

PCB 430 376913

RECEIVED AND FILED FOR RECORD  
 9:55 O'clock A M  
 NOV 24 1999  
 Jeane Brunson, Co. Clerk  
 PARKER COUNTY, TEXAS  
 By Pamela Gore Deputy

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.  
 NOV 24 1999  
 RECORDED  
 Jeane Brunson  
 County Clerk, Parker County, Tex.

OWNER'S STATEMENT

WHEREAS Robert Lee Johnston, and wife, Christie Kay Johnston are the sole owners of a tract of land located in Parker County, Texas according to the deed recorded in Volume 1596, Page 1010 of the Deed Records of Parker County, Texas; and more particularly described as follows:

Being all of Lot 120, SHANGRI-LA HOME SITES, an addition to Parker County, Texas according to the plat recorded in Volume 359A, Page 97, Plat Records, Parker County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Robert Lee and Christie Kay Johnston do hereby adopt this plat designating the hereinabove described real property as Lot 120-R-1 and 120-R-2, SHANGRI-LA HOME SITES, an addition to Parker County, Texas.

BY: Robert L. Johnston  
 ROBERT L. JOHNSTON  
 BY: Christie K. Johnston  
 CHRISTIE K. JOHNSTON

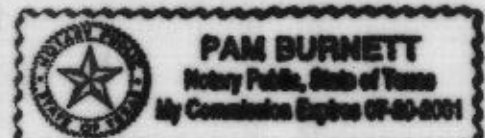
STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. JOHNSTON and, CHRISTIE K. JOHNSTON known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 24th day of November, 1999

Pam Burnett  
 Notary Public in and for the State of Texas

My Commission Expires: 07-20-2001



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 certificate of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 1999 at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and duly recorded this \_\_\_\_\_ day of \_\_\_\_\_, 1999 at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., in the Records of said County in Plat Cabinet \_\_\_\_\_, Pages \_\_\_\_\_

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 1999

Jeane Brunson  
 Clerk, County Court  
 Parker County, Texas

By: \_\_\_\_\_  
 Deputy

SURVEYOR'S STATEMENT

THIS DOCUMENT OF SURVEY HAS BEEN PREPARED FROM DATA COLLECTED DURING AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; FROM RECORDED DOCUMENTATION AND OTHER DOCUMENTING EVIDENCE MADE AVAILABLE TO ME FROM OTHER RELIABLE SOURCES; AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AN ACCURATE REPRESENTATION OF AVAILABLE DOCUMENTARY SOURCES AND RELEVANT EVIDENCE FOUND DURING FIELD OPERATIONS.

DATA AND INFORMATION SHOWN ON THIS DOCUMENT IS NOT TO BE CONSIDERED A TRUE REPRESENTATION OF THE ORIGINAL DOCUMENT UNLESS IT BEARS THE ORIGINAL IMPRESSION OF THE SURVEYOR'S SEAL OVER THE SURVEYOR'S ORIGINAL SIGNATURE.

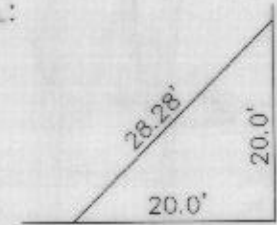
BASIS OF BEARINGS IS FOR THIS SURVEY IS NORTH 07° 00' 00" EAST, WHICH IS THE CALLED EAST LINE OF LOT 120 ACCORDING TO THE PLAT RECORDED IN CABINET 359A, SLIDE 97, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

GENERAL NOTES:

- NO PORTION OF THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF ANY INCORPORATED TOWN OR CITY.
- BUILDING SETBACK DISTANCE IS 25 FEET.
- THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN ACCORDING TO FEMA, FLOOD INSURANCE RATE MAP NO. 480520 0150 C.
- 5/8" STEEL REBARS WITH PLASTIC CAPS STAMPED "R. M. EASTWOOD, RPLS NO 4063" ARE SET AT ALL LOT CORNERS, P.C.'S OF CURVES, AND P.I.'S POINTS OF BOUNDARY LINES.

PUBLIC OPEN SPACE RESTRICTION:

DETAIL:



PUBLIC OPEN SPACE EASEMENT RESTRICTION:

PUBLIC OPEN SPACE EASEMENTS ARE HEREBY PROVIDED AT ALL STREET RIGHT-OF-WAY INTERSECTIONS AS SHOWN ON THE ABOVE DETAIL. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE GROUND LINE, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. MAY HEREINAFTER BE PLACED OR CONSTRUCTED WITHIN THE OPEN SPACE EASEMENTS AS SHOWN ON THIS PLAT.

LAND USES ARE PROPOSED TO BE RESIDENTIAL, WITH ONE SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.

ALL SUBSURFACE DISPOSAL SYSTEMS SHALL MEET T.N.R.C.C. STANDARDS.

TYPICAL UTILITY EASEMENT WIDTHS:

- 10' WIDE UTILITY EASEMENTS ALONG ALL LOT FRONT LINES
- 7.5' WIDE UTILITY EASEMENTS ON ALL LOT LINES NOT ADJACENT TO STREETS.

I, Robert M. Eastwood, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have plotted the above subdivision from an actual survey made on the ground, as well as documentation of record or other pertinent documentation made available to me, and that this plat, to the best of my knowledge and belief, is an accurate representation of that survey made by me.  
 Robert M. Eastwood  
 Registered Professional Land Surveyor No. 4063



PREPARED BY:  
 ROBERT M. EASTWOOD, R.P.L.S.  
 142 SADDLE RIDGE COURT  
 SPRINGTOWN, TEXAS 76082  
 (817) 220-0669

OWNER:  
 ROBERT AND CHRISTIE JOHNSTON  
 P.O. BOX 534  
 AZLE, TEXAS 76098  
 (817) 444-5728

PLAT REVISION OF  
 LOT 120-R-1 AND LOT 120-R-2  
 BEING A SUBDIVISION OF LOT 120  
 SHANGRI-LA HOME SITES, according to the plat  
 recorded in CABINET A, SLIDE 97,  
 PLAT RECORDS, PARKER COUNTY, TEXAS

APPROVED: DATE: 11-24-99  
 PARKER COUNTY COMMISSIONERS COURT  
 COUNTY JUDGE Absent  
 COUNTY COMMISSIONERS  
 PRECINCT ONE  
 PRECINCT TWO  
 PRECINCT THREE  
 PRECINCT FOUR