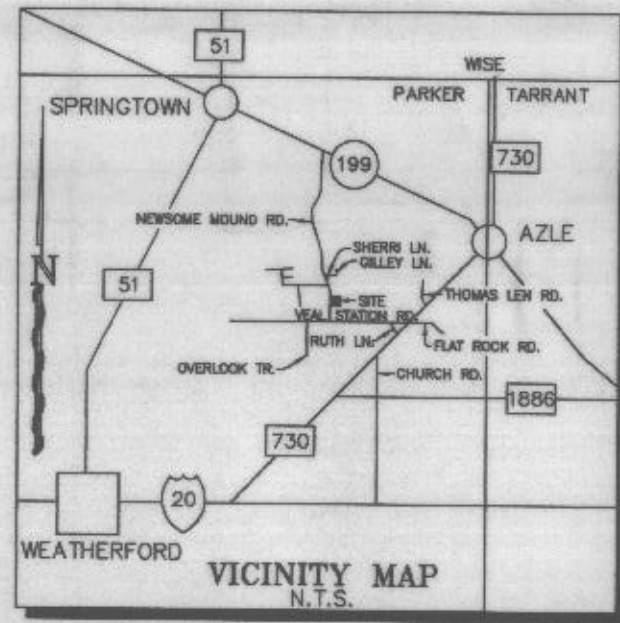


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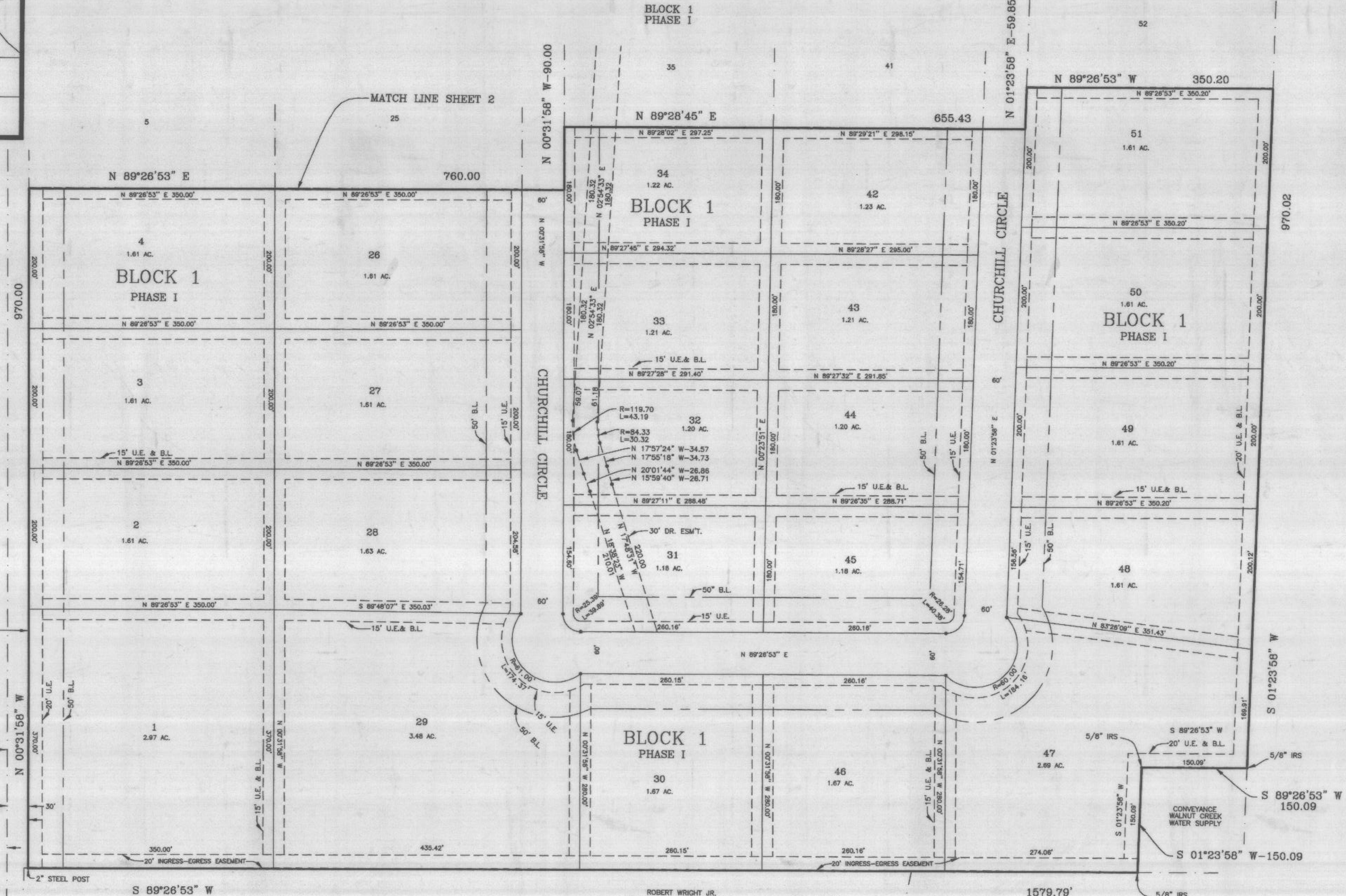
By: Monica Castro

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.

Aug 29, 2002

Jeanne Brunson, County Clerk
Parker County

NEWSOM MOUND ROAD



SCALE: 1"=100'



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
21/DEC/1998
REVISED 25/APRIL/2002

OWNER/DEVELOPER: PARTAGAS PROPERTIES, LTD.
AVO, LLC GENERAL PARTNER
3916 ANN ARBOR CT
FORT WORTH, TEXAS 76109
VOL. 1750, PG. 938, D.R.P.C.T.

LandCon Inc.
Engineers · Surveyors · Planners
2501 Parkview Dr., Suite 200, Fort Worth, Texas, 76102-9803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-9065 FAX (817) 335-9067

ROBERT WRIGHT JR.
VOL. 643, PG. 335, D.R.P.C.T.
(NOT PLATTED)

GENERAL NOTES
F.F. = FINISHED FLOOR
50' FRONT BUILDING LINE
20' BUILDING LINE & U.E. ALONG THE PERIMETER OF SUBDIVISION.
15' SIDE & REAR BUILDING LINES
15' UTILITY EASEMENT INSIDE ALL LOT LINES
ALL LOTS ON NEWSOM MOUND ROAD SHALL HAVE CIRCULAR DRIVEWAYS
5/8" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
113.14 TOTAL ACRES
1.00 ACRE MINIMUM
68 LOTS RESIDENTIAL
6030 LINEAR FEET OF ROAD

NANCY NEWBY BROWN
VOL. 1212, PG. 767, D.R.P.C.T.
(NOT PLATTED)

WATER SUPPLY PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT
ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

FINAL PLAT
LOTS 1-68, BLOCK 1
PARTAGAS ADDITION
PHASE I

AN ADDITION TO PARKER COUNTY, TEXAS AND BEING 113.14 ACRES
OUT OF THE
T.&P. RR. SURVEY, ABST. 1432,
PARKER COUNTY, TEXAS.