

PC B552

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On: Dec 27, 2000 at 09:42

Document Number: 00405302 Assent: .00 By Sherry Jackson

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

Dec 27, 2000

JANE BRUNSON, COUNTY CLERK PARKER COUNTY

E. BURGESS SURVEY, ABSTRACT NUMBER 100

B552

F.E. WITHERS VOL. 746, PG. 693, D.R.P.C.T.

Description of Property

BEING a 40.095 acre tract of land situated in the I.G. & N. RR COMPANY SURVEY, ABSTRACT NO. 1985, Parker County, Texas, being a portion of that certain tract of land conveyed to C.V. Winters, by deed recorded in Volume 1474, Page 1707, Deed Records, Parker County, Texas, and being all of Lots C and D, and the existing access way of Pleasant Ridge Estates according to the plat recorded in Cabinet A, Slide 500, Plat Records of Parker County, Texas, said 40.095 acres being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found being the northwest corner of Lot B, of said Pleasant Ridge Estates, said iron rod also being in the existing east right-of-way line of said Pleasant Ridge Road and the existing south right-of-way line of Muir Road; THENCE, South 02 degrees 01 minutes 23 seconds West, along the west line of said Lot B, 343.24 feet to a 1/2" iron rod found for corner, being the southwest corner of said Lot B; THENCE, North 89 degrees 51 minutes 30 seconds East, along the south lines of Lots A and B said Pleasant Ridge Estates, 501.32 feet to a 1/2" iron rod found for corner, being in the west of a tract of land conveyed to F.E. Withers according to the deed recorded in Volume 746, Page 693, D.R.P.C.T.; THENCE, South 00 degrees 00 minutes 00 seconds East, along the west line of said Withers tract, 1412.85 feet to a 5/8" iron rod found for corner, being the northeast corner of a tract of land conveyed to Daniel B. Roberts according to the deed recorded in Volume 1877, Page 1079, P.R.P.C.T.; THENCE, South 89 degrees 59 minutes 34 seconds West, along the north line of said Roberts tract, 1145.17 feet to a 1/2" iron rod found for corner, being in the west of Lot 13B, Block 1, Ridgehill Estates according to the plat recorded in Cabinet A, Slide 427, P.R.P.C.T.; THENCE, North 00 degrees 04 minutes 40 seconds West, along the east line of said Lot 13B, 85.33 feet to a 1/2" iron rod found for corner; THENCE, North 31 degrees 58 minutes 20 seconds East, continuing along the east line of said Lot 13B, 27.67 feet to a 1/2" iron rod found for corner, being the northeast corner of said Lot 13B and the southeast corner of Lot 7, Block 1, Ridgehill Estates according to the plat recorded in Cabinet A, Slide 427, P.R.P.C.T.; THENCE, North 03 degrees 38 minutes 39 seconds East, along the east line of Lots 5-7, Block 1 of said Ridgehill Estates, 1452.07 feet to a 1/2" iron rod found for corner, being the northwest corner of said Lot D, Pleasant Ridge Estates and also being in the existing south right-of-way line of said Muir Road; THENCE, North 87 degrees 32 minutes 29 seconds East, along the existing south right-of-way line of said Muir Road and the north line of said Lot C, Pleasant Ridge Estates, 232.57 feet to a 1/2" iron rod found for corner; THENCE, North 88 degrees 45 minutes 30 seconds East, continuing along the existing south right-of-way line of said Muir Road and the north line of said Lot D, Pleasant Ridge Estates, 317.10 feet to the POINT OF BEGINNING.

The tract of land herein described contains 40.095 acres of land.

STATE OF TEXAS COUNTY OF PARKER

DOES HEREBY DEDICATE the same to be known as LOTS 1-25, BLOCK 1; and LOTS 1-10, BLOCK 2, PINNACLE RIDGE ESTATES, in addition to Parker County, Texas and dedicate to the public the right-of-ways and easements as shown on this plat.

STATE OF TEXAS COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all right-of-ways, easements, and public places thereon shown for the purpose and consideration therein.

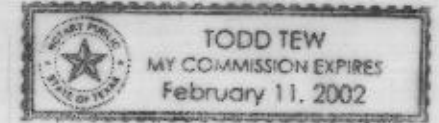
K. Wayne Lee Pinnacle Ridge, L.P.

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared K. Wayne Lee of Pinnacle Ridge, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of December, 2000.

Notary Public in and for the State of Texas



NOTE: THIS PLAT IS A REPLAT OF LOTS C & D AND THE ACCESS WAY OF PLEASANT RIDGE ESTATES, CABINET A, PG. 500, P.R.P.C.T.

7. PUBLIC OPEN SPACE EASEMENT RESTRICTION: PUBLIC OPEN SPACE EASEMENTS ARE HEREBY PROVIDED AT ALL STREET RIGHT-OF-WAY INTERSECTIONS AS SHOWN ON THE ABOVE DETAIL. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE GROUND LINE, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. MAY HERINAFTER BE PLACED OR CONSTRUCTED WITHIN THE OPEN SPACE EASEMENTS AS SHOWN ON THIS PLAT.

NOTE: NO PORTION OF THE SUBJECT TRACT IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480520 0215 C, SEPT. 27, 1991

NOTE: 1. CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE DEED CALL "SOUTH" ALONG THE EAST LINE OF LOT A, PLEASANT RIDGE ESTATES RECORDED IN CAB. A, PG. 500 P.R.P.C.T.

STATE OF TEXAS COUNTY OF PARKER

I, K. Wayne Lee of Pinnacle Ridge, L.P., being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.

K. Wayne Lee Pinnacle Ridge, L.P.

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared K. Wayne Lee of Pinnacle Ridge, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of December, 2000.

Notary Public in and for the State of Texas



I, William Lee Boomer, Registered Professional Land Surveyor Number 2559, State of Texas do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

William Lee Boomer R.P.L.S. No. 2559



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 certificate of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2000 at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and duly recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2000 at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., in \_\_\_\_\_ Records of said County in Plat Cabinet \_\_\_\_\_ Pages

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Jeane Brunson Clerk, County Court Parker County, Texas

By: Deputy

STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, This the 27th day of Dec, 2000.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

NOTE:

ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

FINAL PLAT & REPLAT LOTS 1-25, BLOCK 1 AND LOTS 1-10, BLOCK 2;

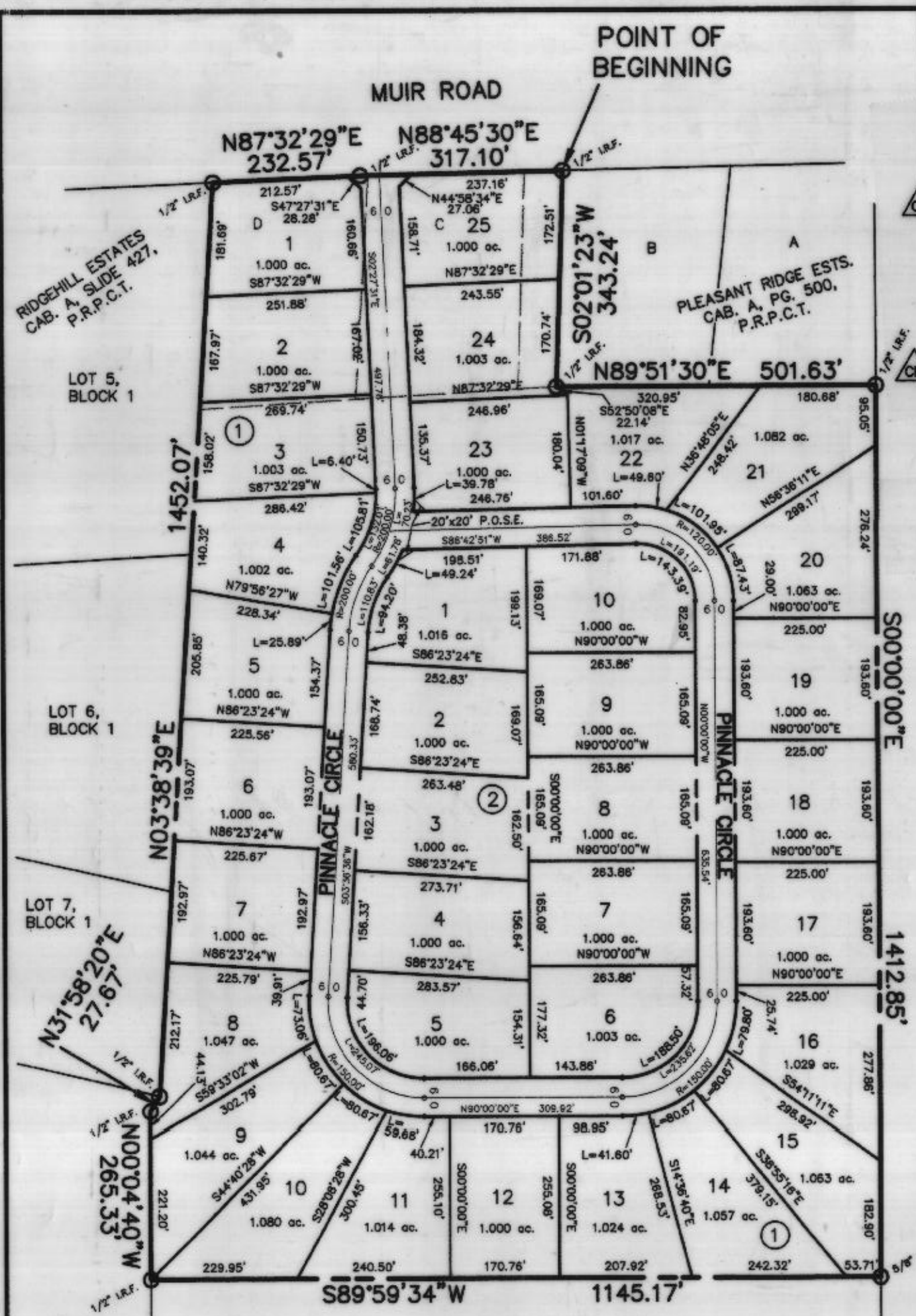
PINNACLE RIDGE ESTATES

BEING A REPLAT OF LOTS C, D, PLEASANT RIDGE ESTATES ACCORDING TO THE PLAT RECORDED IN CAB. A PG. 500, P.R.P.C.T. AND 35.613 ACRES OF LAND IN THE I.G. & N. RR COMPANY SURVEY, ABSTRACT NUMBER 1985 PARKER COUNTY, TEXAS

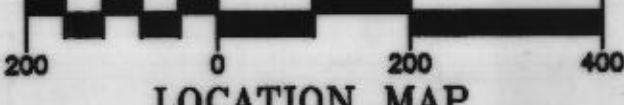
PREPARED NOVEMBER 20, 2000

LandCon Inc. Engineers • Surveyors • Planners

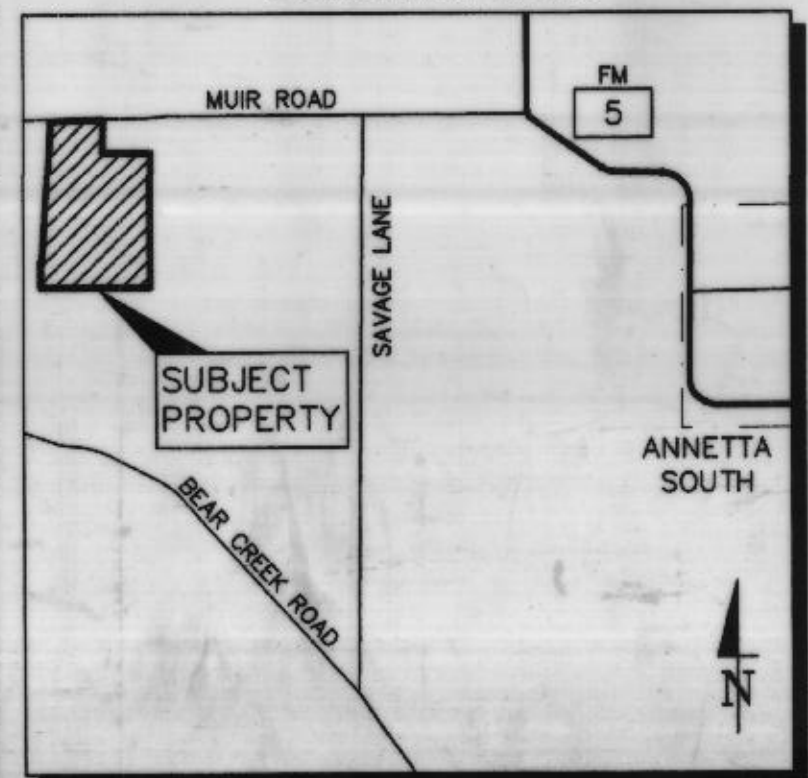
2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5603 P.O. Box 100247, Fort Worth, Texas, 76155-0247 (817) 335-5065 FAX (817) 335-5067



GRAPHIC SCALE: 1 IN = 200 FT



LOCATION MAP



I.G. & N. RR CO. SURVEY, ABSTRACT NUMBER 1985

DANIEL B. ROBERTS VOL. 1877, PG. 1079, D.R.P.C.T.

LAND USE DATA: TOTAL LAND AREA --- 40.095 ACRES R-O-W DEDICATION --- 3,324.79 L.F. TOTAL LOTS --- 35 EST. POPULATION --- 122 MIN. LOT SIZE --- 1,000 ACRES PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

- 1. DRAINAGE AND UTILITY EASEMENTS SHALL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS SHALL HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS SHALL HAVE A MINIMUM 60.0' RADIUS.
4. ALL FRONT BUILDING LINES SHALL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES SHALL BE 10.0 FEET. ALL REAR BUILDING LINES SHALL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS SHALL BE: SIDE YARDS - 15.0' FRONT YARDS - 40.0'
5. WATER SERVICE BY INDIVIDUAL WELLS.
6. EACH LOT SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY AND SHALL BE AN AEROBIC SYSTEM.
7. 20' x 20' P.O.S.E. AT STREET INTERSECTION