1, SHADOW CREEK RANCH, PHASE I
AS RECORDED IN CABINET C, SLIDE 126
AND LOT 14, BLOCK 1, SHADOW CREEK RANCH, PHASE I
AS RECORDED IN CABINET B, SLIDE 794
PLAT RECORDS, PARKER COUNTY, TEXAS

TOGETHER WITH
AN UNPLATTED 0.483 ACRE TRACT OUT OF THE
ELIZA OXER SURVEY, ABSTRACT NO. 1031
AND THE
JAMES R. BROWN SURVEY, ABSTRACT NO. 69

SEPTEMBER, 2005
6.091 ACRES
2 RESIDENTIAL LOTS

KNOW ALL MEN BY THESE PRESENTS THAT WE,
1. TROY A. MIKLOS AND DARCI L. MIKLOS, AS TO LOT 13-R
2. TIMOTHY E. MAUSER AND KAREN F. MAUSER, AS TO LOT 14
3. J. L. T. LONE STAR LAND COMPANY, INC., AS TO THE UNPLATTED TRACT

BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:
A 6.091 ACRE TRACT OUT OF THE JAMES R. BROWN SURVEY, ABSTRACT NO. 69 AND THE ELIZA OXER SURVEY, ABSTRACT NO. 1031, PARKER COUNTY, TEXAS, BEING:
ALL OF LOT 13-R, BLOCK 1, SHADOW CREEK RANCH, PHASE I, AN ADDITION IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 126, PLAT RECORDS, PARKER COUNTY, TEXAS.
ALL OF LOT 14, BLOCK 1, SHADOW CREEK RANCH, PHASE I, AN ADDITION IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 794, PLAT RECORDS, PARKER COUNTY, TEXAS.
A PORTION OF THE FOLLOWING TRACTS:
THAT 24.21 ACRE TRACT CONVEYED TO TIMOTHY E. AND KAREN F. MAUSER BY WARRANTY DEED RECORDED IN VOLUME 1823, PAGE 1888, REAL RECORDS, PARKER COUNTY, TEXAS
THAT 4.0 ACRE TRACT CONVEYED TO TIM MAUSER BY WARRANTY DEED RECORDED IN VOLUME 2027, PAGE 1885, OFFICIAL RECORDS, PARKER COUNTY, TEXAS
THAT 40.208 ACRE TRACT 2 CONVEYED TO TIM E. MAUSER BY WARRANTY DEED RECORDED IN VOLUME 2018, PAGE 241, OFFICIAL RECORDS, PARKER COUNTY, TEXAS

SAID 6.091 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2" STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 14 IN THE SOUTH RIGHT-OF-WAY LINE OF SHADOW CREEK LANE, A 80 FEET WIDE PRIVATE STREET.
THENCE SOUTH 84°58'14" EAST ALONG THE NORTH LINE OF SAID LOTS 14 AND 13-R AND ALONG SAID SOUTH RIGHT-OF-WAY LINE 137 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 13-R;
THENCE SOUTH 15°14'17" EAST ALONG THE EAST LINE OF SAID LOT 13-R, 423.74 FEET TO THE SOUTHEAST CORNER THEREOF IN THE APPROXIMATE CENTERLINE OF AN UNNAMED CREEK;
THENCE DOWNSTREAM ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK THE FOLLOWING THREE CALLS:
SOUTH 78°38'13" WEST, 181.75 FEET TO A POINT;
SOUTH 35°07'03" WEST, 129.33 FEET TO A POINT;
WEST, 302.55 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 14;
THENCE NORTH 89°05'35" WEST CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK AND ALONG THE SOUTH LINE OF SAID LOT 14, 34.17 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 00°50'57" EAST ALONG THE WEST LINE OF SAID LOT 14, 800.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.091 ACRES (291,451 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS THEIR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 13-R-1 AND 14, BLOCK 1
SHADOW CREEK RANCH, PHASE I
AN ADDITION IN PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE EASEMENTS AS SHOWN HEREON. THE STREETS ARE RESERVED FOR THE EXCLUSIVE USE OF THE RESIDENTS AND GUESTS OF THE RESIDENTS OF SHADOW CREEK RANCH, PHASE I, IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED.

AS TO LOT 13-R
THIS 8th DAY OF SEPTEMBER, 2005
Troy A. Miklos, Darci L. Miklos

AS TO LOT 14
THIS 12th DAY OF SEPTEMBER, 2005
Timothy E. Mauser, Karen F. Mauser

AS TO THE UNPLATTED TRACT
THIS 12th DAY OF SEPTEMBER, 2005
Timothy E. Mauser, President
J. L. T. LONE STAR LAND COMPANY, INC.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TROY A. MIKLOS AND DARCI L. MIKLOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED HERETO, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITIES STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 8th DAY OF Sept, 2005

MY COMMISSION EXPIRES 1-29-08
BETTY L. WHITE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-29-08

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY E. MAUSER AND KAREN F. MAUSER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED HERETO, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITIES STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 12th DAY OF September 2005

PAM WATKINS
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 04-08-2008

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY E. MAUSER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 12th DAY OF September 2005

MY COMMISSION EXPIRES:
PAM WATKINS
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 04-08-2008

THE LIEN HOLDER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, AGREES AND CONSENTS TO THE DEDICATION HEREOF.

FOR TEXASBANK
FRANCIS FLEMING, Vice President/Service Manager

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED FRANCIS FLEMING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID BANK.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 16th DAY OF September, 2005



CITY APPROVAL

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE CITY OF ALEDO, TEXAS, THIS 26th DAY OF October, 2005
Mayor: [Signature]
City Secretary: [Signature]

APPROVAL OF THIS PLAT SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS WITHIN SIX (6) MONTHS FROM THE DATE OF FINAL APPROVAL BY THE ALEDO PLANNING AND ZONING COMMISSION.

ACCT. NO.: 17303
SCH. DIST.: AL
CITY: CO
MAP NO.: L17



COUNTY COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 26th DAY OF October, 2005.
Commissioners:
Danny Choate, Precinct No. 1
John Roth, Precinct No. 3
Mark Riley, County Judge
Joe Brinkley, Precinct No. 2
Jim Webster, Precinct No. 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JANUARY, 2005, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

SURVEYOR:
GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4111 FAX

PLAT RECORDED IN
PLAT CABINET _____
SLIDE _____
DATE _____

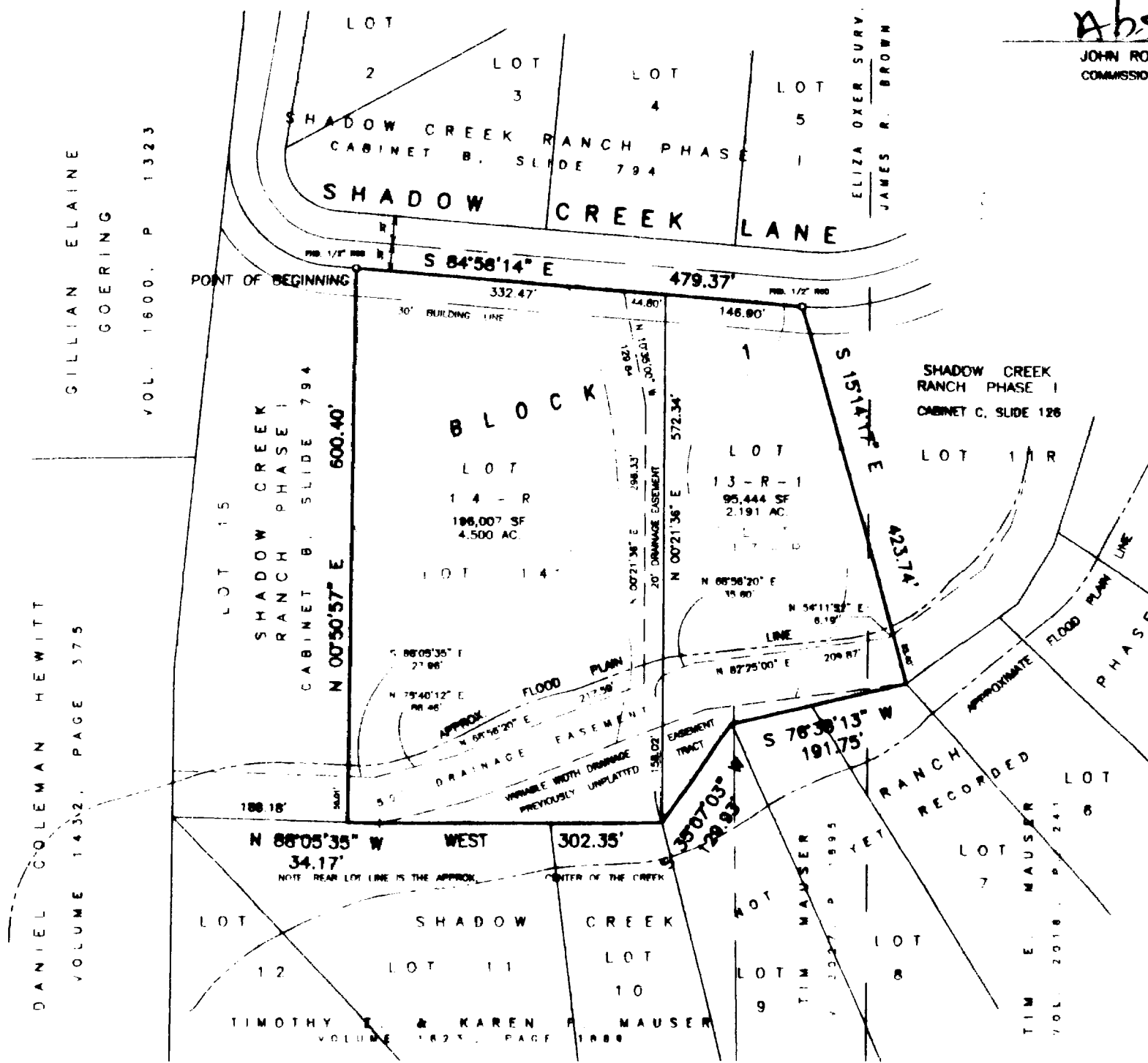
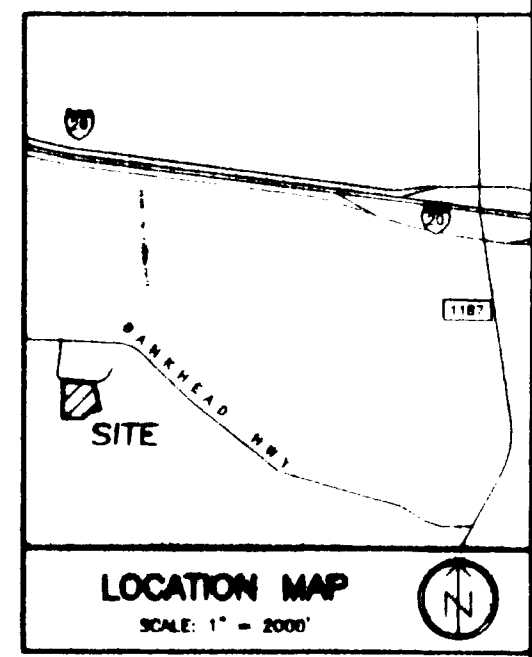
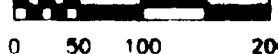
GENERAL PLAT NOTES

ALL STREETS SHOWN HEREON ARE 60 FEET WIDE, AND ARE PRIVATE STREETS, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL FRONT AND SIDE STREET BUILDING LINES ARE 30 FEET. WATER BY INDIVIDUAL WELLS. SEWER BY ON-SITE SEPTIC SYSTEMS. ALL SEWER AND WATER FACILITIES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS. WATER WELLS AND SEPTIC SYSTEMS TO BE SEPARATED BY A MINIMUM OF 150 FEET. A 10 FEET WIDE UTILITY EASEMENT EXISTS ALONG ALL STREET FRONTS. A 10 FEET WIDE UTILITY EASEMENT SHALL BE CENTERED ON ALL COMMON SIDE LOT LINES (5 FEET WIDE ON EACH LOT). THESE EASEMENTS ARE NOT SHOWN ON THE PLAT DUE TO SCALE LIMITATIONS. THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ALEDO. FLOOD PLAIN LIMITS SHOWN HEREON ARE TAKEN FROM THE FLOOD INSURANCE RATE MAPS DESIGNATED AS "PARKER COUNTY, TEXAS", COMMUNITY 48820, PANELS 0208-C AND 0229-C, BEARING A REVISION DATE OF JANUARY 3, 1987.

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11/23/2005 9:44AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRINSON, COUNTY CLERK



SCALE: 1" = 100'



Grant Engineering

Engineers Surveyors Planners
3244 Hemphill Fort Worth, Texas 76110 817-923-3131