

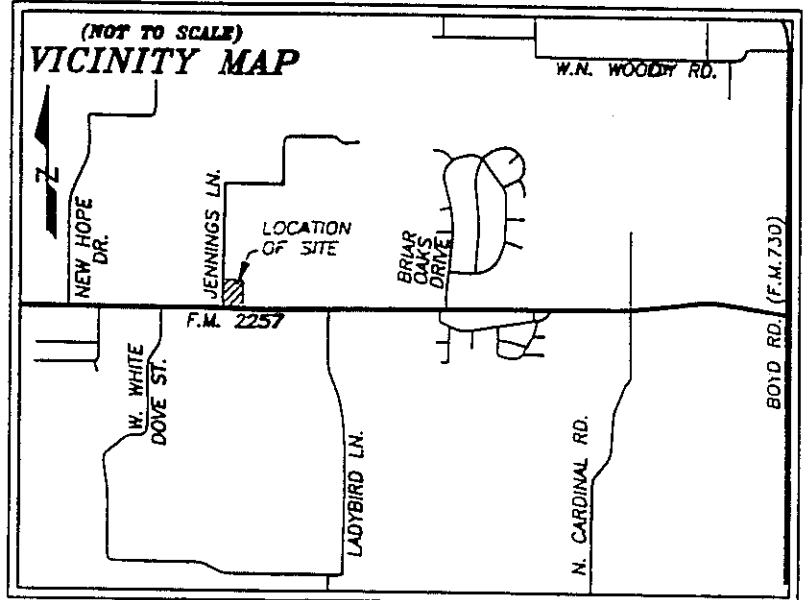
NORTH GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



NOTE:
This plat represents property which has been platted with ground water certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
THIS PROPERTY IS NOT LOCATED WITHIN THE E.T.J. OF ANY CITY OR TOWN
ALL PROPERTY CORNERS ARE 1/2" CAPPED "RPLS 4277" REBAR RODS SET UNLESS OTHERWISE NOTED.



Doc# 789853
Book 2907 Page 134



LIENHOLDER
Mark Hixson
Signature of Lienholder
This the 27 day of January 2012.
Brenda V. ...
Notary Public, State of Texas

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
ON THE 27 DAY OF January 2012
COUNTY JUDGE *Mark Riley*
PRECINCT #1 COMMISSIONER *George Conley*
PRECINCT #2 COMMISSIONER *George Conley*
PRECINCT #3 COMMISSIONER *John Roth*
PRECINCT #4 COMMISSIONER *Dusty Renfro*

UTILITY PROVIDERS:

ELECTRIC	TRI COUNTY ELECTRIC CO-OP
WATER	WALNUT CREEK S.U.D.
TELEPHONE	VERIZON

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Mark Hixson, being the owner of a portion of Lot 2, and all of Lots 3, and 4, Point Break Addition, an addition to Parker County, Texas, according to the plat recorded in Cabinet C, Slide 709, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Mark Hixson, do hereby adopt this plat designating the herein described real property as Lots 2R1; 2R2; 3R, and 4R, Point Break Addition, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 27 day of January 2012.
Mark Hixson
Mark Hixson

STATE OF TEXAS
COUNTY OF PARKER

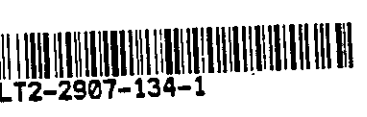
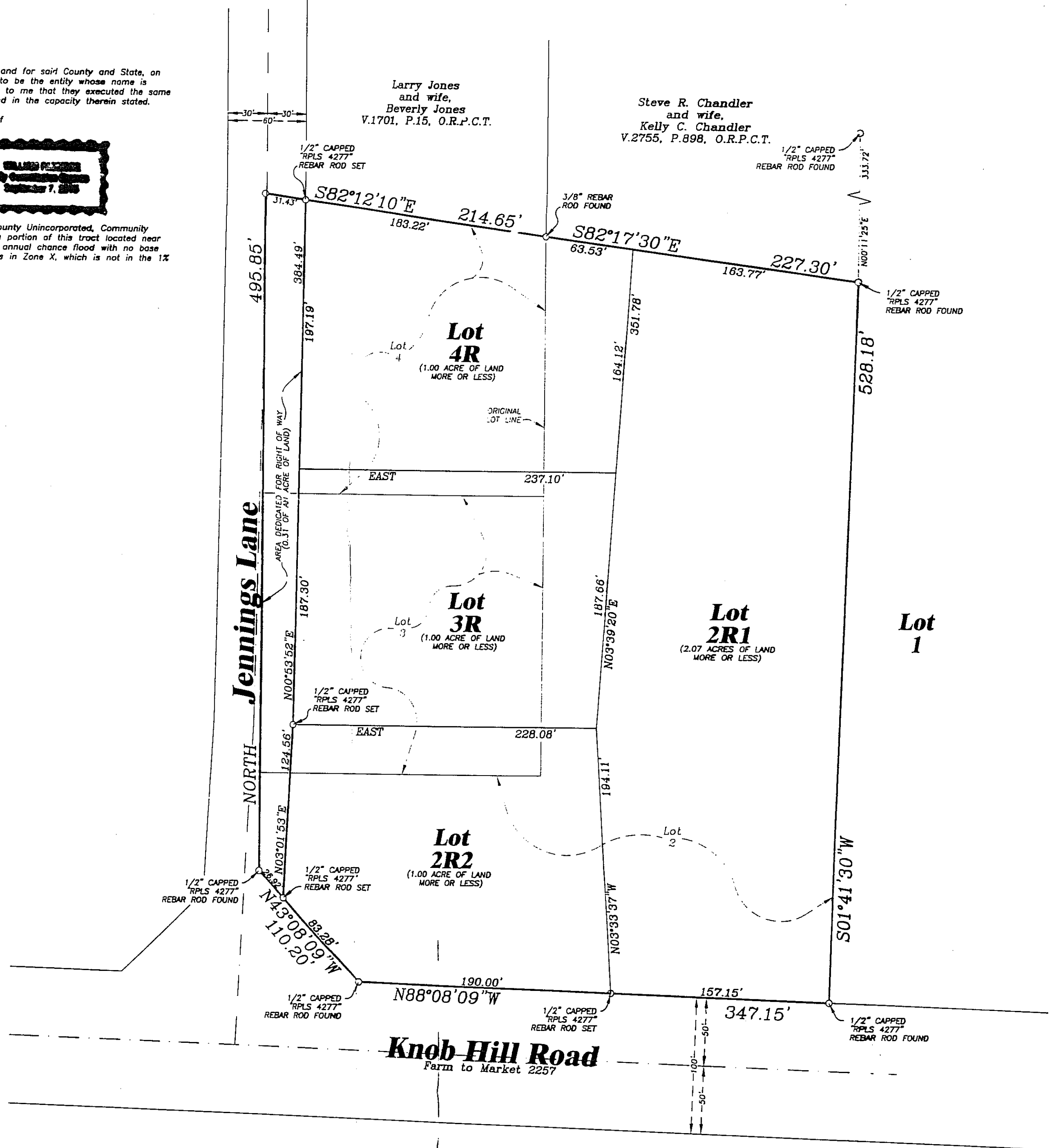
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mark Hixson, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 27 day of January 2012.

Brenda V. ...
Notary Public
9-7-15
My Commission Expires



Note:
According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 48367C 0325 E, Dated September 26, 2008, a portion of this tract located near the tributary is in Zone A, an area inundated by the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X, which is not in the 1% annual chance flood.



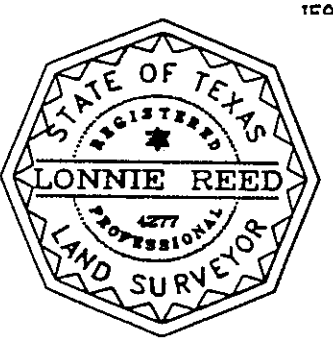
ACCT. NO.: 16305
SCH. DIST.: SP
CITY: NONE
MAP NO.: M-5

Owner
Mark Hixson
#6 Rushing Meadow Court
Dalworthington Gardens, TX
76016

Doc# 789853 Fees: \$66.00
04/11/2012 9:25AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRONF ABINSON COUNTY CLERK

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
01-09-2012



FINAL PLAT OF
LOTS 2R1, 2R2, 3R, AND 4R,
Point Break Addition,

AN ADDITION TO PARKER COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOT 2, AND ALL OF LOTS 3 AND 4, POINT BREAK ADDITION, RECORDED IN CABINET C, SLIDE 709, PLAT RECORDS, PARKER COUNTY, TEXAS, AND CONTAINING 5.07 ACRES OF LAND.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 179, DATE