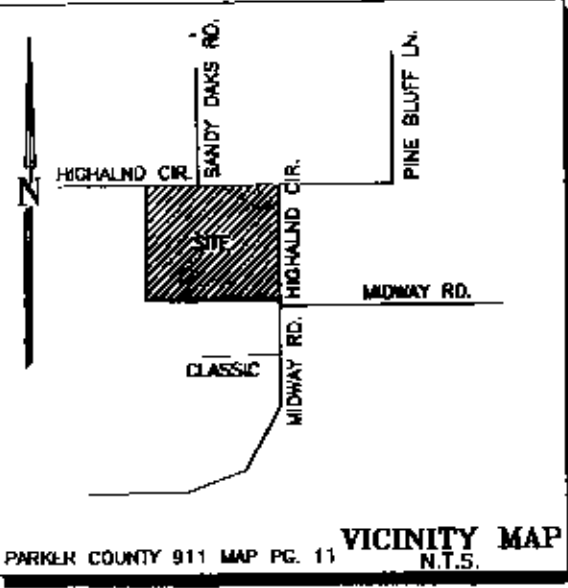


C-147



Doc 00520698 Blk OR Vol 2227 Pg 1005

FINAL PLAT

SHOWING
LOTS 1 THROUGH 33
ALTA VISTA
AN ADDITION TO PARKER COUNTY TEXAS
AND BEING 40.00 ACRES
OUT OF THE L. T. SHEPPARD SURVEY
ABSTRACT NO. 1217, PARKER COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON JUN 09, 2004 AT 11:03A

Record Number: 062809
Sheet: 3 of 3

By: Patricia Nelson

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.

Jun 09, 2004

Patricia Nelson, County Clerk
Parker County

ACCT. NO.: 10105
SCH. DIST.: A-11
CITY: [blank]
MAP NO.: [blank]
ALL OTHERS: [blank]

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS WHEREAS, ABCD Velopment, LLC, being the owner of the following described property as recorded in Volume 2202, Page 783, Official Records, Parker County, Texas;

40.00 acres situated in and being a portion of the L.T. SHEPPARD SURVEY, Abstract No. 1217, Parker County, Texas and being that same tract of land conveyed to ABCD Velopment, LLC by deed recorded in Volume 2202, Page 783, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in Highland Circle, said point being called by deed to be for the Northeast corner of said L.T. Sheppard Survey;

THENCE SOUTH, in and with said Highland Circle, 927.35 feet to a point;
THENCE N.89°48'00"W., at 31.52 feet passing a 1/2" reference iron found and continue in all 1878.85 feet to a 1/2" iron found;
THENCE NORTH, at 876.47 feet passing a 1/2" reference iron found and continue in all 927.35 feet to a point in said Highland Circle;
THENCE S.89°48'00"E., in and with said Highland Circle, 1878.85 feet to the POINT OF BEGINNING and containing 40.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ABCD Velopment, LLC does hereby adopt this plat designating the hereinabove described real property at Lots 1-33, ALTA VISTA, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and/or easements shown hereon.

William A. Cameron
ABCD Velopment, LLC
William A. Cameron, Member/Manager

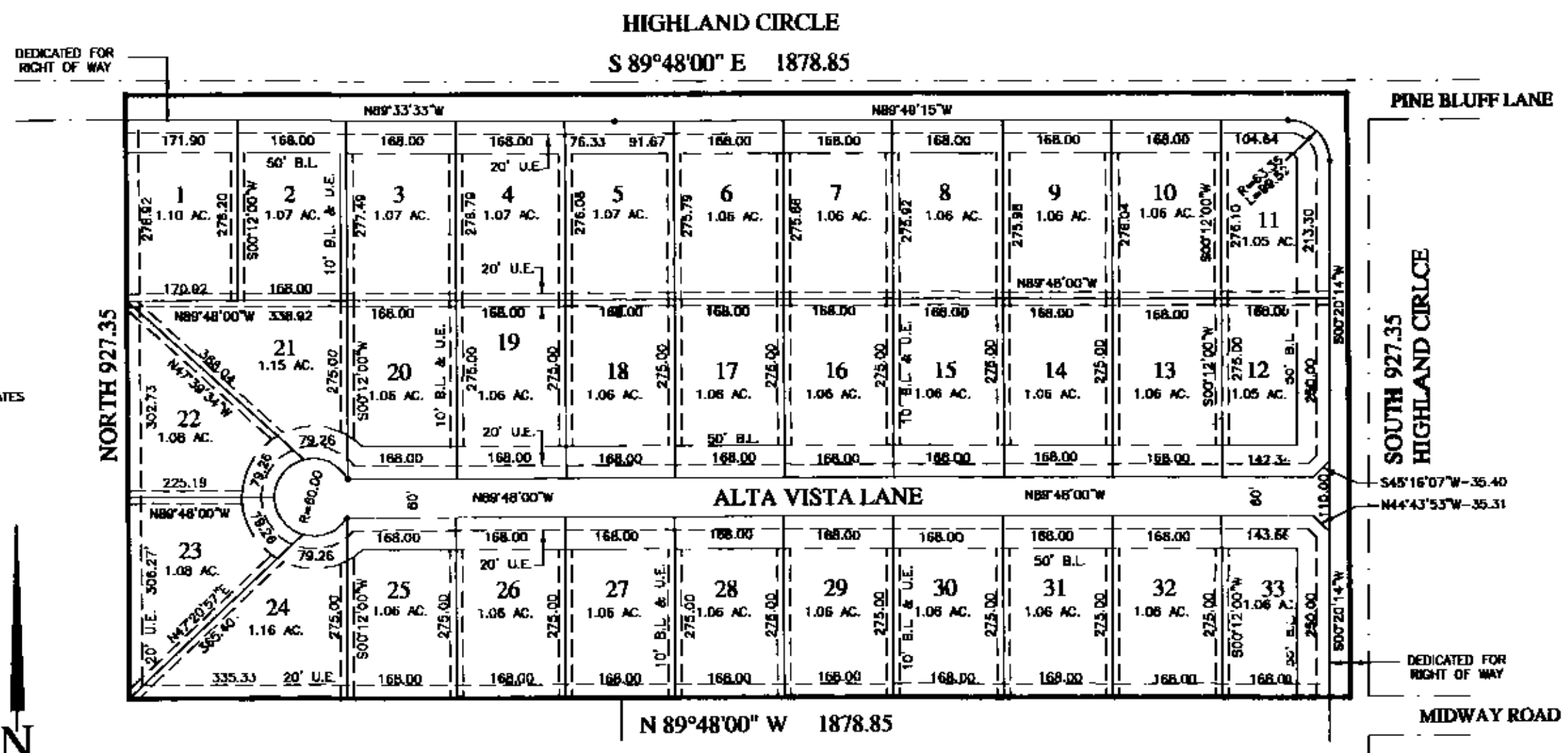
STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me this the 9th day of June 2004 by William A. Cameron who personally appeared before me on this date.

Jeane Brunson
County Clerk, My Commission Expires [blank]
Jeane Brunson
NOTARY PUBLIC, STATE OF TEXAS

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS this the 9th day of June, 2004.

~~ABSENT~~ COUNTY JUDGE
~~ABSENT~~ COMMISSIONER # 3
David [blank] COMMISSIONER # 1
Jim [blank] COMMISSIONER # 4
Joan [blank] COMMISSIONER # 2



CLASSIC COUNTRY ESTATES
P.C. B. S. 290

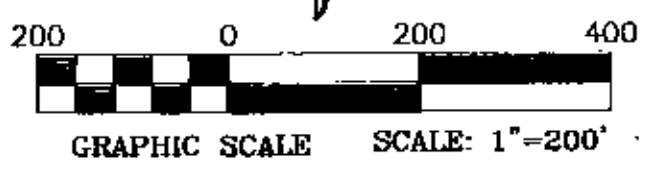
HILLSIDE ESTATES
P.C. B. S. 400

NO PRIVATE WATER WELLS
TO BE ALLOWED ON ANY
LOT IN THIS DEVELOPMENT
William A. Cameron
SUBJECT PROPERTY DOES NOT
LIE WITHIN THE ETJ OF ANY
CITY OR TOWN
William A. Cameron

- NOTE: MINIMUM LOT SIZE 1.05 ACRE 33 LOTS RESIDENTIAL
- NOTE: 1,569 LINEAR FEET OF ROAD
- NOTE: WATER SUPPLY PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT
- NOTE: ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS
- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
- NOTE: THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- NOTE: BASIS OF BEARING WERE CORRELATED TO VOLUME 2202, PAGE 783

OWNER/DEVELOPER:
ABCD VELOPMENT, LLC
P.O. BOX 426
SPRINGTOWN, TEXAS 76082
VOLUME 2202, PAGE 783

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020-0242-0 EFFECTIVE DATE: 08/17/99 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2523
FAX 817-270-4181
MOB. 817-713-1931
04056



This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above exhibition from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.
Jerry Robbins
JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5746
05/APRIL/2004