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On Nov 12, 2003 at 10:29A

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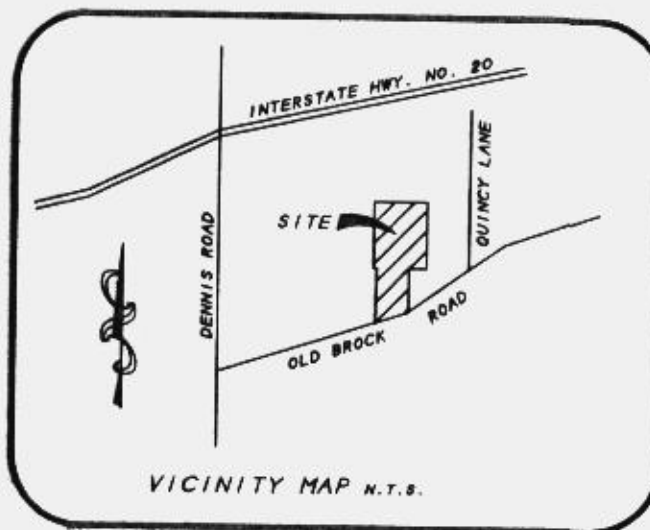
Amount: \$6.00

By: Leann Franklin

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

Nov 12, 2003

JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	300.00	57.29	28.94	57.29	S 89° 52' 35" W	90° 00' 00"
2	317.58	281.00	217.20	458.57	S 89° 52' 35" W	90° 00' 00"
3	300.00	172.96	92.74	172.96	S 89° 52' 35" W	90° 00' 00"

NOTE:

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.

NOTE:

THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 10' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (5 FEET ON EACH LOT). DRAINAGE EASEMENTS ARE AS SHOWN ON PLAT.

STATE OF TEXAS
COUNTY OF PARKER

BEING 47.47 ACRES OUT OF THE HANNIBAL GOOD SURVEY, ABSTRACT NO. 536, THE I. & G. RR. CO. SURVEY, ABSTRACT 1790, PARKER COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO HOWARD AND RAE D. CUMMINS BY DEED RECORDED IN VOL. 2136, PG. 1272 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, AT A FENCE CORNER, SAID POINT BEING BY DEED CALL N 89° 30' 00" W A DISTANCE OF 1759.79 FEET FROM THE SOUTHEAST CORNER OF SAID HANNIBAL GOOD SURVEY FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89° 30' 00" W, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 525.09 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT;

THENCE S 89° 30' 00" W, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 957.57 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF OLD BROCK ROAD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE S 70° 16' 00" W, ALONG AND WITH THE NORTH LINE OF SAID OLD BROCK ROAD, A DISTANCE OF 70.22 TO THE P.C. OF A CURVE TO THE RIGHT;

THENCE, SOUTHWESTERLY, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID OLD BROCK ROAD AND ALONG AND WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 250° 12' 59" AND RADIUS OF 864.94 FEET, THE CHORD OF WHICH BEARS S 89° 52' 35" W, AN ARC DISTANCE OF 292.64 FEET TO THE P.T. OF SAID CURVE;

THENCE S 82° 29' 00" W, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID OLD BROCK ROAD, A DISTANCE OF 170.96 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00° 30' 00" E, A DISTANCE OF 1122.15 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT;

THENCE N 89° 30' 00" W, A DISTANCE OF 74.74 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT;

THENCE N 00° 43' 14" W, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 1388.47 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89° 43' 47" E, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 1100.24 FEET TO A CONCRETE MONUMENT, FOUND IN PLACE, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00° 41' 00" E, GENERALLY ALONG AN EXISTING FENCE LINE, A DISTANCE OF 1403.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 47.47 ACRES.

STATE OF TEXAS
COUNTY OF PARKER

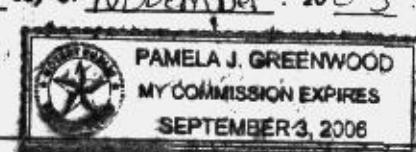
THAT CROCKETT NATIONAL BANK, 502 S. KOENIGHEIM, SAN ANGELO, TEXAS 76903, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, AS LIEN HOLDER ON THE HEREBY DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, DOES HEREBY CONSENT TO AND HAS NO OBJECTIONS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

TODD E. HUCKABEE
DATE: 11/6/03

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD E. HUCKABEE, 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.

Gives under my hand and seal on this the 6th day of November, 2003.

Pamela J. Greenwood
NOTARY PUBLIC, STATE OF TEXAS



NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.

B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN OCTOBER, 2003.



B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

Approved by the Commissioners Court of Parker County, Texas:
THIS THE 12 DAY OF November, 2003
MCKIDDY COUNTY JUDGE
B.F. Rivers COUNTY COMMISSIONER
Clayton COUNTY COMMISSIONER
Alsent COUNTY COMMISSIONER
Jim Webster COUNTY COMMISSIONER

Recorded on this 12 day of November, 2003
in Vol. (Cob.) C, Pg. (Slide) 166 of the
Plat Records of Parker County, Texas.
County Clerk, Parker County, Texas.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That W. Howard Cummins and Rae D. Cummins (Vol. 2136, Pg. 1272 R.P.C.T.) owners of the tract herein described, do hereby adopt this plat of the above described real property to be known as:

TRACTS 1 THROUGH 15
LONESTAR RANCH ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS

and do hereby convey to the Public's use forever, the streets, alleys, rights-of-way, easements and other public areas shown thereon.

Executed this 11th day of November, 2003

Howard Cummins
Rae D. Cummins

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Howard Cummins and Rae D. Cummins, known to me to be the persons whose names are subscribed to the above instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Gives under my hand and seal on this the 11th day of November, 2003.

Notary Public
My Commission Expires:



OWNER/DEVELOPER
HOWARD AND RAE D. CUMMINS
4870 OLD BROCK ROAD
WEATHERFORD, TEXAS 76087
817-597-5909

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
940-325-8613
FAX 940-325-8028

ACCT. NO: 14655
SCH. DIST: BR
CITY: CO
MAP NO: E-17
ALL OF: 20536-001-000-00/50
21790-005-001-00

FINAL PLAT
LONESTAR RANCH ESTATES
TRACTS 1 - 15
BEING 47.47 ACRES OUT OF
THE HANNIBAL GOOD SURVEY, ABSTRACT NO. 536 AND
THE I. & G. RR. CO. SURVEY, ABSTRACT NO. 1790,
PARKER COUNTY, TEXAS