

280071

STATE OF TEXAS
COUNTY OF PARKER

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.

RECORDED OCT 2 - 1995

Jeane Brunson
County Clerk, Parker County, Tex.

PCB 086
RECEIVED AND FILED
FOR RECORD
11:20 O'clock AM
OCT 2 1995

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

I. & C.N. R.R. SURVEY
ABSTRACT NO. 1985

KNOW ALL MEN BY THESE PRESENTS, That, Alvar and Ellen Kauti; Patty Stageman; and Texas Bank, Weatherford, Texas (lienholder Lot 13A) acting by and through the undersigned, its duly authorized agents, are the owners of the following described real property, to wit:
13.117 acres situated in the J.H. NEWBY SURVEY, Abst. No. 2243; I. & G.N. RR. CO. SURVEY, Abst. No. 1985; and the MARTHA HIGHFILL SURVEY, Abst. No. 2767, Parker County, Texas, being a portion of Lot 13, Block 1, RIDGEHILL ESTATES, according to plat recorded in Cabinet A, Slide 427, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING at a 6" cedar post found at the southeast corner of said RIDGEHILL ESTATES, said point being the southeast corner of said Lot 13 in the north line of Bear Creek Drive (County Road No. 4011);

THENCE along the north line of said Bear Creek Drive, as follows:
N 77°15'54" W, 59.06 feet to a fence corner post found;
N 69°00'05" W, 109.04 feet to a 1/2" iron found;
N 68°22'08" W, 436.46 feet to a fence corner post found;
N 54°22'41" W, 117.05 feet to a fence corner post found;
N 44°56'51" W, 63.87 feet to a 1/2" iron found at the common lot corner of said Lot 13 and Lot 12, said Block 1;

THENCE N 45°12'10" E, along the common line of said Lots 13 and 12, a distance of 264.73 feet to a 1/2" iron found at the northeast corner of said Lot 12 and the southeast corner of Lot 11, said Block 1;

THENCE N 13°03'13" E, along the common line of said Lot 13 and Lots 11 and 10, a distance of 781.44 feet to a 1/2" iron found at the northeast corner of said Lot 10;

THENCE S 76°59'06" E, 364.52 feet to a 1/2" iron found in the east line of said Lot 13;

THENCE S 00°40'42" W, along the east line of said Lot 13, a distance of 1192.16 feet to the POINT OF BEGINNING and containing 13.117 acres (571,379 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Alvar and Ellen Kauti (owners of Lot 13B); Patty Stageman (owner of Lot 13A); and Texas Bank, Weatherford, Texas, (lienholder Lot 13A), acting by and through the undersigned, its duly authorized agent, do hereby adopt this Plat of the hereinabove described Real Property, to be known as...

Lot 13A and Lot 13B
RIDGEHILL ESTATES
Parker County, Texas

and do hereby dedicate to the Public's use forever, the easements shown hereon.

EXECUTED this the 26 day of September, 1995
Alvar Kauti

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Alvar Kauti, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

CHARLOTTE DAVIDSON
MY COMMISSION EXPIRES
August 8, 1997

Charlotte Davidson
Notary Public, Parker County, Texas
My Commission Expires 8-9-97

EXECUTED this the 27 day of September, 1995

Ellen Kauti

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned authority, on this day personally appeared Ellen Kauti, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

PAMELA A. COATES
COMM. # 1029995
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires JUN 15, 1998

Pamela A. Coates
Notary Public, Los Angeles County, Calif.
My Commission Expires June 15, 1998

EXECUTED this the 28th day of Sept, 1995

Patty Stageman

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day, personally appeared Patty Stageman, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

CHARLOTTE DAVIDSON
MY COMMISSION EXPIRES
August 8, 1997

Charlotte Davidson
Notary Public, Parker County, Texas
My Commission Expires 8/9/1997

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Grant A. Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 2 day of October, 1995

Bruce Long
County Judge

Mark Webb
Commissioner Precinct No. 2
Gene Paden
Commissioner Precinct No. 4

Commissioner Precinct No. 1
Commissioner Precinct No. 3

CERTIFICATE OF RECORD

THE 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 26 day of September, 1995 at 11:20 o'clock AM, in the Plat Records of said County in Plat cabinet, pages

In Testimony Whereof, witness my hand and official seal of office, this the 26 day of September, 1995

Jeane Brunson, County Clerk
Parker County, Texas

By: Deputy

EXECUTED this the 26 day of Sept, 1995

Texas Bank, Weatherford, Texas
Pat Hamilton
(please print name)

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day, personally appeared Pat Hamilton, Notary Public, Texas, known to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

ANDREA DEAL
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 9-15-98

Notary Public, Parker County, Texas
My Commission Expires 8/15/98

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of Sept, 1995

FINAL PLAT

LOTS 13A AND 13B, BLOCK 1
RIDGEHILL ESTATES
BEING A REPLAT OF A PORTION OF LOT 13,
BLOCK 1, OF RIDGEHILL ESTATES
CABINET A, SLIDE 427, P.R.P.C.T.
BEING 13.117 ACRES SITUATED IN THE
J.H. NEWBY SURVEY, ABST. NO. 2243,
MARTHA HIGHFILL SURVEY, ABST. NO. 2767
PARKER COUNTY, TEXAS



ALVAR KAUTI
VOL. 1506, PG. 243

RIDGEHILL ESTATES
CAB. A. SL. 427
P.R.P.C.T.

BLOCK 1

ALVAR KAUTI
VOL. 1506, PG. 243

LOT 11

DAYNE N. BRENNEMAN AND WIFE
JANICE W. BRENNEMAN
VOL. 1526, PG. 1507

50' DRAINAGE & UTILITY ESMT.
CAB. A, SL. 69,
P.R.P.C.T.

J.H. NEWBY SURVEY
ABSTRACT NO. 2243

LOT 13B
9.117 ACRES
BLOCK 1

ALVAR KAUTI
VOL. 1506, PG. 243

30.08 AC.
ESAD SIPOVIC
VOL. 1514, PG. 1450

I. & C.N. R.R. SURVEY
ABSTRACT NO. 1985

LOT 13A
4.000 ACRES

JIMMY D. THETFORD AND
ALICE M. PERKINS
VOL. 1546, PG. 1322

LOT 12

10' UTILITY ESMT.
CAB. A, SL. 427,
P.R.P.C.T.

PATTI STAGEMAN
VOL. 1580, PG. 1522

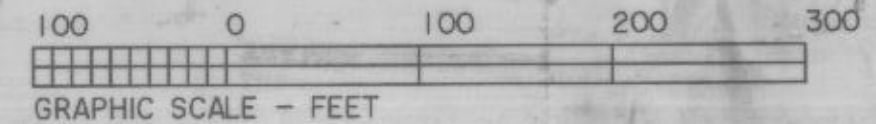
MARTHA HIGHFILL SURVEY
ABSTRACT NO. 2767

60 d NAIL IN TOP
FENCE POST FOUND

Bear Creek Drive
(County Road No. 4011)

POINT OF BEGINNING
6" CEDAR POST FND.

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-6199 (817) 598-1284



ANY INSTRUMENT IN WHICH THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.