STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Mary Ann Austin Bailey and Loyd L. Bailey, being the sole owners of a tract of land situated in the City of Reno, Parker County, Texas, being all of Lot 2 and a portion of Lot 3, Block 1, Bailey Addition, an addition to the City of Reno, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 0’/2” rebar rod found (Control Monument) for the northwest corner of Lot 2 and in the east line of a tract of land described in deed to William Austin King and Les Ann King Debrer recorded in Volume 1879, Page 560, Deed Records, Parker County, Texas.

Thence the following calls:

235’0” E, 90.04 feet to a 1/2” capped “477” rebar rod set, S1’/2” E, 75.87 feet to a 3’ metal fence post found.

S1’/2” E, 151.58 feet to a corner of the fence post found. S1’/2” E, 12.16 feet to a 0’/2” capped “477” rebar rod set in the northwest line of F.M. Highway No. 1543 same being the southeast line of Lot 3.

Thence 186.43 feet along the northwest line of F.M. Highway No. 1543 same being the southeast line of Lot 3 and 2 being in a curve concave to the northwest where radius is 500.00 feet and chord is 227’.06’/2”W, 187.71 feet to a 1/2” rebar rod found.

Thence 219’2”E, 717.66 feet continuing along the northwest line of F.M. Highway No. 1543 same being the southeast line of Lot 3 to a 1/2” capped “477” rebar rod set in the north line of private drive for the southwest corner of Lot 2.

Thence N99’53”W, 160.60 feet along the north line of a private drive, same being the south line of Lot 2 in a 1/2” capped “477” rebar rod set (Control Monument) for the southwest corner of Lot 2 and in the east line of a tract of land described in deed to David Cox and Wife, Priscilla Cox recorded in Volume 2179, Page 813, Original Records, Parker County, Texas.

Thence N00’07”S (East Bearing), 803.27 feet along the west line of Lot 2 same being the west line of said tract of land described in deed to David Cox and Wife, Priscilla Cox recorded in Volume 2179, Page 813, Original Records, Parker County, Texas.

Thence N19’07”W (South Bearing), 342.56 feet along the common line between Lot 2 and the King Tract to a 1/2” rebar rod found for the northwest corner of Lot 3 same being the southeast corner of Lot 3.

Thence N99’00”W, 490.05 feet along the common line between Lot 3 and the King Tract to the point of beginning and containing 9.46 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Wm. Mary Ann Austin Bailey and Loyd L. Bailey, do hereby adopt this plan designing the herein described real property as Lot 2A, 2B, 2C, 3D, Block 1, Bailey Addition, an addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 15th day of March, 2007.

Mary Ann Austin Bailey
Loyd L. Bailey

STATE OF TEXAS
COUNTY OF PARKER

BEFORE me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mary Ann Austin Bailey and Loyd L. Bailey, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15th day of March, 2007.

My Commission Expires 06/18/2009

Notary Public

ACCT. NO.: 1085
SOC. DIST.: 39
CITY: TX
MAP NO.: 34-A-7

FINAL PLAT OF
LOT 2A, 2B, AND 3A, BLOCK 1,
Bailey Addition,
AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 2 AND A Portion of LOT 3, BLOCK 1, BAILEY ADDITION, AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 463, PLAT RECORDS, PARKER COUNTY, TEXAS, CONTAINING 9.46 ACRES OF LAND MORE OR LESS.