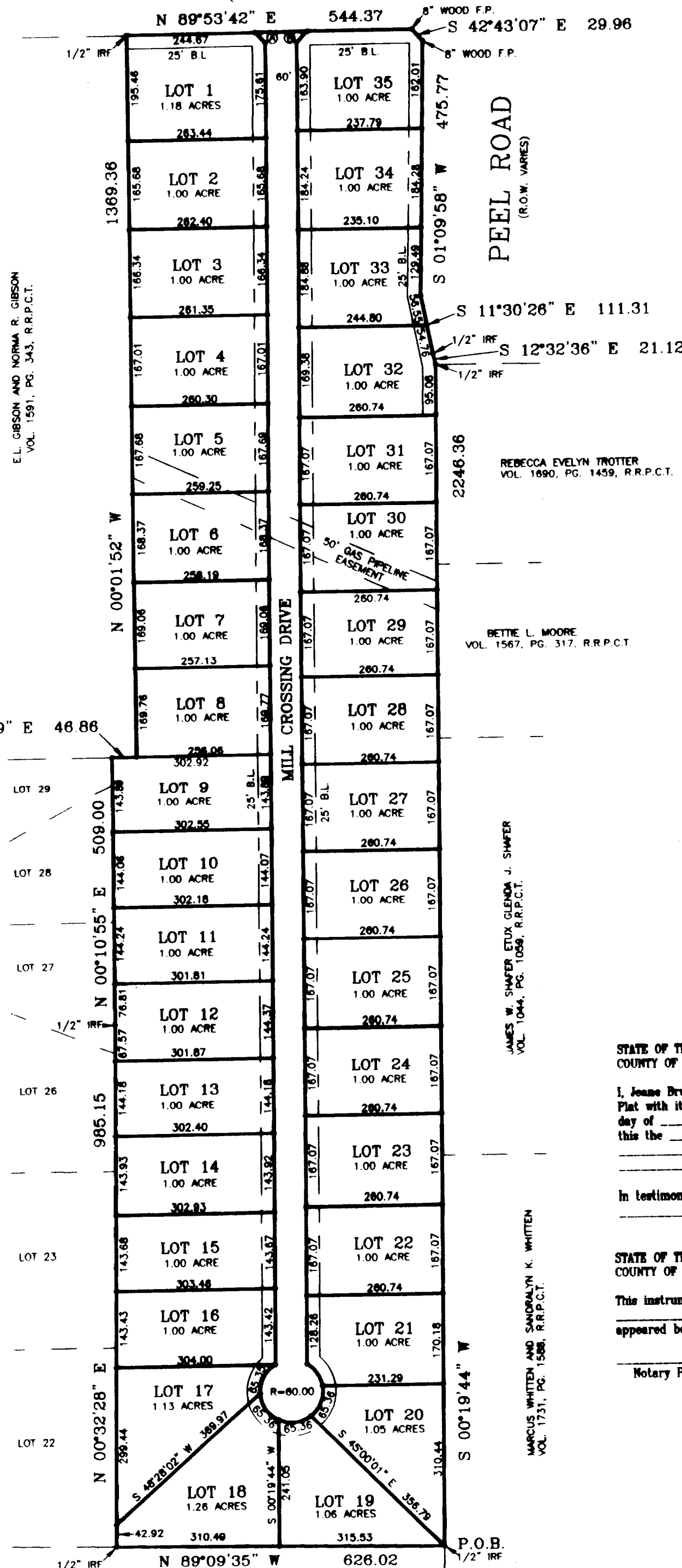


PEEL ROAD  
(R.O.W. VARIES)



E.L. GIBSON AND NORMA R. GIBSON  
VOL. 1591, PG. 343, R.R.P.C.T.

REBECCA EVELYN TROTTER  
VOL. 1690, PG. 1459, R.R.P.C.T.

BETIE L. MOORE  
VOL. 1567, PG. 317, R.R.P.C.T.

JAMES W. SHAFER ETUX GLENDA J. SHAFER  
VOL. 1044, PG. 1058, R.R.P.C.T.

MARCUS WHITTEN AND SANDRA LYNN K. WHITTEN  
VOL. 1751, PG. 1588, R.R.P.C.T.

E.L. GIBSON  
VOL. 1591, PG. 343, R.R.P.C.T.

Doc 00548414 Bk OR Vol 2305 Pg 1438

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
This Mar 03, 2005 at 10:41A

Document Number: 00548414

Amount \$6.00

By  
July Green

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 same records of Parker County  
as stamped herein by me.

Mar 03, 2005

Jeane Brunson, County Clerk  
Parker County

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS  
This the 9th day of March, 2005

ABSENT  
County Judge

Commissioner

Commissioner

Commissioner

Clerk, County Court  
Parker County, Texas

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 March, 2005 at 10:41 o'clock A.M. And duly recorded  
this the 9th day of March, 2005 at 10:41 o'clock  
A.M. in the Records of said County in Plat Cabinet Slide

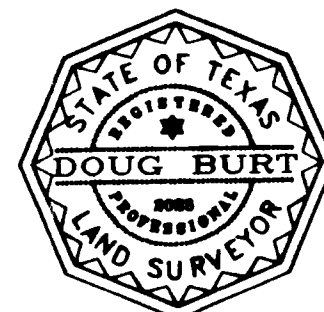
In testimony Whereof, Witness my hand and official seal of office, this the 9th day of  
March, 2005.

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 9th day of  
March, 2005 by, Bill Tallaferro who personally  
appeared before me.

Notary Public State of Texas

My Commission Expires



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  
07/MARCH/2005

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF PARKER

Whereas Bill Tallaferro, being the owner of a 39.41 acre tract of land out of the  
T&P R.R. CO. SURVEY, Section 69, Abstract No. 1480, Parker County, Texas, said tract  
being the same tract of land recorded in Volume 1740, Page 724, R.R.P.C.T.

Description for a 39.41 acre tract out of the T&P R.R. CO. SURVEY, Section 69, Abstract No. 1480,  
Parker County, Texas.

BEGINNING at a 1/2" iron found, said iron lies by previous deed call North 1506.35, West 353.24 feet,  
and S.00°19'07"W., 1506.37 feet from the Northeast corner of the M. Waugh Survey;

THENCE N.89°11'44"W., 625.95 feet to a 1/2" iron found;

THENCE N.00°32'28"E., 905.18 feet to a 1/2" iron found;

THENCE N.00°10'55"E., 509.00 feet to a 1/2" iron found;

THENCE N.89°55'29"E., 46.86 feet to a 1/2" iron set;

THENCE N.00°02'25"W., 1369.32 feet to a 1/2" iron found in the South line of Peel Road;

THENCE N.89°52'18"E., with the South line of said Peel Road, 544.45 feet;

THENCE S.42°48'55"E., with the Southwest line of said Peel Road, 30.15 feet;

THENCE S.01°09'18"W., with the West line of said Peel Road, 475.77 feet;

THENCE S.11°23'56"E., 111.31 feet to a 1/2" iron found;

THENCE S.11°34'31"E., 20.99 feet to a 1/2" iron found;

THENCE S.00°19'06"W., 2246.07 feet to the POINT OF BEGINNING and containing 39.41 acres of  
land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Bill Tallaferro do hereby adopt this plat designating the hereinabove described  
real property as Lots 1 thru 36, MILL CROSSING ADDITION, an Addition to Parker County, Texas,  
and do hereby dedicate to the public's use forever the streets and easements shown  
hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 8th  
day of March, 2005.

Bill Tallaferro

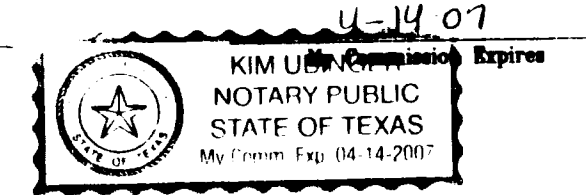
That we, Northwest Bank, acting by and through its duly authorized Senior Vice President,  
Tim Carpenter, duly authorize consent to the platting of the property that we currently  
have a lien thereon.

Tim Carpenter, Senior Vice President  
Northwest Bank

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 9th day of  
March, 2005 by, Bill Tallaferro who personally  
appeared before me.

Notary Public State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 8th day of  
March, 2005 by, Tim Carpenter who personally  
appeared before me.

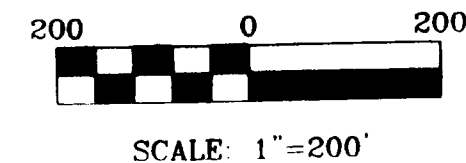
Notary Public State of Texas



FINAL PLAT  
SHOWING  
MILL CROSSING ADDITION

BEING 39.41 ACRES OF LAND OUT OF  
THE T&P R.R. CO. SURVEY, SECTION NO. 69,  
ABSTRACT NO. 1480, PARKER COUNTY, TEXAS.

ACCT. NO: 1515  
SCH. DIST: 36  
CITY: J2  
MAP NO: J2  
ALL OF 01480-01-02-03-04



SCALE: 1"=200'

GENERAL NOTES:

25' FRONT BUILDING LINES.  
10' SIDE & REAR BUILDING LINES.

5' 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,  
UNLESS OTHERWISE NOTED.

TOPO ELEVATIONS SCALED PER USGS QUAD MAP NO.  
3297-343

OWNER/DEVELOPER: BILL TALLAFERRO  
192 PEEL ROAD  
SPRINGTOWN, TEXAS, 76082  
VOL. 1740, PG. 724, R.R.P.C.T.

DKB &  
ASSOCIATES, LLC  
1250 E. HWY. NO. 199  
SPRINGTOWN, TEXAS, 76082  
220-5888 FAX: 220-2678  
03426

C-224