

B-611

THIS is to certify that, I, Brent A. Mizell, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and, upon completion of street and utility construction, all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

*Brent A. Mizell*  
BRENT A. MIZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1967  
JUNE 08, 2001



STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, Rob Gartman and Joanna Gartman, are the owners of the following described real property, to wit:

17.322 acres situated in the ROBERT N. DOBIE SURVEY, Abst. No. 362, Parker County, Texas, being a portion of that certain tract of land conveyed to Rob Gartman and Joanna Gartman, by deed recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron found in the east line of said Gartman tract at the northwest corner of Lot 3, Block 1, STEELE CREEK ESTATES - PHASE ONE, an Addition to Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 103, Plat Records, Parker County, Texas;

THENCE S 00°45'25" W, along the common line of said Gartman tract and said Block 1, a distance of 517.78 feet to a 1/2" iron set;

THENCE N 83°31'10" W, 721.07 feet to a 1/2" iron set in the west of said Gartman tract and on the west line of that certain tract of land conveyed to Oma Lee Clayton, by deed recorded in Volume 248, Page 86, Deed Records, Parker County, Texas;

THENCE N 00°45'25" E, along the common line of said Gartman and Clayton tracts, 1193.25 feet to a 1/2" iron set in the south line of Clayton Road (County Road No. 1067 - R.O.W. varies), said point being the beginning of a non-tangent curve to the left, whose radius is 150.41 feet and whose long chord bears S 57°57'37" E, 172.84 feet;

THENCE along the south line of said Clayton Road and along said curve, in an easterly direction, through a central angle of 70°08'18", a distance of 184.13 feet to a 1/2" iron set at the end of said curve;

THENCE S 81°29'34" E, continuing along the south line of said Clayton Road, 498.58 feet to a 1/2" iron set at the most northerly northeast corner of the herein described tract;

THENCE S 00°45'25" W, 590.40 feet to a 1/2" iron set;

THENCE S 89°14'35" E, 75.74 feet to the POINT OF BEGINNING and containing 17.322 acres (754,536 square feet) of land.

Doc 00421439 Bk OR Vol 1944 Pg 377

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Dt: Jul 23, 2001 at 10:10A

Document Number: 00421439

Amount .00

By Belinda Eyestone

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, 2001

JENNIE BRUNSON, COUNTY CLERK  
PARKER COUNTY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rob Gartman and Joanna Gartman (owners), do hereby adopt the hereinabove described real property to be designated as...

Lots 1-8, Block 1  
STEELE CREEK MEADOWS  
Parker County, Texas

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

EXECUTED this the 10 day of July, 20 01

*Rob Gartman*  
Rob Gartman

EXECUTED this the 10 day of July, 20 01

*Joanna Gartman*  
Joanna Gartman

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Rob Gartman, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of July, 20 01

*Treva J. Roglin*  
Notary Public, Parker County, Texas  
My Commission Expires \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Joanna Gartman, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of July, 20 01

*Treva J. Roglin*  
Notary Public, Parker County, Texas  
My Commission Expires \_\_\_\_\_



LIENHOLDER STATEMENT

First Bank, 315 Northwest Parkway, Azle, Texas hereby consents to and adopts the Plat and dedication of STEELE CREEK MEADOWS in Parker County, Texas.

Date 7-10-01

*Nyla Hagler*  
Nyla Hagler, Vice President

This instrument was acknowledged before me, on this the 10 day of July, 20 01, by Nyla Hagler, Vice President of First Bank, Azle, Texas.

*Treva J. Roglin*  
Notary Public, Parker County, Texas  
My Commission Expires \_\_\_\_\_



Final Plat  
Lots 1-8, Block 1  
STEELE CREEK MEADOWS  
Parker County  
Texas  
Being 17.322 Acres Situated in the  
ROBERT N. DOBIE SURVEY ABST. NO. 362  
Parker County, Texas

THIS PLAT FILED IN CABINET B, SLIDE 611, DATE 7/23/01

95121A FP CHAD

DEED RESTRICTION CERTIFICATION STATEMENT

ROBERT AND JOANNA GARTMAN DO HEREBY CERTIFY THAT THE AREA OF THIS PLAT DOES NOT INCLUDE ANY LOTS OF A PRIOR SUBDIVISION LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

*Rob Gartman*  
*Joanna Gartman*  
ROB GARTMAN  
JOANNA GARTMAN

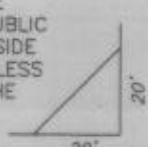
NOTE: BEARINGS CORRELATED TO DEED CALL: S 81°29'34" E, ALONG SOUTH LINE OF CLAYTON ROAD, VOL. 1640, PG. 857.

NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480520 0180 C, EFFECTIVE DATE 01/03/97, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON A UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, PATROLLING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE REQUEST AT ANYTIME OF PROCURING THE PERMISSION OF ANYONE.

THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, PUBLIC OPEN SPACE EASEMENTS. EACH STREET SIDE THEREOF SHALL HAVE A LENGTH OF NOT LESS THAN TWENTY FEET (20') MEASURED AT THE RIGHT-OF-WAY BOUNDARY.

THIS PROPERTY IS NOT WITHIN ANY CITY'S ETJ.



OWNER-DEVELOPER:  
ROB GARTMAN AND JOANNA GARTMAN  
151 OLD STEELE CREEK COURT, AZLE, TEXAS 76020  
817.270.4375

STATE OF TEXAS  
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 10 day of July, 20 01

*Commissioner Precinct No. 1*

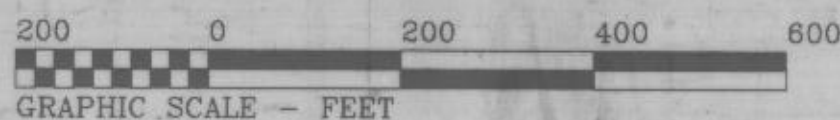
*Commissioner Precinct No. 2*

*Commissioner Precinct No. 3*

*County Judge*

*Commissioner Precinct No. 2*

*Commissioner Precinct No. 1*



MIZELL LAND SURVEYING, INC.  
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P.O. Box 1029 Alledo, TX 76008  
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