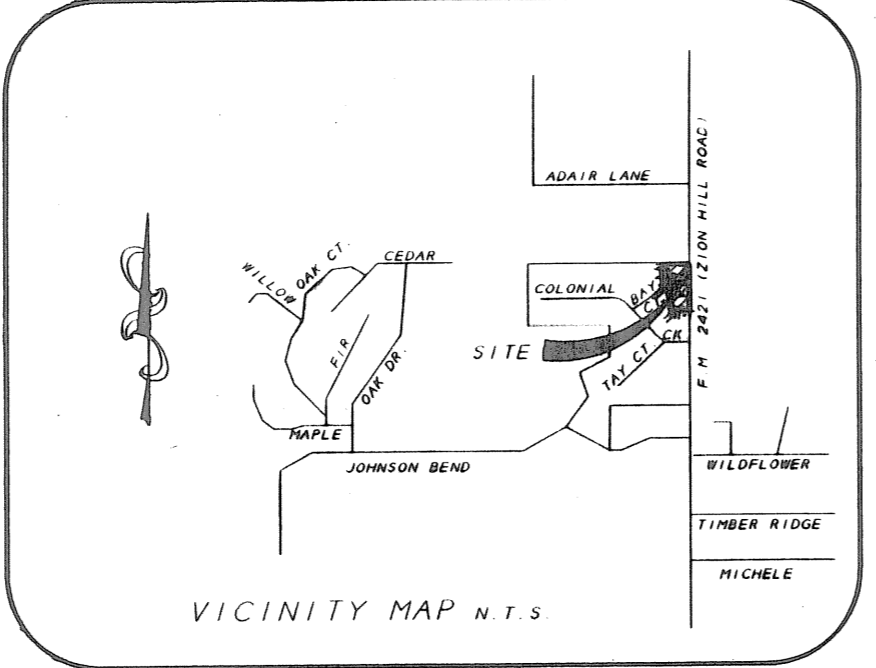
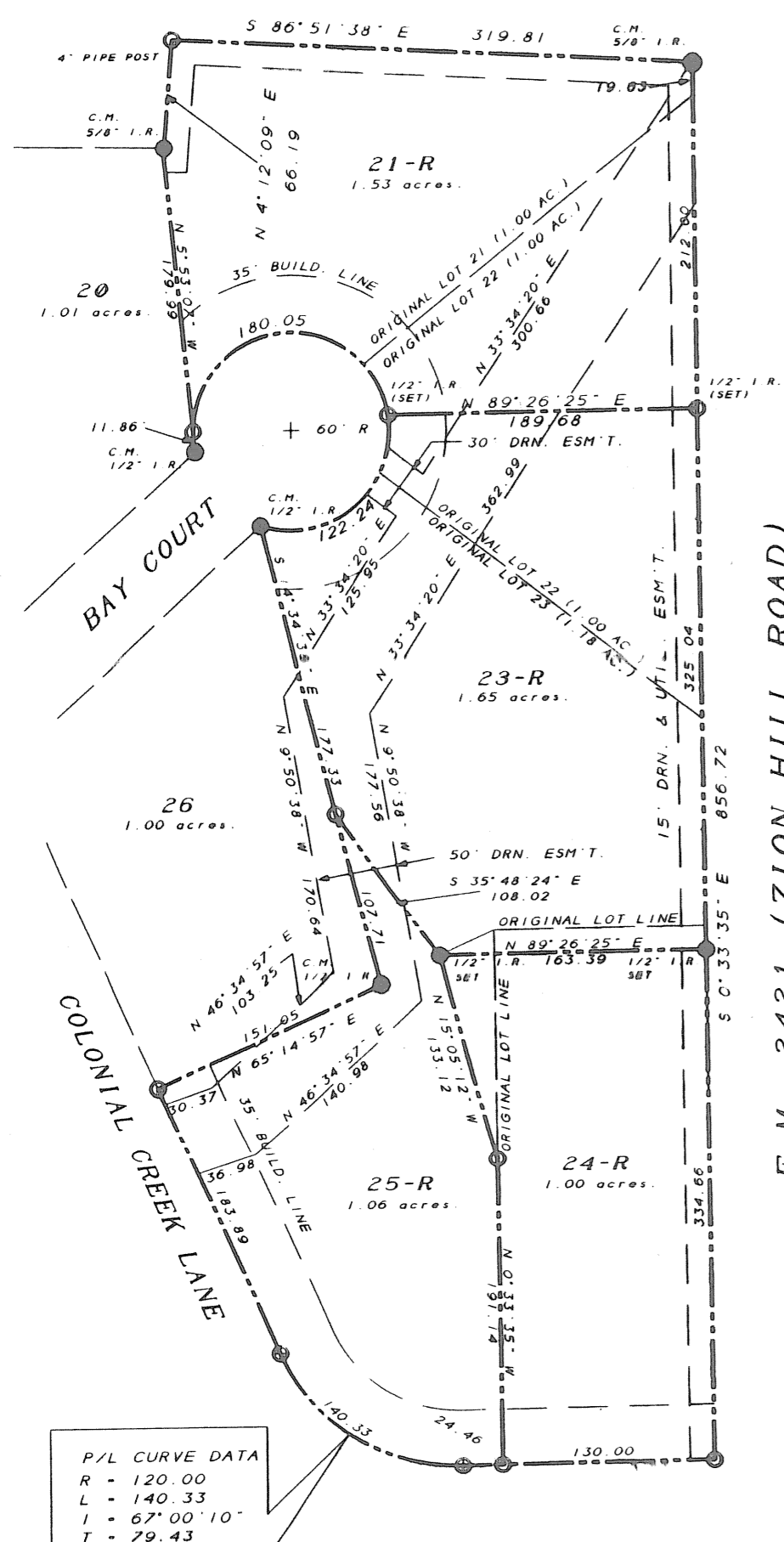
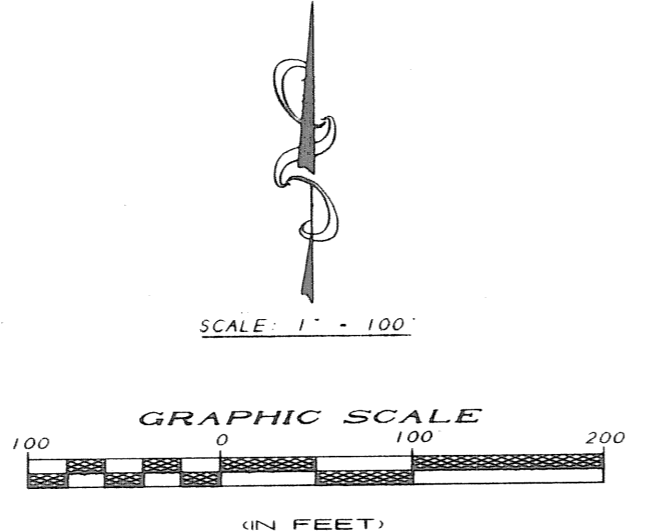


C732



Doc# 690656
Book 2660 Page 1113



Doc# 690656 Fees: \$66.00
09/04/2008 2:20PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRANCE BRINSON COUNTY CLERK

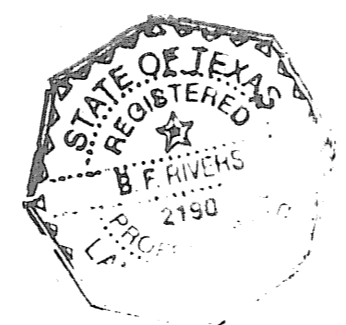
P/L CURVE DATA
R = 120.00
L = 140.33
I = 67°00'10"
T = 79.43

I, BRAD COCKBURN HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
Brad Cockburn
BRAD COCKBURN
DATE 7-23-08

THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG THE SUBDIVISION PERIMETER AND ALL STREETS. A 15' UTIL. EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (CENTERED ON LOT LINE - 7.5' EACH LOT).
THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
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.

FLOODPLAIN NOTE:
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS" PANEL NO. 480520 0200 B. DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

KNOW ALL MEN BY THESE PRESENTS
I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN MAY, 2008 AND THAT ALL CORNERS ARE MARKED AS SHOWN.
B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



OWNER/DEVELOPER
TOPLINE CUSTON CONTRACTING INC
109 BUCKINGHAM COURT
WEATHERFORD TEXAS 76088
817-996-5666

THEREFORE TOPLINE CUSTOM CONTRACTING INC. BEING THE OWNER OF THE HEREINON DESCRIBED PROPERTY (VOLUME 2457 PAGE 1618) LOTS 21 22 23 25 COLONIAL CREEK ESTATES A SUBDIVISION IN PARKER COUNTY TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C. SLIDE 468 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE SAME AS:

LOTS 21-R 23-R 24-R AND 25-R COLONIAL CREEK ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS SHOWN HEREON

TOPLINE CUSTOM CONTRACTING INC.
BY Brad Cockburn DATE 7-23-08
BRAD COCKBURN

STATE OF TEXAS
COUNTY OF PARKER
BEFORE me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRAD COCKBURN, Owner, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 23 day of July, 2008

Candice Storch
Notary Public in and for the State of Texas
10-18-2011
My Commission Expires On

STATE OF TEXAS
COUNTY OF PARKER
THAT FIRST NATIONAL BANK, WEATHERFORD, TEXAS BY AND THROUGH THE UNDERSIGNED GREG EDWARDS, ITS DULY AUTHORIZED AGENT, AS LIEN HOLDER ON THE HEREINABOVE DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, DOES HEREBY CONSENT TO AND HAS NO OBJECTIONS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

FIRST NATIONAL BANK
BY Greg Edwards
GREG EDWARDS
DATE 7-23-08

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG EDWARDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY INDICATED AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Given under my hand and seal on this the 23 day of July, 2008
Candice Storch
NOTARY PUBLIC, STATE OF TEXAS

Approved by the Commissioners Court of Parker County, Texas
THIS THE 13th DAY OF August, 2008
absent COUNTY JUDGE
absent COUNTY COMMISSIONER
absent COUNTY COMMISSIONER
absent COUNTY COMMISSIONER

Recorded on this _____ day of _____, 2008
in Vol. (Cob.) _____ Pg. (Slide) _____ of the
Plat Records of Parker County, Texas.
County Clerk, Parker County, Texas.

FINAL REPLAT OF
LOTS ~~21-25~~, 23, 24 & 25
COLONIAL CREEK ESTATES
AS RECORDED IN PLAT CABINET C SLIDE 468
OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
INTO
LOTS ~~21-25~~, 23-R, 24-R & 25-R
COLONIAL CREEK ESTATES
PARKER COUNTY, TEXAS
SHEET 1 OF 1

ACCT. NO: 11897
SCH. DIST: PE
CITY: CO
MAP NO.: G-12