

LOT 1, BLOCK 1

FIELD NOTES FOR A LOT, TRACT, OR PARCEL OF LAND CONTAINING 4.000 ACRES LYING AND SITUATED IN THE J. MORENO SURVEY A-26 IN McLENNAN COUNTY, TEXAS. SAID LAND IS A PART OF THAT SECOND TRACT AND ALL THAT FIRST TRACT DESCRIBED IN A DEED FROM THE VETERANS' LAND BOARD TO BOYCE ARNOLD VARDIMAN AS RECORDED IN VOLUME 1252, PAGE 224 OF THE DEED RECORDS OF McLENNAN COUNTY, AND A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO BOYCE ARNOLD VARDIMAN RECORDED IN DOCUMENT NO. 200603104 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

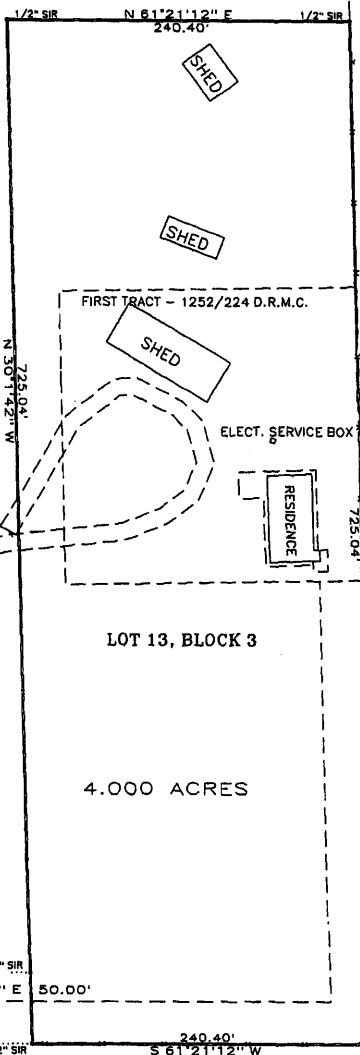
BEGINNING AT A 1" IRON ROD FOUND FOR THE NORTHEAST CORNER OF 7.704 ACRES DESCRIBED IN A DEED TO MICHAEL J. NELSON AS RECORDED IN VOLUME 1598, PAGE 21 OF THE DEED RECORDS OF McLENNAN COUNTY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SECOND TRACT;
 THENCE: S 61°21'12" W 240.40 FEET ALONG NELSON'S NORTH LINE TO A 1/2" IRON ROD SET FOR CORNER;
 THENCE: N 30°01'42" W 725.04 FEET TO A 1/2" IRON ROD SET FOR CORNER;
 THENCE: N 61°21'12" E 240.40 FEET TO A 1/2" IRON ROD SET IN A FENCE LINE FOR THE WEST LINE OF 57.92 ACRES DESCRIBED IN A DEED TO KIMMEY PARTNERS LTD. AS RECORDED IN DOCUMENT NO. 2006045651 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY;
 THENCE: S 30°01'42" E 725.04 FEET ALONG KIMMEY'S WEST LINE TO THE POINT OF BEGINNING, CONTAINING 4.000 ACRES OF LAND.

ROADWAY EASEMENT

FIELD NOTES FOR A LOT, TRACT, OR PARCEL OF LAND CONTAINING 0.507 ACRES LYING AND SITUATED IN THE J. MORENO SURVEY A-26 IN McLENNAN COUNTY, TEXAS. SAID LAND IS A PART OF THAT SECOND TRACT DESCRIBED IN A DEED FROM THE VETERANS' LAND BOARD TO BOYCE ARNOLD VARDIMAN AS RECORDED IN VOLUME 1252, PAGE 224 OF THE DEED RECORDS OF McLENNAN COUNTY AND A PART OF THAT TRACT DESCRIBED IN A DEED FROM THE VETERANS' LAND BOARD TO BOYCE ARNOLD VARDIMAN AS RECORDED IN DOCUMENT NO. 2006031004 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

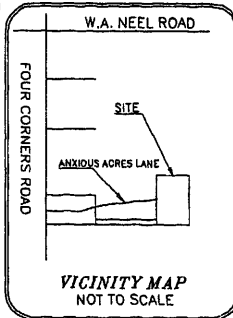
BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF LOT 12, BLOCK 3 OF THE FOUR CORNERS ADDITION TO McLENNAN COUNTY AS RECORDED IN DOCUMENT NO. 2006000000 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY;
 THENCE: N 29°56'39" W 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
 THENCE: N 61°21'12" E 441.86 FEET TO A 1/2" IRON ROD SET FOR CORNER;
 THENCE: S 30°01'42" E 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID SECOND TRACT;
 THENCE: S 61°21'12" W 441.89 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.507 ACRES OF LAND.

RESIDUE DOCUMENT # 200603104



LEGEND	
FIR=FOUND IRON ROD	
SIR=SET IRON ROD	
FIP=FOUND IRON PIPE	
X=	FENCE

KIMMEY PARTNERS, LTD.
 DOC. # 2006045651



LOT 10, BLOCK 2
 FOUR CORNERS ESTATES
 394/816 O.P.R.M.C.

LOT 12, BLOCK 3
 FOUR CORNERS ESTATES
 394/816 O.P.R.M.C.

RESIDUE DOCUMENT # 200603104

N 30°01'42" W 50.00' 0.507 ACRES N 61°21'12" E 441.86' S 29°56'39" E 50.00'
 30' ROADWAY - SECOND TRACT 1252/224 D.R.M.C. ROADWAY EASEMENT
 BEGIN S 61°21'12" W 441.89' 1/2" SIR 240.40' S 61°21'12" W 240.40' BEGIN S 61°21'12" W

STATE OF TEXAS
 COUNTY OF McLENNAN

BILLIE J. NELSON
 1336/622 D.R.M.C.

MICHAEL J. NELSON
 1598/21 D.R.M.C.

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FIELD NOTES OF THE "FINAL PLAT OF LOT 1, BLOCK 1 AND A ROADWAY EASEMENT OF THE ANXIOUS ACRES ADDITION TO McLENNAN COUNTY, TEXAS" WAS APPROVED BY THE McLENNAN COUNTY COMMISSIONERS COURT ON THIS 22ND DAY OF December, 2011. SUCH APPROVAL NOT TO BE CONSTRUED AS AN OBLIGATION ON THE PART OF THE COUNTY FOR THE CONSTRUCTION AND OR MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN THEREON.

McLENNAN COUNTY COMMISSIONERS' COURT

BY: [Signature]
 JIM LEWIS
 McLENNAN COUNTY JUDGE

STATE OF TEXAS
 COUNTY OF McLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BOYCE A. VARDIMAN AND JANE C. VARDIMAN KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, 22ND DAY OF Dec, 2011.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES 2-20-13



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 December 28, 2011 08:38:48 AM 2011039114
 FEE: \$9.00
 J.A. "Andy" Harwell
 Tarrant County Clerk
 Tarrant County TEXAS

STATE OF TEXAS
 COUNTY OF McLENNAN

BOYCE A. VARDIMAN AND JANE C. VARDIMAN, THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOT AND BLOCK DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "FINAL PLAT OF ANXIOUS ACRES ADDITION LOTS 1 AND 2, BLOCK 1" TO McLENNAN COUNTY, TEXAS AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS OF WAY AND/OR EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER, ANY PRIVATE IMPROVEMENTS PLACED IN SAID RIGHTS OF WAY AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND McLENNAN COUNTY AND THE COUNTY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS OF WAY AND/OR EASEMENTS. THE SALE OF THE LOTS SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO RESTRICTIONS AND THE CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF McLENNAN COUNTY PERTAINING TO SUBDIVISIONS.

[Signature]
 BOYCE A. VARDIMAN
 1342 FOUR CORNERS ROAD
 WEST, TX 76691

[Signature]
 JANE C. VARDIMAN
 1342 FOUR CORNERS ROAD
 WEST, TX 76691

NOTE: THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLANE ACCORDING TO COMMUNITY PANEL 480309C 0050 C OF THE H.U.D. FLOOD MAPS OF McLENNAN COUNTY.
 NOTE: THIS PROPERTY LIES WITHIN THE WEST SCHOOL DISTRICT.
 NOTE: WATER SUPPLIED BOLD SPRINGS WATER SUPPLY CORP.
 NOTE: ELECTRICITY PROVIDED BY HILCO.
 NOTE: PHONE SERVICE PROVIDED BY AT&T.

THE FOLLOWING STATEMENT ACKNOWLEDGES THAT INDIVIDUAL ON-SITE SEWAGE FACILITIES CURRENTLY EXIST ON LOT 13, BLOCK 3, SHOWN ON THIS PLAT. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH VACANT LOT BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (CEQ) REGULATIONS PRIOR TO OCCUPATION OF THE RESIDENCE. THIS SUBDIVISION PLAT APPROVED AND ACCEPTED ON THIS 22 DAY OF December, 2011.

BY: [Signature]
 DAVID LITKE, PROGRAM ADMINISTRATOR
 WACO McLENNAN COUNTY HEALTH DISTRICT
 OSSF DIVISION

FINAL PLAT
FOUR CORNERS ESTATES
LOT 13, BLOCK 3

SURVEYED BY
 AA CONSULTING
 POST OFFICE BOX 244
 PENELOPE, TEXAS 76676