

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, I Tommy Miles being the owner of a tract of land out of the T. & P. RR. Co. Survey, Section No. 49, Abstract No. 1428, Parker County, Texas, said tract being described by metes and bounds as follows.

Description for a 5.00 acre tract of land out of the T. & P. RR. Co. Survey, Section No. 49, Abstract No. 1428, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 2087, Pg. 1256, Official Records, Parker County, Texas.

COMMENCING from a r.r. spike found for the occupied Northwest corner of the Wm. SMITH SURVEY, Abstract No. 4077, Parker County, Texas, thence N 01°46'13" W, 1078.13 feet, thence West, 24.76 feet thence West, 577.18 feet, thence N 00°37'03" E, 161.43 feet, thence West, 289.86 feet, thence S 81°18'12" W, 60.80 feet, thence West, 286.15 feet, thence S 00°37'03" W, 152.23 feet, thence West, 8.29 feet, thence S 00°37'03" W, 147.96 feet to a 1/2" iron set for the POINT OF BEGINNING;

THENCE S 00°37'03" W, 742.30 feet to a 1/2" iron set;

THENCE West, 291.97 feet to a 1/2" iron set in the East line of Christenberry Road;

THENCE N 00°23'00" E, with the East line of said Christenberry Road, 606.80 feet to a 1/2" iron set;

THENCE N 00°37'03" E, with the East line of said Christenberry Road, 135.47 feet to a 1/2" iron set;

THENCE East, 294.44 feet to the POINT OF BEGINNING and containing 5.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Tommy Miles do hereby adopt this Plat as Lots 1 thru 4, Block 1 and 1 thru 5, Block 2, Cornerstone Estates, Phase I, an Addition in Parker County, Texas, and do hereby dedicate to the public's use forever the street and or easements shown hereon.

Tommy Miles
Tommy Miles

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Tommy Miles known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 23 day of September, 2003.

Beth L. Dickens
Notary Public State of Texas



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 24th day of September, 2003.

[Signature]
Commissioner #1

[Signature]
Commissioner #2

Absent
Commissioner #3

[Signature]
Commissioner #4

Absent
County Judge

Doc 00494530 Bk OR Vol 2151 Pg 1555

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Sep 24, 2003 at 09:28AM

Document Number: 00494530

Amount: \$6.00

By: Bonnie Morris

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Sep 24, 2003

JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY

I, DOUG BURT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

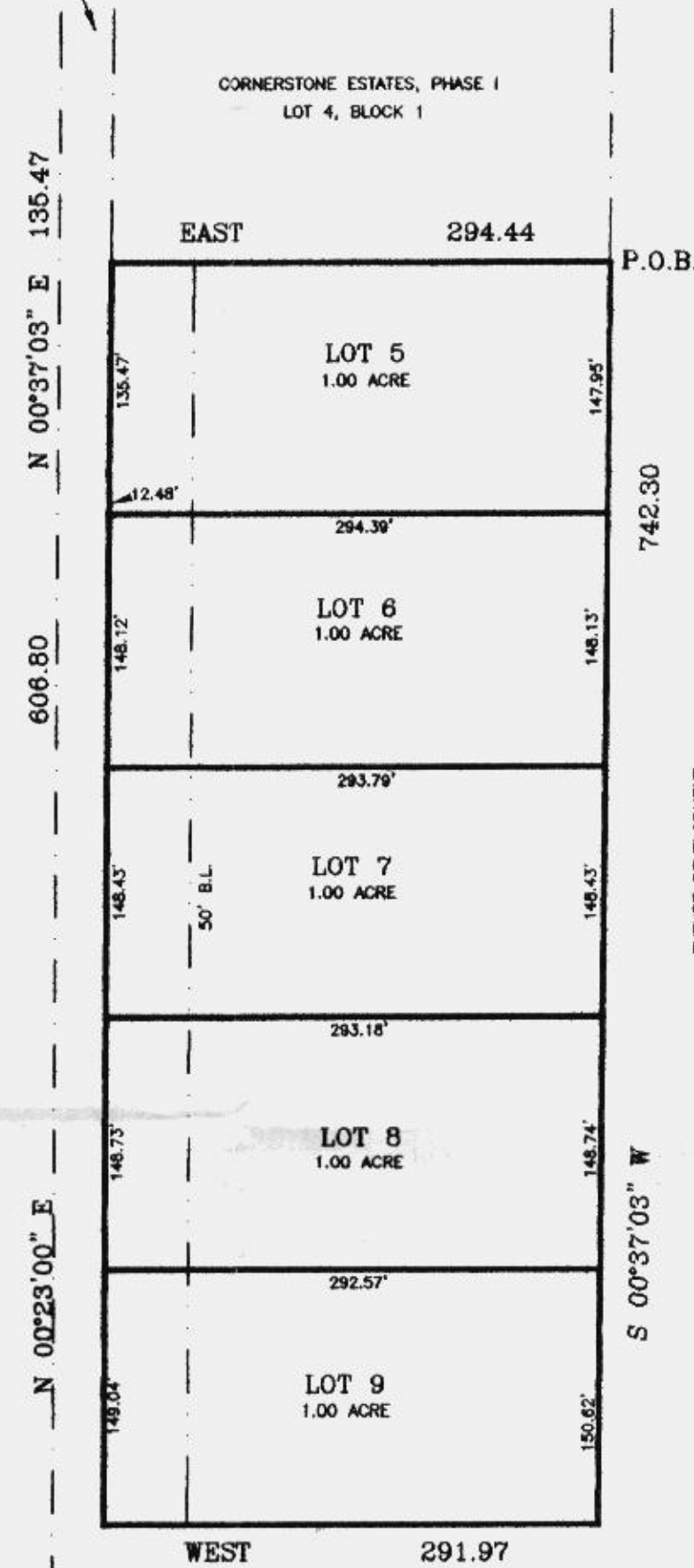
Doug Burt

11/SEPTEMBER/2003

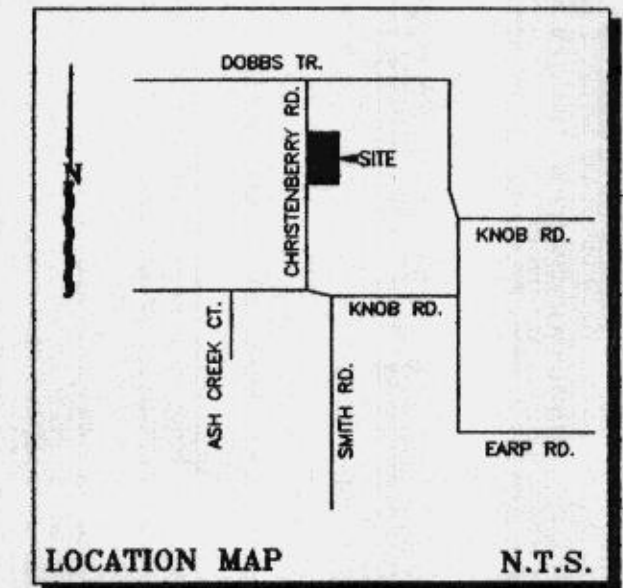
PC-48

R.O.W. DEDICATED TO COUNTY (VARIABLE WIDTH)

CHRISTENBERRY ROAD
R.O.W. VARIES



FUTURE DEVELOPMENT
REMAINDER OF VOL. 2087, PG. 1256, O.R.W.C.T.



GENERAL NOTES:

- 50' FRONT BUILDING LINES
- 25' REAR & SIDE BUILDING LINES UNLESS OTHERWISE NOTED.
- 10' UTILITY EASEMENT INSIDE ALL LOT LINES.
- SUBJECT PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY CITY OR TOWN.
- ACCORDING TO THE F.I.R. MAP FOR PARKER CO. TEXAS, PANEL NO. 4805200075-B, DATED SEPT. 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- ALL CORNERS ARE 1/2" IRONS CAPPED RPLS#2023.
- OWNER/DEVELOPER: T.M. LAND CO., LP.

Tommy Miles



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the _____ day of _____, 2003 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 2003 at _____ o'clock _____ M, in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2003.

Jeane Brunson
Clerk, County Court
Parker County, Texas

By: _____ Deputy

ACCT. NO: 11442
SCH. DIST: SP
CITY: CO
MAP NO.: L-5
OUT OF: 21428-001-000-00

FINAL PLAT
SHOWING
LOTS 5 THRU 9, BLOCK 1
CORNERSTONE ESTATES, PHASE II
AN ADDITION TO 5.00 PARKER COUNTY, TEXAS,
AND BEING 9.58 ACRES OF LAND OUT OF THE
T&P RR. CO. SURVEY, SECTION 49, ABSTRACT NO.
1428, PARKER COUNTY, TEXAS.

DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2878

