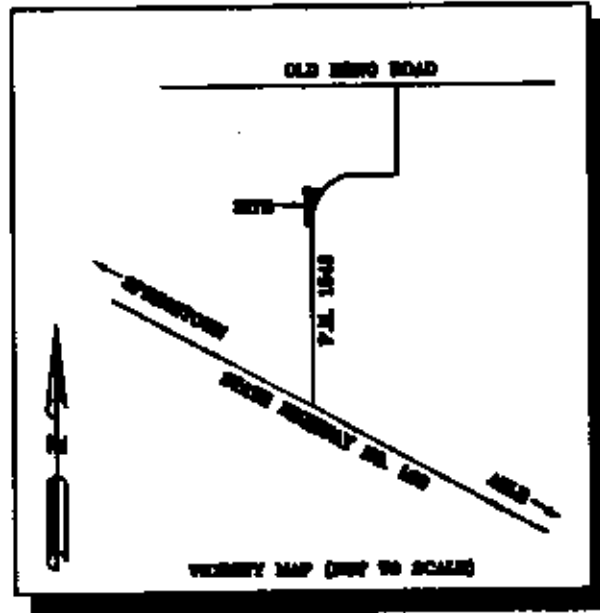


PC C - 463

Book 689182
Book 2463 Page 1838



OWNER/INTERESTED PARTIES
MARY ANN AUSTIN BAILEY
LOYD L. BAILEY
VOLUME 1897, PAGE 1488
REAL RECORDS, PARKER COUNTY, TEXAS

AARON CASTLEBERRY SURVEY
ABSTRACT NO. 1721

WILLIAM AUSTIN BAILEY
LOYD ANN BAILEY BAILEY
VOLUME 1897, PAGE 680

T&P R.R. CO. SURVEY
ABSTRACT NO. 1376

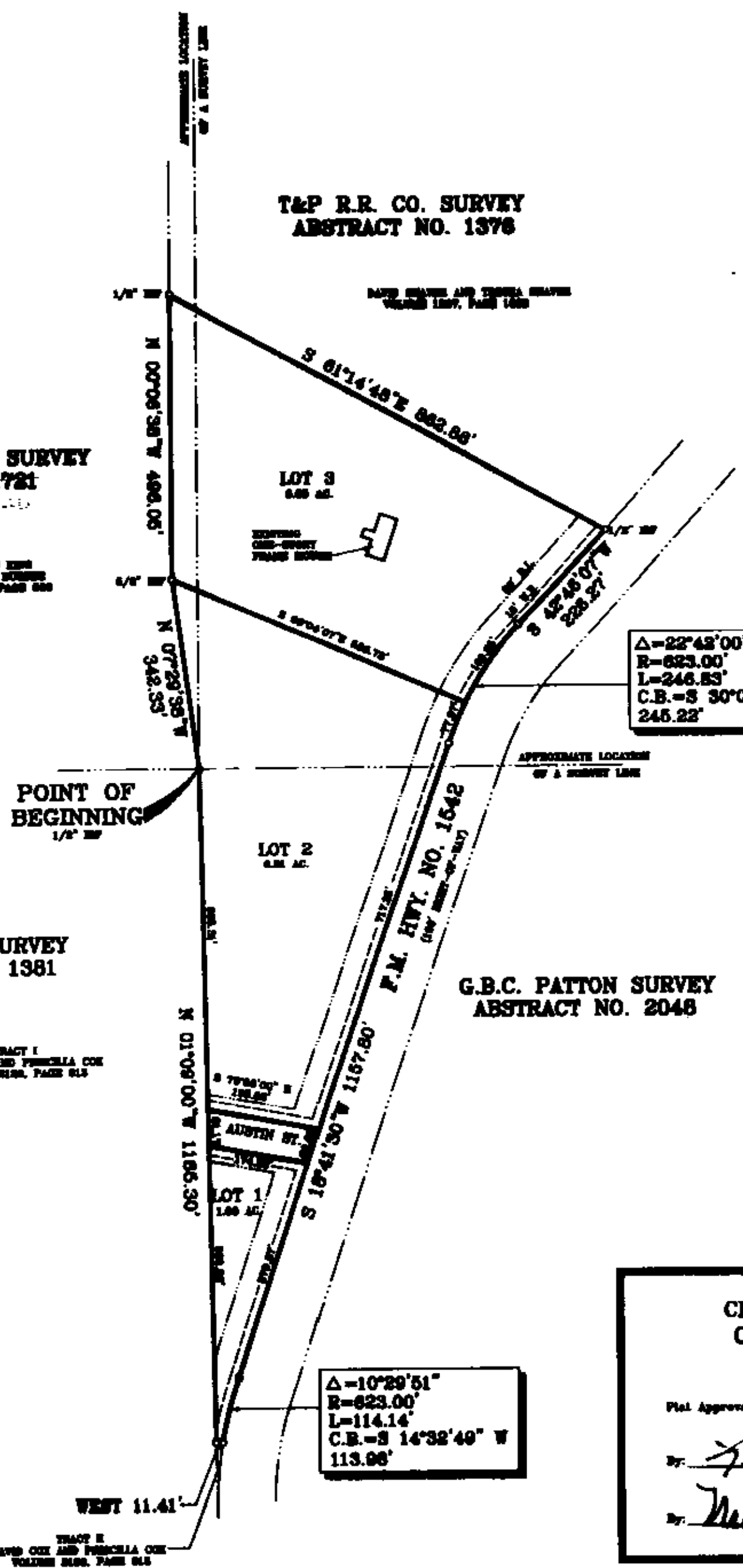
MARY ANN AUSTIN BAILEY
LOYD ANN BAILEY
VOLUME 1897, PAGE 1488

T&P R.R. CO. SURVEY
ABSTRACT NO. 1381

TRACT I
DAVID COX AND FRANCESCA COX
VOLUME 2185, PAGE 613

G.B.C. PATTON SURVEY
ABSTRACT NO. 2048

GENERAL NOTES:
1' BUILDING LINE BEHIND ALL BARS & SIDE LOT LINES UNLESS OTHERWISE NOTED.
2' UTILITY EASEMENTS BEHIND ALL BARS & SIDE LOT LINES UNLESS OTHERWISE NOTED.
ALL CORNERS ARE 1/8" BEHIND SET UNLESS OTHERWISE NOTED.



$\Delta=22^{\circ}42'00''$
 $R=623.00'$
 $L=246.53'$
 $C.B.=S 30^{\circ}02'30'' W$
 $245.22'$

$\Delta=10^{\circ}29'51''$
 $R=623.00'$
 $L=114.14'$
 $C.B.=S 14^{\circ}32'40'' W$
 $113.98'$

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Mary Ann Austin Bailey and Loyd L. Bailey, being the owners of the following described property to wit:

Description for a 14.72 acre tract of land out of the T & P R.R. CO. SURVEY, Abstract No. 1376 and the G.B.C. PATTON SURVEY, Abstract No. 2048, City of Reno, Parker County, Texas, said tract being all of Tract I and a portion of Tract II, described in deed to Mary Ann Austin Bailey and Loyd L. Bailey, recorded in Volume 2285, Page 1488, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/8" iron found, said iron being for the called Northeast corner of the T & P R.R. CO. SURVEY, Abstract No. 1376, and the Southeast corner of the AARON CASTLEBERRY SURVEY, Abstract No. 1721, and for the Northwest corner of said G.B.C. PATTON SURVEY, Abstract No. 2048 and the Southeast corner of said T & P R.R. CO. SURVEY, Abstract No. 1376, said iron also being for the Northeast corner of that certain tract of land described in deed to David Cox and Francesca Cox, recorded in Volume 2185, Page 613, Tract I, Real Records, Parker County, Texas and being for the Southeast corner of that certain tract of land described in deed to William Austin Bailey and Loyd Ann King Debra, recorded in Volume 1897, Page 680, Real Records, Parker County, Texas;

THENCE N 07°20'30" W, with the East line of said Volume 1897, Page 680, 242.33 feet to a 1/8" iron found;

THENCE N 00°08'30" W, with the East line to said Volume 1897, Page 680, 498.05 feet to a 1/8" iron found, said iron being for the Southwest corner that certain tract of land described in deed to David Shover and Traces Shover, recorded in Volume 1897, Page 1258, Real Records, Parker County, Texas;

THENCE S 61°14'48" E, with the South line of said Volume 1897, Page 1258, 682.89 feet to a 1/8" iron found in the West line of F.M. Highway No. 1542, said iron being for the Southeast corner of said Volume 1897, Page 1258;

THENCE S 45°48'07" W, with the West line of said F.M. Highway No. 1542, 286.27 feet to a 1/8" iron set, said iron being for the beginning of a curve to the left whose radius is 682.00 feet;

THENCE with the West line of said F.M. Highway No. 1542, and with said curve to the left, through a central angle of 22°42'00" and whose chord bears S 30°02'30" W, 245.22 feet and being an arc length of 246.53 feet to a 1/8" iron set;

THENCE S 16°41'30" W, with the West line of said F.M. Highway No. 1542, 1157.80 feet to a 1/8" iron set, said iron being for the beginning of a curve to the left whose radius is 623.00 feet;

THENCE with the West line of said F.M. Highway No. 1542 and with said curve to the left, through a central angle of 10°29'51" and whose chord bears S 14°32'40" W, 113.98 feet and being an arc length of 114.14 feet to a 1/8" iron set, said iron being for the Northeast corner of that certain tract of land described in deed to David Cox and Francesca Cox, recorded in Tract I, Volume 2185, Page 613, Real Records, Parker County, Texas;

THENCE West, with the North line of said Tract II, Volume 2185, Page 613, 11.41 feet to a 1/8" iron set, said iron being for the Northwest corner of said Tract II, Volume 2185, Page 613 and being in the East line of said Tract I, Volume 2185, Page 613;

THENCE N 01°00'00" W, with the East line of said Tract I, Volume 2185, Page 613, 1185.30 feet to the POINT OF BEGINNING and containing 14.72 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mary Ann Austin Bailey and Loyd L. Bailey do hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 1 thru 3, Block 1
BAILEY ADDITION
City of Reno,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

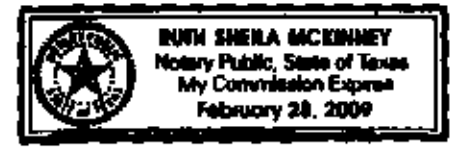
EXECUTED this 15th day of August 2006
Mary Ann Austin Bailey
Loyd L. Bailey

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 15th day of August 2006

Quelisha McKinney
Notary Public
Parker County, Texas



CITY OF RENO
City Council
Plat Approval Date: 8-16-06
By: *L. L. Bailey*
Secretary: *William Hall*



Doc# 689182 Fees: \$55.00
88/18/2988 8:41AM 8 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRACER SURVEY COUNTY CLERK

FINAL PLAT
Lots 1 thru 3, Block 1,
BAILEY ADDITION,

an Addition to the City of Reno,
Parker County, Texas
being 14.72 acres of land situated in the
T & P R.R. CO. SURVEY, Abstract No. 1376
G.B.C. PATTON SURVEY, Abstract No. 2048
and the
AARON CASTLEBERRY SURVEY, Abstract No. 1721,
City of Reno, Parker County, Texas.



TEXAS GEOSPATIAL
117 JOHN STREET
ALEDO, TEXAS 78008
(617)441-6188 FAX: (617)441-6805



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
FIELD SURVEY OF THE LANDS DESCRIBED
HEREIN BY ME.
DOUG BURT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2688
APRIL 09, 2008