

**Owners Certificate**

Whereas Cross Timbers Golf Partners are the owner of a tract or parcel of land situated in the G. W. Dodson Survey, Abstract No. 2443, Parker County, Texas, and being part of a 60.66 acre tract recorded in Volume 1668, Page 168, Deed Records, Parker County, Texas and being part of a 61.28 acre tract recorded in Volume 1304, Page 105, Deed Records, Parker County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner, being the southeast corner of a tract conveyed to Buddy Harper by deed recorded in Volume 1379, Page 2070, Deed Records, Parker County, Texas; Thence North 01°06'12" West with the east line of said Harper tract a distance of 322.70 feet to a 1/2" iron rod found for corner in the south line of a tract conveyed to the City of Azle (Cross Timbers Golf Course) by deed recorded in Volume 1577, Page 976, Deed Records, Parker County, Texas, being the northeast corner of said Harper tract; Thence North 89°08'24" East with the south line of said Cross Timbers Golf Course a distance of 1140.15 feet to a 1/2" iron rod found for corner, being a corner of said Cross Timbers Golf Course;

Thence South 46°24'05" West with the westerly line of said Cross Timbers Golf Course a distance of 55.54 feet to a 1/2" iron rod found, being a corner of said Cross Timbers Golf Course; Thence South 04°12'32" East with the westerly line of said Cross Timbers Golf Course a distance of 968.12 feet to a 1/2" iron rod found for corner in the north line of a tract conveyed to David Dodd recorded in Volume 497, Page 477, Deed Records, Parker County, Texas, being a corner of said Cross Timbers Golf Course;

Thence South 60°05'27" West with the northerly line of said Dodd tract a distance of 361.99 feet to a 1/2" iron rod found for corner in the easterly line of a tract conveyed to Jerry Sims recorded in Volume 758, Page 531, Deed Records, Parker County, Texas, being the northeast corner of said Dodd tract;

Thence North 04°14'49" West with the easterly line of said Sims tract a distance of 129.56 feet to a 1/2" iron rod found for corner, being the northeast corner of said Sims tract; Thence South 85°53'18" West with the northerly line of said Sims tract a distance of 220.40 feet to a 1/2" iron rod found for corner in Jeremiah Court (60' right-of-way), being the northwest corner of said Sims tract and the southeast corner of a tract conveyed to David Robertson recorded in Volume 1202, Page 575, Deed Records, Parker County, Texas; Thence North 02°02'02" West with the east line of said Robertson tract a distance of 739.64 feet to a 1/2" iron rod found for corner, being the northeast corner of said Robertson tract; Thence South 89°13'41" West with the north line of said Robertson tract a distance of 595.24 feet to the POINT OF BEGINNING and containing 17.47 acres of land, more or less as surveyed on June 18, 2002 by Texas Surveyors.

**CITY OF AZLE, PARKER COUNTY, TEXAS**  
Planning and Zoning Commission  
Approved by the Planning and Zoning on the 20 day of Mar, 2003

BY: *[Signature]*  
PLANNING AND ZONING - CHAIRMAN

BY: *[Signature]*  
ATTEST

**CITY OF AZLE, PARKER COUNTY, TEXAS**  
City Council  
Approved by the City Council on the 1 day of April, 2003

BY: *[Signature]*  
MAYOR

BY: *[Signature]*  
SECRETARY

**PARKER COUNTY, TEXAS**  
PARKER COUNTY COMMISSIONERS COURT  
Approved by the Commissioners Court on the 23 day of April, 2003

BY: *[Signature]* COUNTY JUDGE

BY: *[Signature]* COMMISSIONER

BY: *[Signature]* COMMISSIONER

BY: *[Signature]* COMMISSIONER

BY: *[Signature]* COMMISSIONER

**Flood Statement**

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No. 480520-030-C, effective date January 3, 1997, this property is located in Zone 'X'. (Area determined to be outside the 500 year flood plain.)

**PROPOSED UTILITY SUPPLIERS**

1) Tri County Electric Cooperative  
2) Verizon Telephone

**NOTE: PROPOSED USE RESIDENTIAL.**

NOTE: 10' BUILDING LINE AND UTILITY EASEMENT ALONG REAR LOT LINES.

NOTE: 5' BUILDING LINE AND UTILITY EASEMENT ALONG EACH ADJACENT SIDE OF LOT LINE.

NOTE: 30' BUILDING LINE ALONG FRONT PROPERTY LINE.

NOTE: 20' WATER AND ELECTRIC UTILITY LINE EASEMENT ALONG FRONT OF EACH LOT.

NOTE: SEPTIC SYSTEMS TO BE INSTALLED AS SURFACE IRRIGATION.

NOTE: PRIVATE WATER WELLS.

NOTE: INDIVIDUAL PERMITS MUST BE OBTAINED FOR SEPTIC SYSTEMS

NOTE: 1/2" IRON RODS WILL BE SET AT EACH LOT CORNER AND AT EACH POINT OF CURVATURE AND POINT OF TANGENCY, UPON APPROVAL OF FINAL PLAT.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

NOTE: THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

NOTE: PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF AZLE.

NOTE: IF PROPERTY ADJOINING TO THE SOUTH AND WEST IS DEVELOPED THE CITY RESERVES THE RIGHT TO CONNECT MULLIGAN DRIVE TO THE PURPOSE TO COMPLETE MULLIGAN DRIVE AS CIRCLE.

NOTE: THE CITY OF AZLE APPROVED A VARIANCE REGARDING ROAD CONSTRUCTION MATERIALS. APPROVED BY CITY COUNCIL ON 9/18/01.

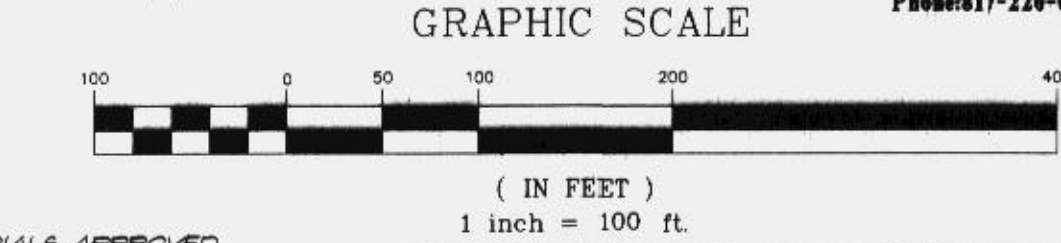
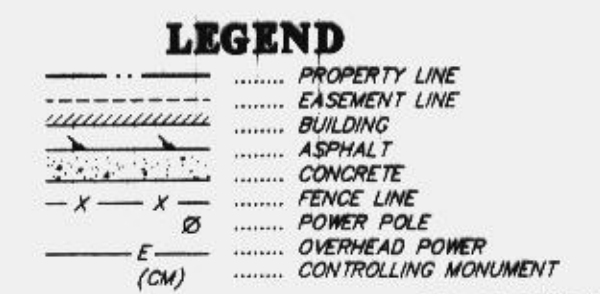
NOTE: THE CITY OF AZLE APPROVED A VARIANCE REGARDING AZLE SUBDIVISION ORDINANCE TITLE 17.44.050.H REGARDING THE APPROVAL TO EXCEED THE 600 FEET MAXIMUM LENGTH AND A 60' RADIUS ON THE CUL-DE-SAC. APPROVED BY CITY COUNCIL ON 8/20/02.

NOTE: BEARINGS BASED PER DEED RECORDED IN V.299, P.952, D.R.P.C.T.

NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

NOTE: ALL LOT CORNERS ARE 1/2" IRON RODS EXCEPT AS SHOWN.

NOTE: IF ANY FUTURE DELEGATING TAKES PLACE TO THE WEST OF THIS SUBDIVISION, MULLIGAN COURT IS TO BECOME A CIRCLE.

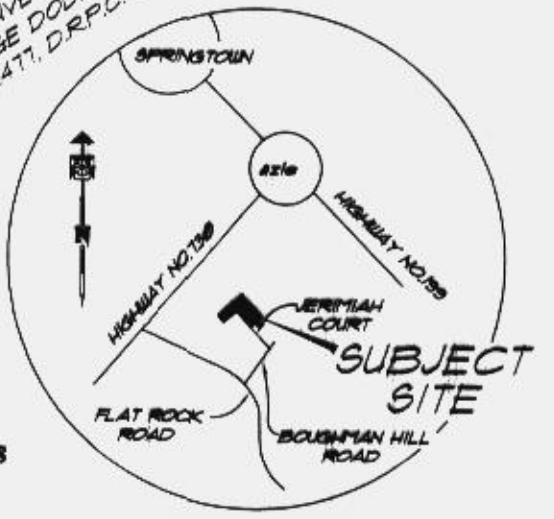


**UTILITY EASEMENTS:**

ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS.

**OWNER**  
Cross Timbers Golf Partners  
Azle, Texas 76002  
Phone: 817-378-2244

**DEVELOPER**  
Ronrell Enterprises  
Springtown, Texas 76082  
Phone: 817-220-0585



Doc 00479304 Bk OR Vol 2104 Pg 1782

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On May 07, 2003 at 01:37P

Decret Number: 00479304

Revert: \$5.00

By Patricia Nelson

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 deed records of Parker County as stamped herein by me.

May 07, 2003

JENIE HUNTER, COUNTY CLERK PARKER COUNTY

**NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS**

That Cross Timbers Golf Partners do hereby adopt this plat as a final plat of the The Fairway at Cross Timbers an addition to Parker County, Texas, and dedicate the use of all roads for county and public use.

WITNESS OUR HANDS AT PARKER COUNTY, TEXAS, this the 25 day of APR, 2003.

*[Signature]*  
David Kilment - General Partner

State of Texas  
County of Parker

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared and David Kilment, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25<sup>th</sup> day of April, 2003.

*[Signature]*  
Notary Public

**SURVEYORS CERTIFICATE**

State of Texas  
County of Johnson

**THAT**, I, Donnie L. Tucker, do hereby certify that I prepared this report from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the of Parker County, Texas.

*[Signature]*  
Donnie L. Tucker, RPLS 5144

State of Texas  
County of Johnson

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25<sup>th</sup> day of April, 2003.

*[Signature]*  
Notary Public

**KIM UBINGER**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 04-14-2007

**TEXAS**

**SURVEYORS**

P.O. Box 1855  
Burlison, Texas 76097  
Office: 817-293-9206  
Fax: 817-293-9207  
June 1, 2002

**FINAL PLAT**  
OF  
**"The Fairway At Cross Timbers"**  
BEING A  
17.47 Acre Tract  
IN THE  
G. W. DODSON SURVEY, ABSTRACT NO. 2443  
AN ADDITION TO PARKER COUNTY, TEXAS

DATE: June 18, 2002 SCALE: 1" = 100'

DEVELOPERS:  
Ronrell Enterprises  
Springtown, Texas 76082  
Phone: 817-220-0585

SURVEYOR:  
DONNIE L. TUCKER  
P.O. BOX 1855  
BURLISON, TEXAS 76097  
PHONE: (817) 293-9206

ACCT. NO.: 12195  
SCH. DIST.: AZ  
CITY: Co  
MAP NO.: N-10  
ALL OF: \*