



GENERAL NOTES:

1. THE CITY OF SOUTHLAKE RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.
2. SELLING A PORTION ON ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
4. ALL COMMON AREAS (OPEN SPACE AREAS) ARE TO BE PRIVATE AREAS DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. NO DRIVEWAY ACCESS SHALL BE PERMITTED ONTO RANDOL MILL AVENUE.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP DATED AUGUST 2, 1995, TARRANT COUNTY, TEXAS, MAP NUMBER 48439C0185H, THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA. THIS PROPERTY IS IN ZONE X.

LEGEND

- BL - BUILDING LINE
- DE - DRAINAGE EASEMENT
- BBE - BANITARY SEWER EASEMENT
- SWE - SIDEWALK EASEMENT
- UE - UTILITY EASEMENT
- MF - MINIMUM FINISH FLOOR
- RF - IRON ROD SET
- RF - IRON ROD FOUND

APPROVED BY THE PLANNING & ZONING COMMISSION

DATE: _____

CHAIRMAN: _____

CITY SECRETARY: _____

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, 985 Randal Mill, L.P. is the sole owner of a 29.845 acre tract of land situated in the B.J. Foster Survey, Abstract No. 519, in Tarrant County, Texas, according to the deeds recorded in Instrument Numbers D206073416, D206073417, D206073418, D206073419, D206073420, Deed Records, Tarrant County, Texas, and more particularly described as follows:

BEING a 29.845 acre tract of land in the B. J. Foster Survey, Abstract No. 519 and being a portion of those certain tracts of land as described in deed to W. Elaine Ferguson, Jr. and wife, Rochelle Oulm Ferguson as recorded in Volume 13785, Page 508 Deed Records of Tarrant County, Texas, land described in deed to Robert Lemke, et ux Virginia Lemke as recorded in Volume 8714, Page 1547 D.R.T.C.T., land described in deed to Mark Steven Manness and spouse Wanda Sue Manness as recorded in Volume 13797, Page 271 D.R.T.C.T., land described in deed to Danny Prantice as recorded in Volume 10348, Page 2179 D.R.T.C.T., land described in deed to James H. Jenkins and wife, Hartha L. Jenkins as recorded in Volume 15147, Page 419 D.R.T.C.T., and land described in deed to Curtis Woods and wife, Jean Woods as recorded in Instrument #D20518333 D.R.T.C.T. and being more particularly described as follows:

BEGINNING at a metal post of a pipe and cable fence and said point being the northeast corner of Lot 1, B. J. Foster Survey, Abstract No. 519, an addition to the City of Southlake, Tarrant County, Texas, as recorded in Cabinet A, Slide 2346 of the Plat Records of Tarrant County, Texas and also being the southeast corner of said Ferguson tract;

THENCE S 89° 41' 38" W a distance of 987.60 feet along the north line of said Lot 1 and passing said Ferguson tract, said Lemke tract and said Stevens tract to a 1/2" iron rod set with a "TG Burks #5509" cap at the southwest corner of said Stevens tract, also being in the north line of that certain tract of land as described in deed to Valerie Joyce Clark as recorded in Volume 7794, Page 102 D.R.T.C.T.;

THENCE N 00° 04' 40" W and passing of 59.04 feet a 1/2" iron rod found at the southeast corner of that certain tract of land as described in deed to Copricorn Investments Limited Partnership as recorded in Instrument No. D205143700 D.R.T.C.T. and continuing in all a distance of 560.52 feet to a 5/8" iron rod found at the northeast corner of said Stevens tract, the northeast corner of Lot 1 Mark Slates Addition on addition to the City of Southlake, Tarrant County, Texas as recorded in Cabinet A, Slide 5711 P.R.T.C.T. and also being a point in the south line of said Prantice tract;

THENCE S 89° 34' 43" W along the south line of said Prantice tract a distance of 332.92 feet to a 1/2" iron rod set with a "TG Burks #5509" cap in the east right-of-way line of Randal Mill Avenue (R.O.W. varies);

THENCE N 00° 08' 04" E along said right-of-way a distance of 232.52 feet to a 1/2" iron rod set with a "TG Burks #5509" cap the northwest corner of said Prantice tract and also being a point in the south line of said Jenkins tract;

THENCE N 89° 49' 49" W along said Jenkins tract a distance of 11.83 feet to a 1/2" iron rod set with a "TG Burks #5509" cap in the east right-of-way line of said Randal Mill Avenue;

THENCE N 00° 20' 25" W along said right-of-way a distance of 338.20 feet to a 1/2" iron rod set with a "TG Burks #5509" cap and said point being by deed the northwest corner of said Jenkins tract;

THENCE N 89° 55' 19" E passing on 21.05 feet the southwest corner of Lot 1, Block 2, Randal Mill Estates, an addition to the City of Southlake, Tarrant County, Texas as recorded in Volume 388-167, Page 53 P.R.T.C.T. and continuing along south line of said Randal Mill Estates a distance of 1322.70 feet to a 1/2" iron rod set with a "TG Burks #5509" cap at the southeast corner of said Randal Mill Estates, the northeast corner of said Jenkins tract and also being in the west line of Lot 36, Block 4, Cross Timbers Phase III, an addition to the City of Southlake, Tarrant County, Texas;

THENCE S 00° 36' 15" E along the west line of said Block 4 and passing the Prantice tract, said Woods tract and said Ferguson tract a distance of 1123.87 feet to the Point of Beginning and containing in all 1,300,061 square feet or 29.845 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 985 Randal Mill, L.P., being sole owner do hereby adopt this plat designating the heretofore described property as Palomar Addition, and addition to the City of Southlake, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hand at Southlake, Tarrant County, Texas this _____ day of _____, 2006.

David Keener

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared David Keener, 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 purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2006.

Notary Public
Commission Expires: _____

FINAL PLAT
SHEET (1 OF 2)

FOR
Palomar Estates
BEING
29.8 ACRES
SITUATED IN THE
**BENJAMIN J. FOSTER SURVEY,
ABSTRACT NO. 519**
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 28, 2006 / 33 LOTS

THIS is to certify that I, Tommy Q. Burks, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from a actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

FOR REVIEW ONLY
Tommy Q. Burks



BURKS LAND SURVEYING

P. O. BOX 803
800 S. MAIN, SUITE 200
RHODE, TEXAS 78078
METRO 817/838-2242

OWNER:

985 Randal Mill LP,
3901 Airport Freeway #200
Bedford, Texas 76021
Attn: David Keener
Tel: 972-342-7920
Fax: 817-886-2533

ENGINEER:

KELLIE ENGINEERING
200 RUFF SNOW NORTH
SUITE 120
KELLER, TX 76248
Tel: 817-379-1225
Fax: 817-379-1244