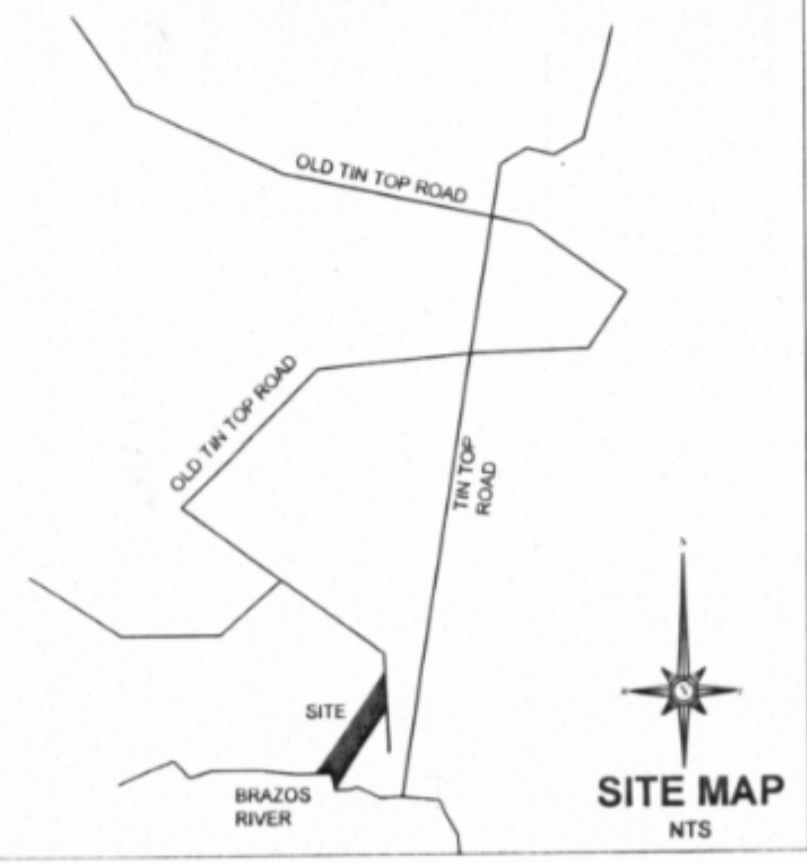


C641

FINAL PLAT
LOTS 1, 2, 3, & 4
BUZZARD BREATH ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being 8.28 Acres situated in and being a portion of the S. M.
Herron Survey, Abstract No. 633, Parker County, Texas



ACCT. NO.: 10877
SCH. DIST.: WE
CITY: CO
MAP NO.: G.23

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, GARY WILKERSON, being the sole owner of 8.28 Acres situated in and being a portion of the S. M. HERRON SURVEY, ABSTRACT No. 633, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west line of Old Tin Top Road, as it exist, said iron being called by deed to be S 58°05'39" W, 32.39 feet and S 29°13'41" E, 867.24 feet from the most westerly corner of the Stephen Bedford Survey, Abstract No. 65, Parker County, Texas; THENCE S 29°14'19" E, with the west line of said Old Tin Top Road, 460.83 feet to an iron rod found; THENCE S 32°25'00" W, at 735.88 feet passing an iron rod found and in all 756.41 feet to a point on the bank of the Brazos River; THENCE with the bank of the Brazos River the following courses and distances;

- N 70°32'23" W, 126.96 feet to a point;
- N 56°45'59" W, 136.12 feet to a point;
- N 58°26'39" W, 145.76 feet to a point;

THENCE N 32°25'00" E, 1003.92 feet to the POINT OF BEGINNING and containing 8.28 acres (360,685 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, GARY WILKERSON, does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, 3, & 4, BUZZARD BREATH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 8.28 Acres situated in and being a portion of the S. M. Herron Survey, Abstract No. 633, Parker County, Texas, and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

OWNER:
Gary Wilkerson
2200 Old Tin Top Road
Weatherford, TX 76067
817-282-8768

WITNESS my hand at _____, Parker County, Texas this _____ day of _____, 2007.

Gary Wilkerson

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2007

Notary Public in and for the State of Texas

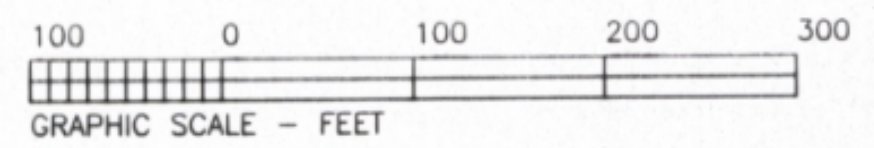


THE STATE OF TEXAS)
COUNTY OF PARKER)

I, _____ be the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

Doc# 665810
Book 2602 Page 178

Doc# 665810 Fees: \$66.00
01/09/2008 9:36AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this _____ day of _____, 2007.

County Judge: _____
Commissioner Precinct #1: _____
Commissioner Precinct #2: _____
Commissioner Precinct #3: _____
Commissioner Precinct #4: _____

STATE OF _____)
COUNTY OF _____)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and _____ in the dedication of the streets and easements.

Loana L. Slaughter, Vice President of Wells Fargo Bank, N/A S/B/M to Wells Fargo Home Mortgage, Inc.

STATE OF _____)
COUNTY OF _____)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2007

Notary Public in and for the State of Texas
JEFFERY R. FROMMING

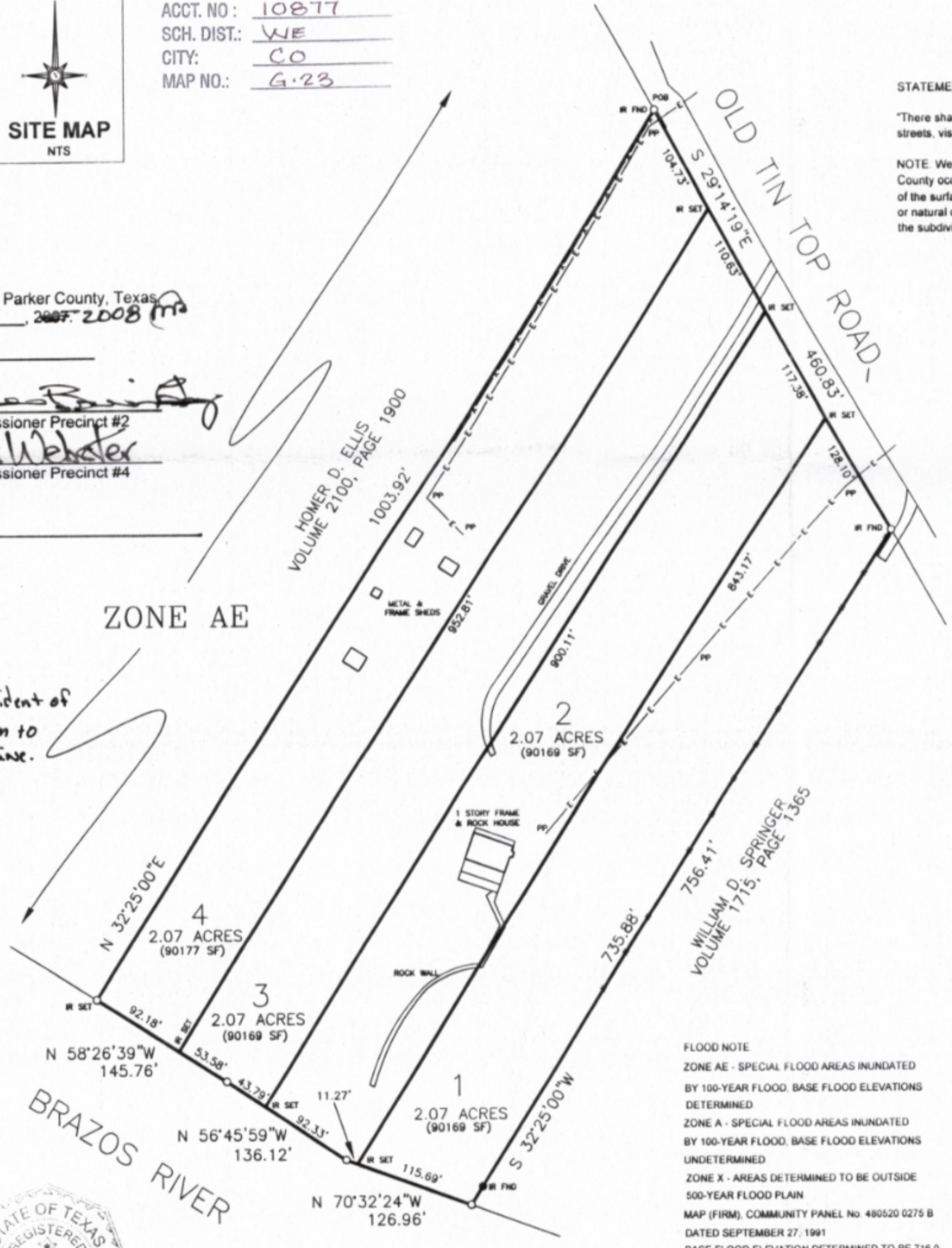


THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
NOVEMBER 2007



ZONE AE



FLOOD NOTE
ZONE AE - SPECIAL FLOOD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED
ZONE A - SPECIAL FLOOD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS UNDETERMINED
ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
MAP (FIRM), COMMUNITY PANEL No. 480520 0275 B
DATED SEPTEMBER 27, 1991
BASE FLOOD ELEVATION DETERMINED TO BE 716.0