STATE OF TEXAS:
COUNTY OF NAVARRO

KNOW ALL MEN BY THESE PRESENTS:
That, Gene Kelly is the owner and developer of that certain tract designated as STARCREST ESTATES, a subdivision in the Wm. T. Malone Survey, Abstract No. 530, Navarro County, Texas.

Now, therefore, be it known that I/we do hereby adopt this plat designated as a preliminary Plat of STARCREST ESTATES, and do hereby dedicate to the public forever the streets and easements shown hereon, in me/us for as our interest may appear.

Gene Kelly
Gene Kelly

STATE OF TEXAS:
COUNTY OF NAVARRO:

KNOW ALL MEN BY THESE PRESENTS:
Before me, the undersigned authority, a notary public in and for said County and State, on this day appeared, Gene Kelly known to me to be the person who subscribed to the foregoing, and acknowledged to me that he executed the same in the capacity stated and for the purpose herein expressed.

Witness my hand and seal of this office this 16th day of February, 1999

Notary Public in and for the State of Texas

NAVARRO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1:

This platted area meets or exceeds the minimum requirements Texas Natural Resource Conservation Commission for On Site Sewage Disposal Facilities to be reviewed by the Navarro Regional Water District.

This the 9 day of February, 1999

Authorized Representative
NAVARRO REGIONAL WATER DISTRICT

STATE OF TEXAS:
COUNTY OF NAVARRO:

KNOW ALL MEN BY THESE PRESENTS:
Certificate of approval by the Planning and Zoning Commission of Navarro County, Texas.

Approved this the 4th day of February, 1999.

Chairman — Vice-Chairman

STATE OF TEXAS:
COUNTY OF NAVARRO:

KNOW ALL MEN BY THESE PRESENTS:
Certificate of approval by the Commissioners Court of Navarro County, Texas.

Approved this the 16th day of February, 1999.

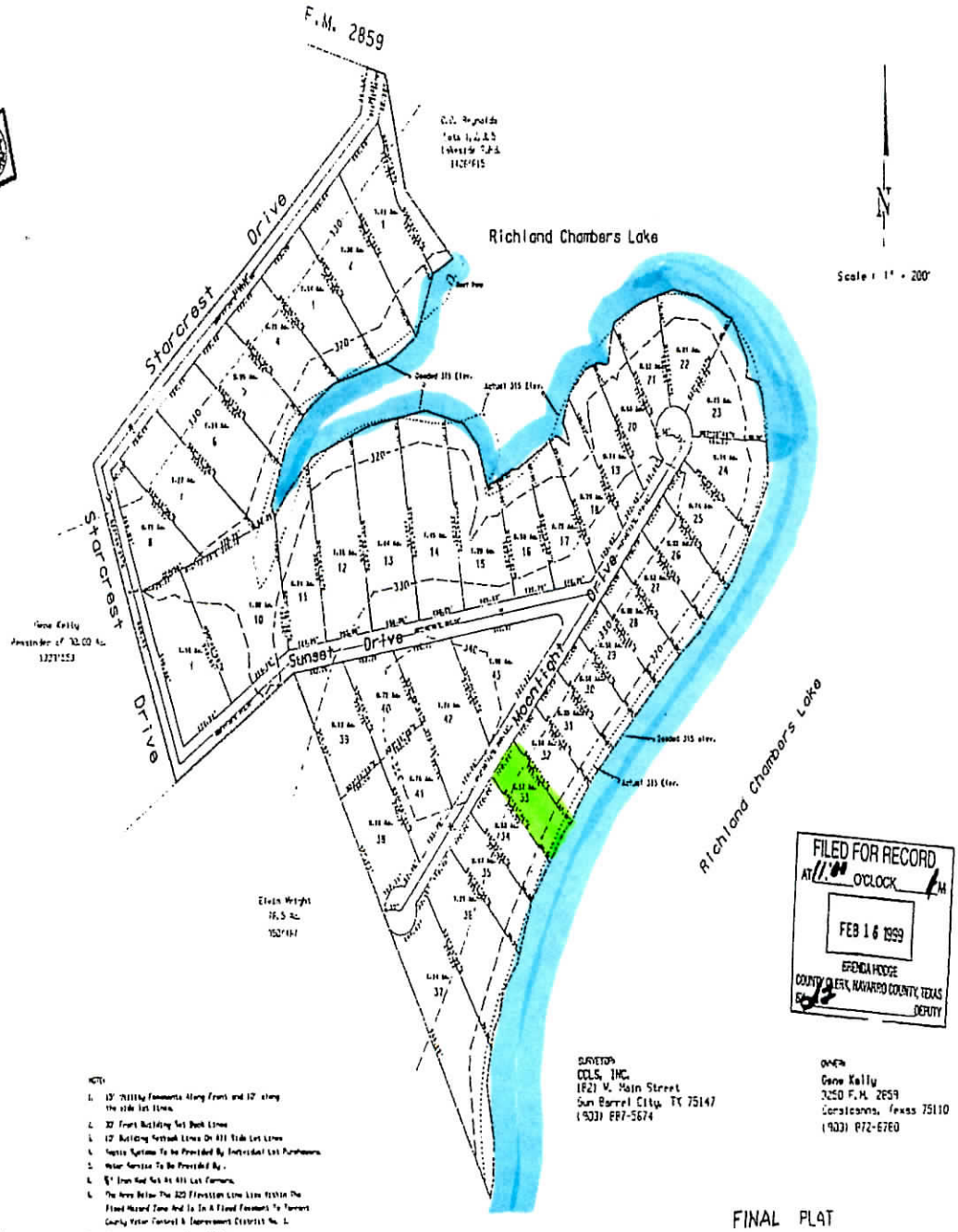
County Judge
Commissioner Precinct # 1 — Commissioner Precinct # 2
Commissioner Precinct # 3 — Commissioner Precinct # 4

STATE OF TEXAS:
COUNTY OF NAVARRO:

KNOW ALL MEN BY THESE PRESENTS:
That I, Brenda Hodge, County Clerk for the County of Navarro, do hereby certify that the foregoing plat was filed in my office on this the 16 day of Feb, 1999

Brenda Hodge
Brenda Hodge

The easements shown hereon are hereby reserved for purposes as indicated. The utility easements shall be open to all public and private utilities for such particular use. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using and desiring to use same. All and any public utility shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or authorized performed by the utility. Customer meters and service lines are considered an integral and necessary part of utility systems regardless of whether they were installed by the utility or the customer.



Being all of that certain tract or parcel of land located in the Wm. T. Malone Survey, Abstract No. 530, Navarro County, Texas and being 46.11 acres, all of the 2.281 acre tract of land described in Deed from Floyd W. Wright and wife, Alma M. Wright to Gene Kelly recorded in Volume 1311, Page 511 and part of the 10.00 acre tract of land described in Deed from Tol Hickman to Gene Kelly and wife, Dennis Kelly recorded in Volume 1324, Page 223, both recorded in the Real Property Records of Navarro County, Texas.

SURVEYOR'S CERTIFICATE

I, Gary L. Harden, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground during the month of December, 1998, under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership.

Gary L. Harden
Registered Professional Land Surveyor
Texas No. 4207

STATE OF TEXAS
REGISTERED
GARY L. HARDEN
4207
PROFESSIONAL
LAND SURVEYOR

NOTE:

1. 15' Utility Easements Along Front and 10' along the side lot lines.
2. 30' Front Building Set Back Lines
3. 10' Building Setback Lines On All Side Lot Lines
4. Septic Systems To Be Provided By Individual Lot Purchasers.
5. Water Service To Be Provided By .
6. 6" Iron Rod Set At All Lot Corners.
7. The Area Below The 320 Elevation Line Lies Within The Flood Hazard Zone And Is In A Flood Easement To Tarrant County Water Control & Improvement District No. 1.
8. Elevations were taken from USGS Maps

FILED FOR RECORD
AT 11:00 O'CLOCK A.M.
FEB 16 1999
BRENDA HODGE
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY: DEPUTY

SURVEYOR
COLS, INC.
1821 W. Main Street
Sun Earrel City, TX 75147
(903) 887-5674

OWNER
Gene Kelly
3250 F.M. 2859
Corsicana, Texas 75110
(903) 872-6760

FINAL PLAT
46.11 Acres
STARCREST ESTATES
William T. Malone Survey, Abstract No. 530
NAVARRO COUNTY, TEXAS