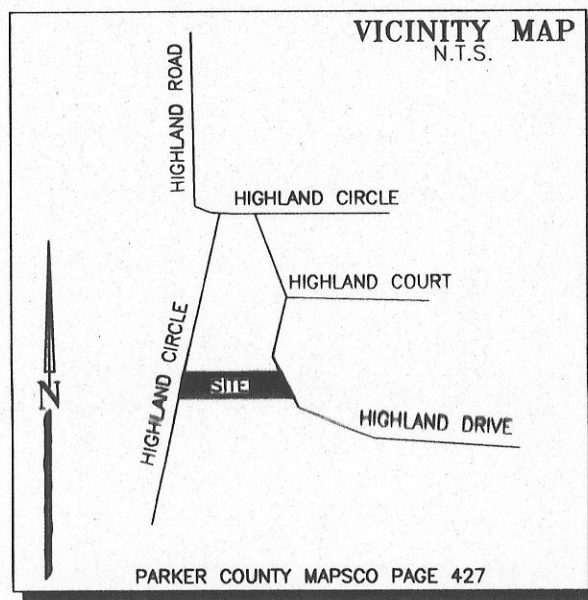


50 0 50 150

SCALE: 1"=50'



GENERAL NOTES

25' FRONT BUILDING LINE  
15' U.E. ALONG ALL ROADS & PERIMETER OF LOTS  
NO BUILDING INSIDE OF UTILITY EASEMENTS

2.54 TOTAL ACRES  
1.00 ACRE MINIMUM  
2 LOTS

ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

ALL CORNERS ARE 1/2" IRONS SET CAPPED LONE STAR RPLS 5748 UNLESS OTHERWISE NOTED.

NOTE:  
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4806200100-C EFFECTIVE DATE: JAN 03 2000 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNER/DEVELOPER:  
MR. DEWLEY MILES  
155 HORSESHOE DR.  
SPRINGTOWN, TEXAS 76082  
VOLUME 2584, PAGE 284

OWNER/DEVELOPER:  
MR. KELLY C. HANKINS ET UX MRS. PENNI HANKINS  
298 HIGHLAND DRIVE  
SPRINGTOWN, TEXAS 76082  
VOLUME 1566, PAGE 1732

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS Mr. Dewley Miles and Mr. Kelly C. Hankins et ux Mrs. Penni Hankins, being the owners of a certain tract of land situated in and being Tract 17, Deer Butte Ranchos, a Subdivision in Parker County, Texas, according to the Plat or Map thereof recorded in Volume 360-A, Page 53, Plat Records, Parker County, Texas.

Description for Tract 17, Deer Butte Ranchos, a Subdivision in Parker County, Texas, according to the Plat or Map thereof recorded in Volume 360-A, Page 53, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron set in the Easterly line of Highland Circle, said iron being for the Northwest corner of said Tract 17 same being for the Southwest corner of Tract 18 of said Subdivision;

THENCE S 88°34'35" E, 510.00 feet to a 1/2" iron set in the Westerly line of Highland Drive; THENCE S 23°26'31" E, with the Westerly line of said Highland Drive, 110.69 feet to a 1/2" iron found; THENCE S 01°07'00" W, 97.46 feet to a 1/2" iron set; THENCE N 88°34'35" W, 586.05 feet to a 1/2" iron set in the Easterly line of said Highland Circle; THENCE N 09°45'25" E, with the Easterly line of said Highland Circle, 200.00 feet to the POINT OF BEGINNING and containing 2.54 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Mr. Miles and Mr. Hankins et ux Mrs. Hankins does hereby adopt this plat as Tract 17R and Tract 17R-1, Deer Butte Ranchos, an addition to Parker County, Texas and does hereby dedicate to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS OUR HAND on this the 15<sup>th</sup> day of February, 2008.

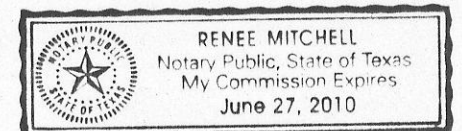
*Dewley Miles*  
Mr. Dewley Miles  
*Kelly C. Hankins*  
Mr. Kelly C. Hankins  
*Penni Hankins*  
Mrs. Penni Hankins

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Mr. Dewley Miles, whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 15<sup>th</sup> day of February, 2008.

*Renee Mitchell*  
NOTARY PUBLIC, STATE OF TEXAS



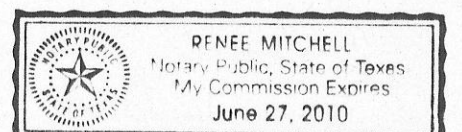
6-27-10  
My Commission Expires

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Mr. Kelly C. Hankins et ux Mrs. Penni Hankins, whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 15<sup>th</sup> day of February, 2008.

*Renee Mitchell*  
NOTARY PUBLIC, STATE OF TEXAS



6-27-10  
My Commission Expires

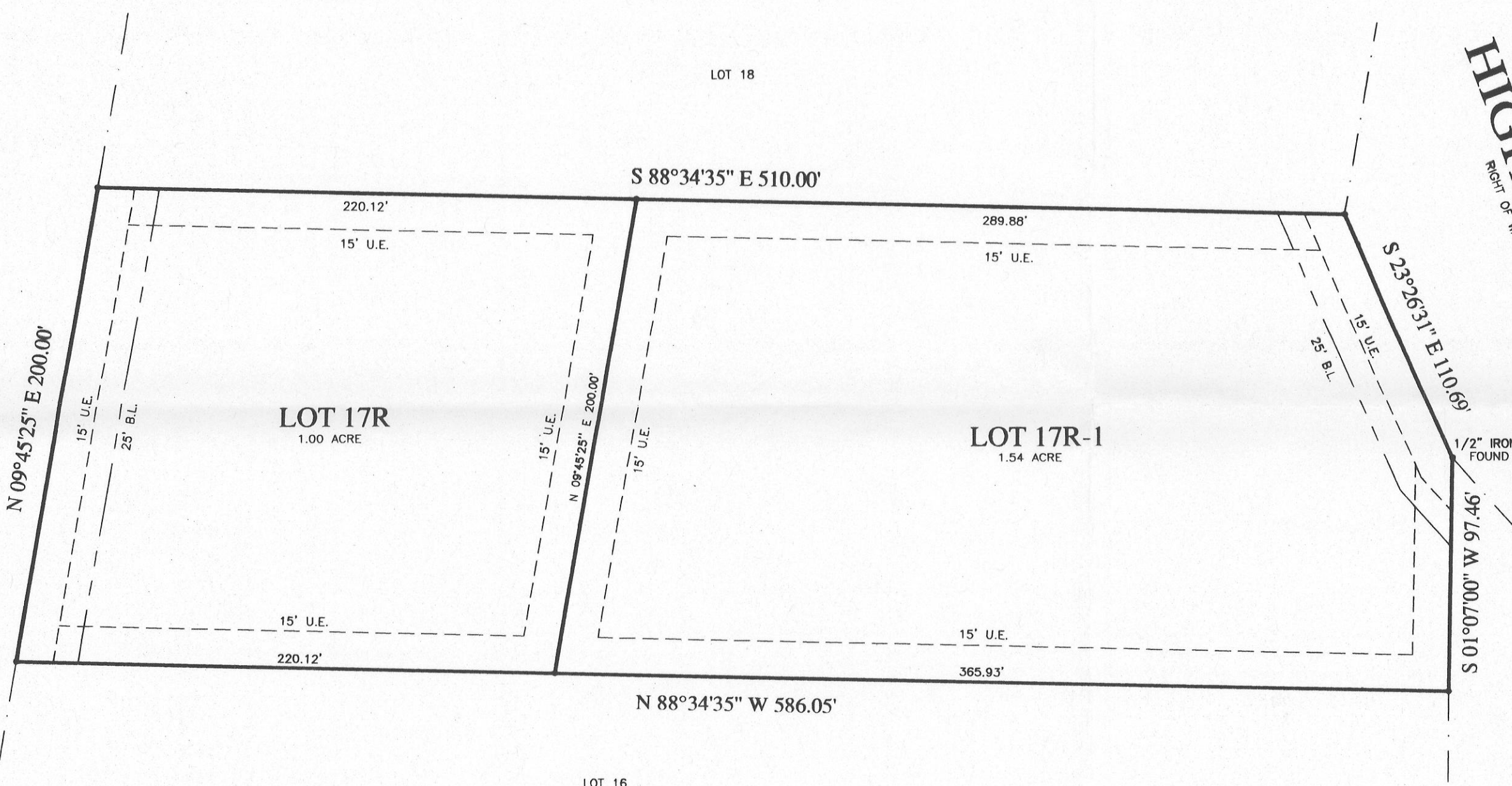
THIS PLAT DOES NOT ALTER OR REMOVE ANY RESTRICTIONS OR COVENANTS PREVIOUSLY SET FORTH

SUBJECT PROPERTY DOES NOT LIE WITHIN ANY CITY OR TOWNSHIPS EXTRATERRITORIAL JURISDICTION.

ACCT. NO: 11760  
SCH. DIST: 3P  
CITY: CO  
MAP NO: L-8

REPLAT SHOWING  
DEER BUTTE RANCHOS  
LOTS 17R & 17R-1,  
BEING A REPLAT OF LOT 17 DEER BUTTE RANCHOS  
AN ADDITION TO PARKER COUNTY, TEXAS.

C685



Doc# 680597  
Book 2637 Page 838

Doc# 680597 Fees: \$66.00  
05/28/2008 10:48AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TERRE ROBINSON, COUNTY CLERK

COMMISSIONERS COURT  
PARKER COUNTY, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: May 28, 2008

*Danny Choate*  
DANNY CHOATE  
COMMISSIONER PRECINCT #1

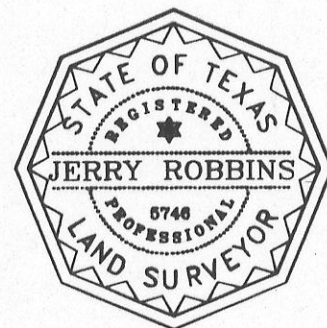
*Joe Brinkley*  
JOE BRINKLEY  
COMMISSIONER PRECINCT #2

*John Roth*  
JOHN ROTH  
COMMISSIONER PRECINCT #3

*Jim Webster*  
JIM WEBSTER  
COMMISSIONER PRECINCT #4

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision 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. 6748  
SURVEYED/JANUARY/2008



LONE STAR SURVEYING LLC  
108 SHADY LANE  
AZLE, TEXAS 76020  
OFFICE 817-270-2323  
FAX 817-270-4181  
07445

JSR