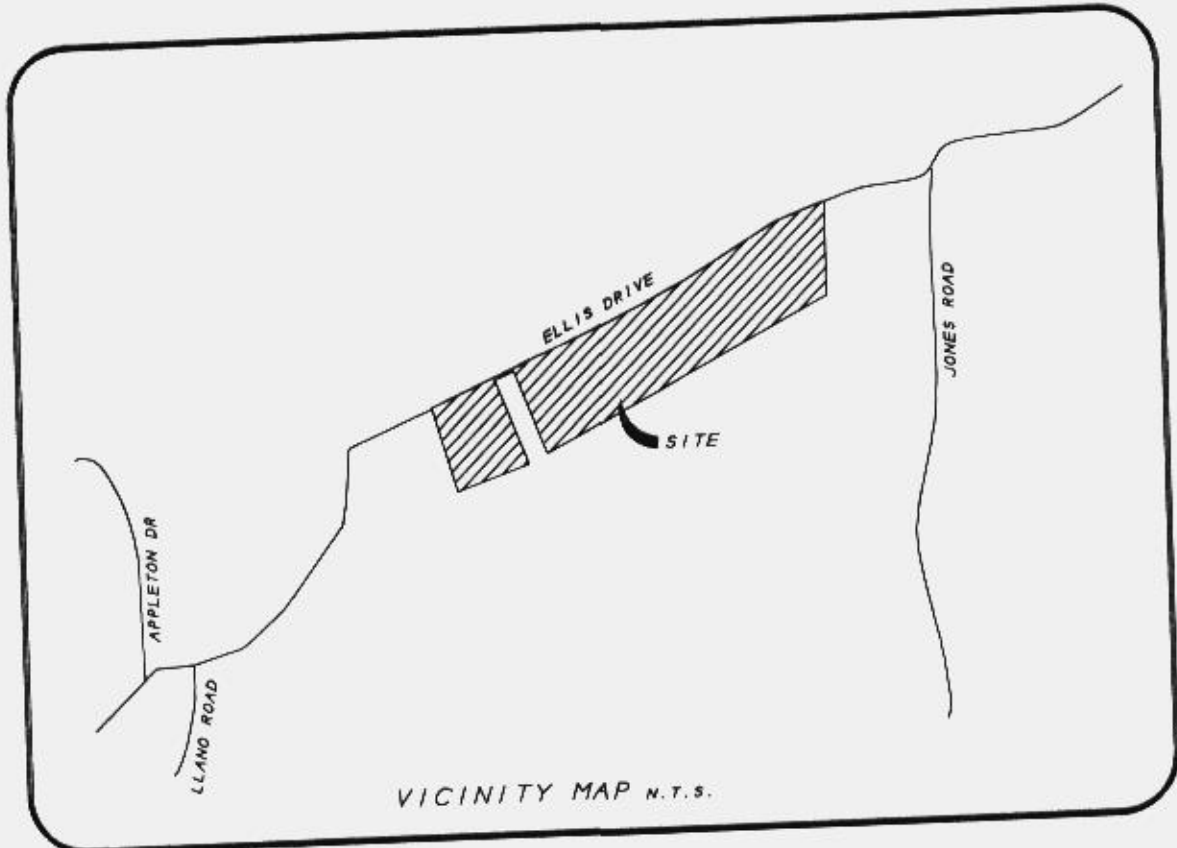


C-56



NOTE: WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS. THERE SHALL EXIST A SANITARY EASEMENT OF 150 FT. RADIUS AROUND ALL DOMESTIC WATER WELLS.

NOTE: THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 10' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES 15' ON EACH LOT.

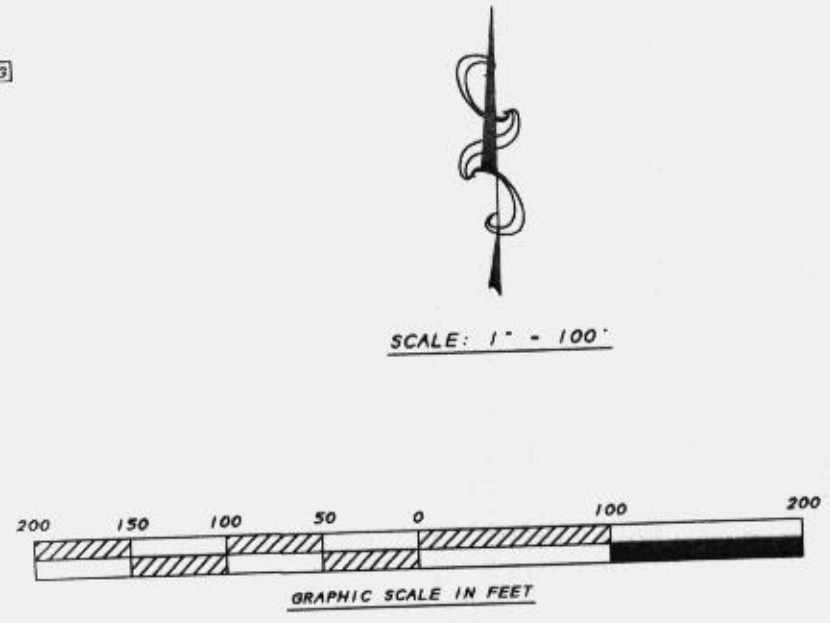
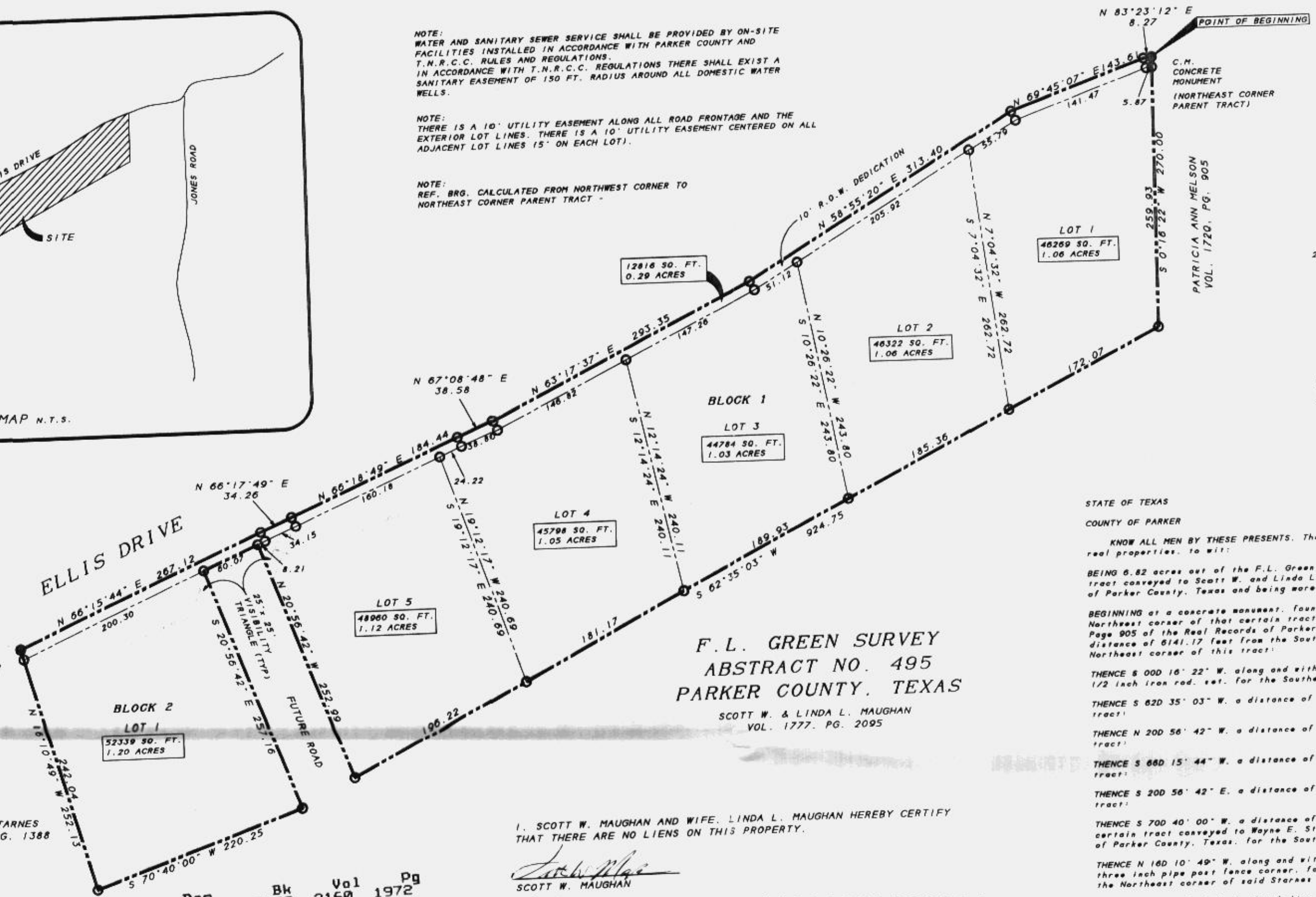
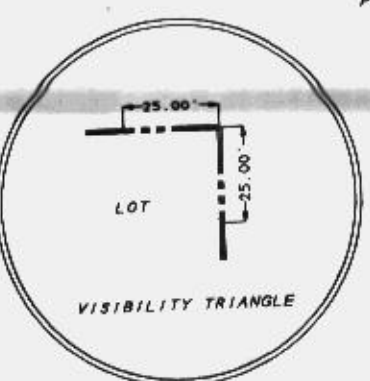
NOTE: BRG. CALCULATED FROM NORTHWEST CORNER TO NORTHEAST CORNER PARENT TRACT

FLOOD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100YR FLOOD PLAIN ACCORDING TO F.I.R.M. PANEL NO. 480520 G200 B, DATED SEPTEMBER 27, 1991.

NOTE: ALL CORNERS MARKED WITH 1/2 INCH IRON RODS.

C.M. 3" PIPE POST FENCE CORNER (NORTHWEST CORNER PARENT TRACT)

WAYNE E. STARNES VOL. 1645, PG. 1388



NOTE: THIS TRACT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, Scott W. and Linda L. Maughan, the owners of the following described real properties, to wit:

BEING 6.82 acres out of the F.L. Green Survey, Abstract No. 495, Parker County, Texas and being that certain tract conveyed to Scott W. and Linda L. Maughan by deed recorded in Volume 1777, Page 2095 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument, found in place, on the South line of Ellis Drive, said point being the Northeast corner of that certain tract conveyed to Patricia Ann Nelson by deed recorded in Volume 1720, Page 905 of the Real Records of Parker County, Texas, said point being by dead call - N 46° 47' 00" E, a distance of 6141.17 feet from the Southeast corner of said F.L. Green Survey, Abstract No. 495; for the Northeast corner of this tract:

THENCE S 00° 16' 22" W, along and with the West line of said Nelson tract, a distance of 270.00 feet to a 1/2 inch iron rod, set, for the Southeast corner of this tract;

THENCE S 62° 35' 03" W, a distance of 924.75 feet to a 1/2 inch iron rod, set, for an all corner of this tract;

THENCE N 20° 56' 42" W, a distance of 252.99 feet to a 1/2 inch iron rod, set, for an all corner of this tract;

THENCE S 68° 15' 44" W, a distance of 60.07 feet to a 1/2 inch iron rod, set, for an all corner of this tract;

THENCE S 20° 50' 42" E, a distance of 257.16 feet to a 1/2 inch iron rod, set, for an all corner of this tract;

THENCE S 70° 40' 00" W, a distance of 220.25 feet to a 1/2 inch iron rod, set, on the East line of that certain tract conveyed to Wayne E. Starnes by deed recorded in Volume 1645, Page 1388 of the Real Records of Parker County, Texas, for the Southeast corner of this tract;

THENCE N 60° 10' 49" W, along and with the East line of said Starnes tract, a distance of 252.13 feet to a three inch pipe post fence corner, found in place, on the South line of said Ellis Drive, said point being the Northeast corner of said Starnes tract, for the Northeast corner of this tract;

THENCE along and with the South line of said Ellis Drive the following calls:

N 66° 15' 44" E, a distance of 267.12 feet to a point for an angle point of this tract;

N 60° 17' 49" E, a distance of 34.26 feet to a point for an angle point of this tract;

N 60° 18' 49" E, a distance of 164.44 feet to a point for an angle point of this tract;

N 67° 08' 48" E, a distance of 38.58 feet to a point for an angle point of this tract;

N 63° 17' 37" E, a distance of 293.35 feet to a point for an angle point of this tract;

N 58° 55' 20" E, a distance of 313.40 feet to a point for an angle point of this tract;

N 69° 45' 07" E, a distance of 143.61 feet to a point for an angle point of this tract;

N 83° 23' 12" E, a distance of 8.27 feet to the place of beginning and containing 6.82 acres.

I, SCOTT W. MAUGHAN AND WIFE, LINDA L. MAUGHAN HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

Scott W. Maughan  
Linda L. Maughan

Laurie Ball  
Linda L. Maughan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
THIS THE 26 DAY OF September, 2003.



STATE OF TEXAS )  
COUNTY OF PARKER )  
Approved by the Commissioners Court of Parker County, Texas, this the 22 day of October, 2003.

absent  
COMMISSIONER PRECINCT #1  
COMMISSIONER PRECINCT #2

Jim Webster  
COMMISSIONER PRECINCT #4

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.  
Oct 22, 2003  
Jeane Brunson, County Clerk  
Parker County

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY DED PERSONALLY APPEAR SCOTT W. MAUGHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND STATED THAT HE HAD EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Laurie Ball  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
THIS THE 26 DAY OF September, 2003.



STATE OF TEXAS )  
COUNTY OF PARKER )

NOW THEREFORE KNOW ALL MEN THESE PRESENTS:

That, Scott W. Maughan and Linda L. Maughan do hereby adopt this Plat of the hereinabove authorized agent, does hereby adopt this Plat of the hereinabove described

Lots 1-5, Block 1 and Lot 1, Block 2  
RIVENDELL ADDITION  
PHASE I  
PARKER COUNTY, TEXAS

and do hereby dedicate the rights-of-way, easements, and public ways shown hereon, to the public use forever.

EXECUTED this the 26 day of September, 2003.

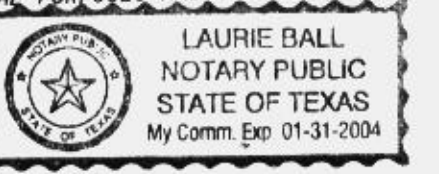
Scott W. Maughan

Linda L. Maughan

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY DED PERSONALLY APPEAR LINDA L. MAUGHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND STATED THAT HE HAD EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Laurie Ball  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
THIS THE 26 DAY OF September, 2003.



OWNER/DEVELOPER  
SCOTT W. & LINDA L. MAUGHAN  
1403 ELLIS DRIVE  
WEATHERFORD, TEXAS 76086  
817-596-9198

ACCT. NO.: 16805  
SCH. DIST.: BR  
CITY: CO  
MAP NO.: F-116  
OUT OR: 20496-054-000-50

FINAL PLAT  
RIVENDELL ADDITION  
LOTS 1 THRU 5, BLOCK 1  
AND LOT 1, BLOCK 2, PHASE I  
BEING 6.82 ACRES OUT OF  
F.L. GREEN SURVEY, ABSTRACT NO. 495  
PARKER COUNTY, TEXAS



RIVERS & ASSOCIATES  
ENGINEERS & SURVEYORS  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS  
940-325-8613  
FAX 940-325-8028