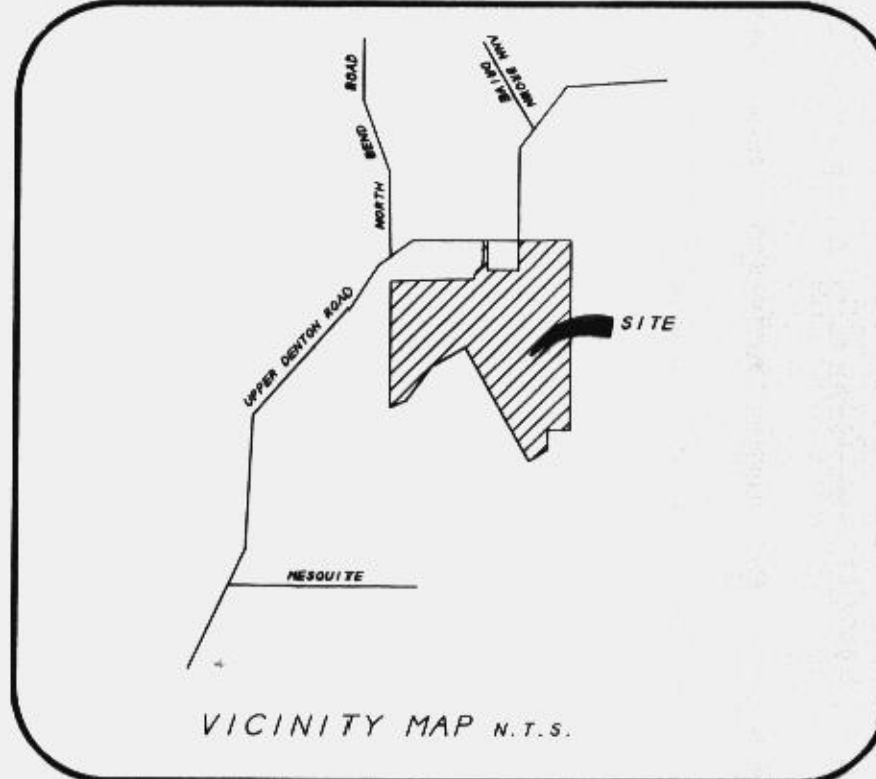


NOTE:
 WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS. IN ACCORDANCE WITH T.N.R.C.C. REGULATIONS THERE SHALL EXIST A SANITARY EASEMENT OF 150 FT. RADIUS AROUND ALL DOMESTIC WATER WELLS.

NOTE:
 THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 10' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (5 FEET ON EACH LOT). DRAINAGE EASEMENTS ARE AS SHOWN ON PLAT.

Doc 00487194 Bk OR Vol 2128 Pg 1920

PC-C 27



FILED AND RETURNED
 OFFICIAL PUBLIC RECORDS
 On Jul 23, 2003 at 09:29A

Document Number: 00487194

Amount: \$6.00

By: Faye Moody

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.

Jul 23, 2003

Jeanne Branson, County Clerk
 Parker County

NOTE:
 ALL CORNERS MARKED WITH 1/2" IRON RODS.

NOTE:
 THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD.

APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, PURSUANT TO THE AUTHORITY DELGATED TO THE CITY SECRETARY UNDER SECTION 2.3 ARTICLE 2, ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN.

Angela Wistler
 CITY SECRETARY
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

7-18-03
 DATE

FLOODPLAIN NOTE:
 A PART OF THIS TRACT IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 480520 0125 B DATED SEPTEMBER 27, 1991.

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN JULY, 2002.

B.F. Rivers
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS



ACCT. NO.: 17518
 SCH. DIST.: WE
 CITY: CO
 MAP NO.: I-13
 OUT OF: 20961-005-000-50 (PT) 21642-004-000-00 (ALL) FINAL PLAT

OWNER/DEVELOPER
 GAVILAN PARTNERS, L.L.P.
 DON ELLSTEAD, PARTNER
 2209 OLD DENNIS ROAD
 WEATHERFORD, TEXAS 76068
 817-705-8691

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
 ENGINEERS & SURVEYORS
 P.O. BOX 1447 - 139 CROWLEY LANE
 MINERAL WELLS, TEXAS
 940-325-8613
 FAX 940-325-8028

SMOKEY BRANCH ESTATES
 TRACTS 1 - 12
 BEING 63.11 ACRES OUT OF
 THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 961
 AND THE WM. WOOLSEY SURVEY, ABSTRACT NO. 1642,
 PARKER COUNTY, TEXAS

PC-C 27