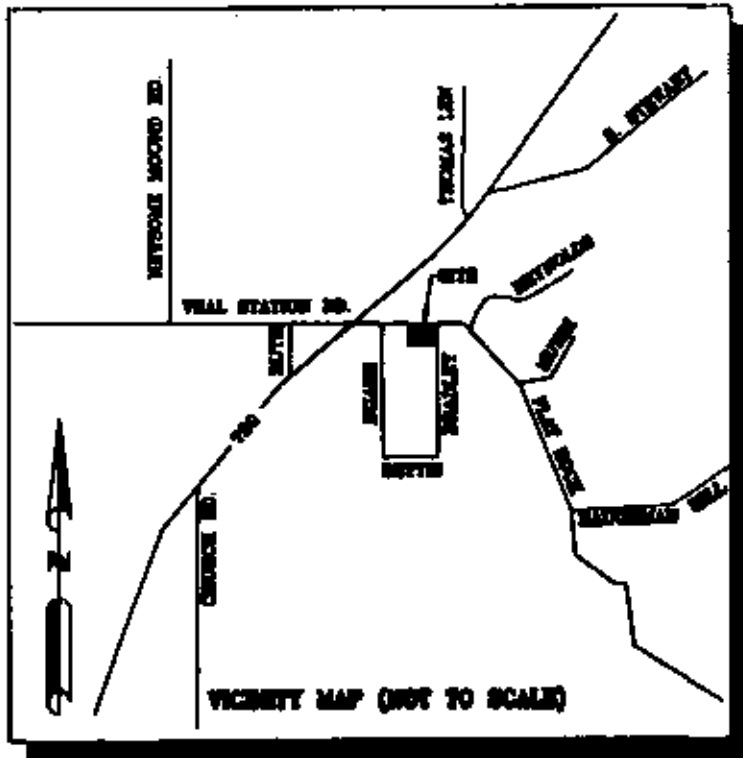


PC C-477

Doc# 613576
Book 2474 Page 162



STATE OF TEXAS |
COUNTY OF PARKER |
I, Tracy Stoff, being the author and developer of the attached plat of said subdivision, do hereby certify that it is not within the then-current jurisdiction of any City in Parker County, Texas.

STATE OF TEXAS |
COUNTY OF PARKER |

KNOW ALL MEN BY THESE PRESENTS, That Stoff Enterprises, LLC, acting by and through its duly authorized agent, is the owner of the following described real property, to wit:

Description for a 1.924 acre tract of land, said tract being all of Lot 1, Block 2, FLAT ROCK ESTATES, an Addition to Parker County, Texas according to the Plat thereof recorded in Volume 360-A, Page 33, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/8" iron found in the South line of Flat Rock Road, said iron being for the Northwest corner of said Lot 1, Block 2 and for the Northeast corner of Lot 19, Block 2 of said FLAT ROCK ESTATES;

THENCE S 89°47'00" E, with the South line of said Flat Rock Road and with the North line of said Lot 1, Block 2, 460.39 feet to a capped iron found at the Northeast corner of said Lot 1, Block 2 and being at the intersection of the South line of said Flat Rock Road and the West line of Bradley Drive;

THENCE S 00°13'39" E, with the West line of said Bradley Drive and with the East line of said Lot 1, Block 2, 178.16 feet to a 1/2" iron found at the Southeast corner of said Lot 1, Block 2 and for the Northeast corner of Lot 2, Block 2 of said FLAT ROCK ESTATES;

THENCE N 89°44'14" W, with the common line of said Lot 1, Block 2 and said Lot 2, Block 2, 460.96 feet to a 1/8" iron found, said iron being for the common corner of said Lot 1, Block 2, Lot 2, Block 2, Lot 16, Block 2 and said Lot 16, Block 2, FLAT ROCK ESTATES;

THENCE N 00°00'36" W, with the common line of said Lot 1, Block 2 and said Lot 19, Block 2, 185.82 feet to the POINT OF BEGINNING and containing 1.924 acres of land.

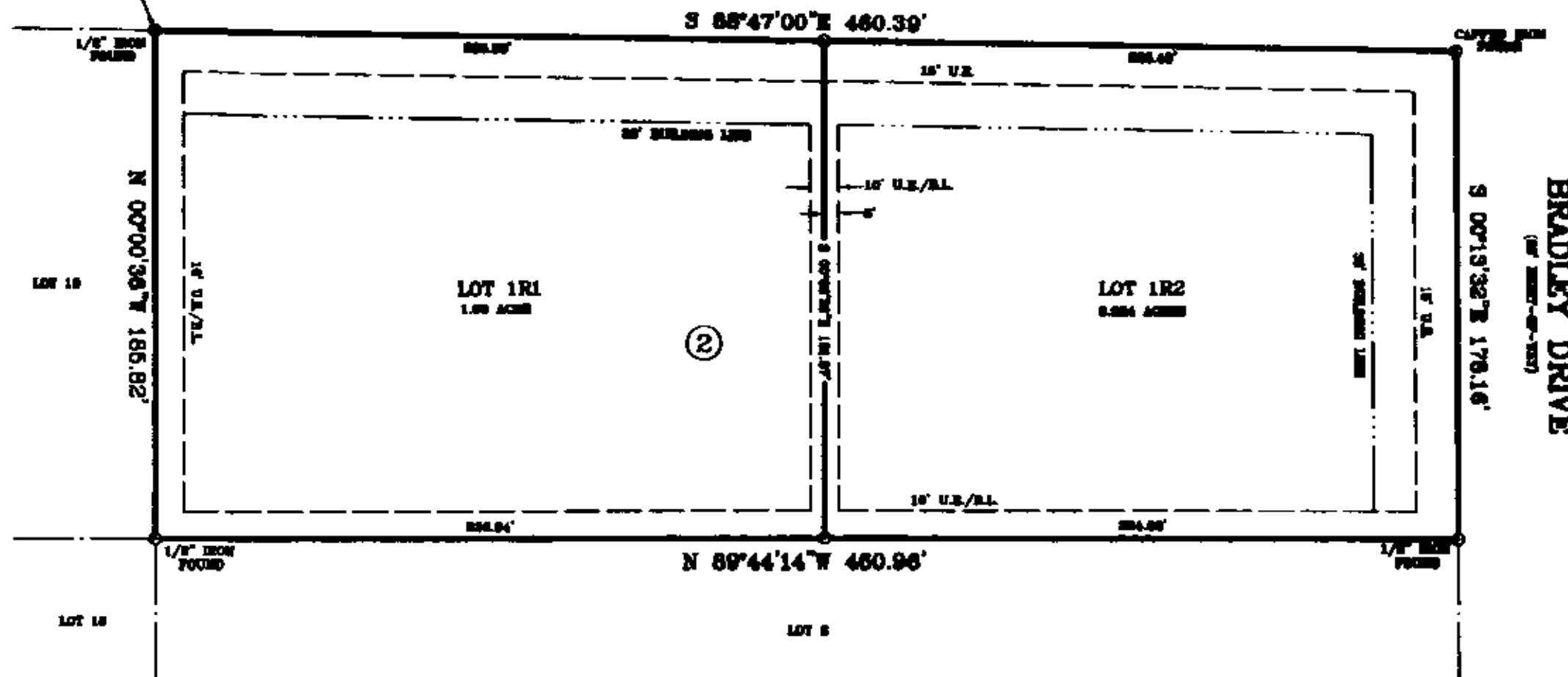
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stoff Enterprises, LLC, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 1R1 & 1R2, BLOCK 2
FLAT ROCK ESTATES
Parker County, Texas.

POINT OF BEGINNING

FLAT ROCK ROAD
(BY INSTRUMENT)



and does hereby dedicate to the Public's use forever, the streets and easements shown herein.

Executed this the 20th day of September, 2006.

Tracy Stoff

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared before me, Tracy Stoff, known to me to be 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of September, 2006.

Jan Massengale
Notary Public, Parker County, Texas
My Commission Expires _____



STATE OF TEXAS |
COUNTY OF TARRANT |

THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

Tammi Caughen
Tammi Caughen
Branch President First Bank

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAMMI CAUGHEN, BRANCH PRESIDENT OF FIRST BANK, KNOWN TO ME TO BE THE PERSON WHOSE IS THE LIEN HOLDER SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTES THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREOF AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF THIS 20th THE DAY OF Sept, 2006

Jan Massengale
Notary Public, Parker County, Texas
My Commission Expires _____



ACCT. NO.: _____
SCH. DIST.: _____
CITY: _____
MAP NO.: _____

RE-PLAT
Lots 1R1 & 1R2, BLOCK 2,
FLAT ROCK ESTATES

Being a re-plat of Lot 1, Block 2,
Flat Rock Estates, an Addition to Parker
County, Texas according to the plat recorded
in Volume 360-A, Page 33, Plat Records,
Parker County, Texas.

1/8" IRONS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 480800040-0
EFFECTIVE DATE JANUARY 02, 1997
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

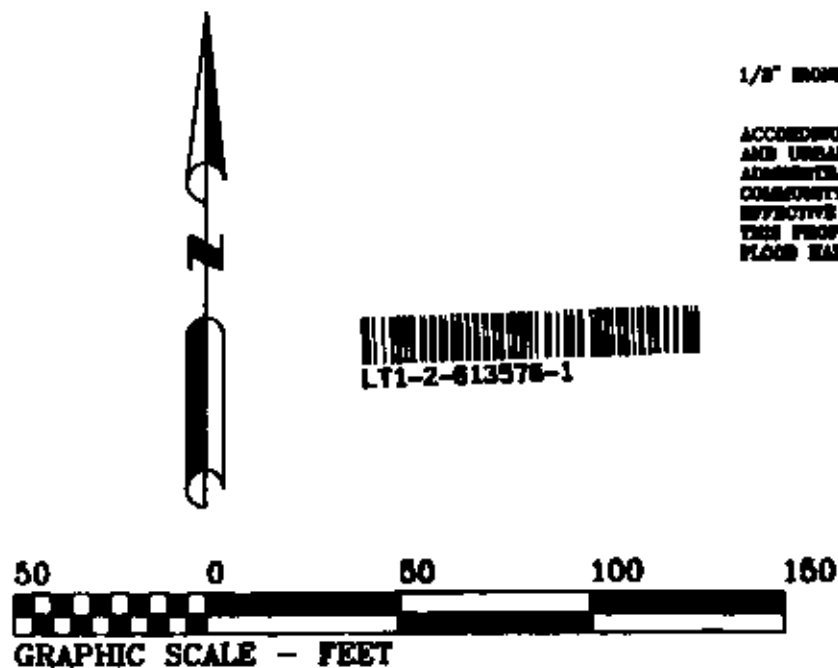
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 20th day of September, 2006.

Shirley
Commissioner
Jim Webster (May)
Commissioner

4 ABSENT
County Judge

Doc# 613576 Fees: \$66.60
09/27/2006 10:16AM 8 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERRIE BRUNSON, COUNTY CLERK



TEXAS GEOSPATIAL
117 JOHN STREET
ALEDO, TEXAS 76008
(817)441-6198 FAX: (817)441-8805



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY HEREIN.
Doug Burt
DUG BURT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5055

OWNER/DEVELOPER:
STOFF ENTERPRISES, LLC
P.O. BOX 181,
ALEX, TEXAS 76006
VOLUME 360-A, PAGE 33, H.R.P.C.T.