

VICINITY MAP N.T.S.

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 27th day of Dec, 2004

County Judge
Charles Norton
Commissioner Precinct No. 1
Commissioner Precinct No. 3

Mark Delle
Commissioner Precinct No. 2
Sam Hunge
Commissioner Precinct No. 4

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, General Partner, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:
20.540 acres situated in the NORMAN UNDERWOOD SURVEY, Abst. No. 1578, Parker County, Texas, being a portion of that certain tract of land conveyed to Aledo Creeks, Ltd., by deed recorded in Volume 1818, Page 168, Real Records, Parker County, Texas, said 20.540 acres being more particularly described, as follows:

Beginning at a 1/2" iron found in the west line of said Aledo Creeks, Ltd. tract, said point being the south-west corner of Tract 47, CREEKS OF ALEDO, an Addition to Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 544, Plat Records, Parker County, Texas;

THENCE South 68 degrees 16 minutes 40 seconds East, along the south line of said Tract 47, a distance of 1036.15 feet to a 1/8" iron found in the west line of Aledo Creeks Road (a 60 foot Private Road as described by deed recorded in Volume 1822, Page 884, Real Records, Parker County, Texas, said point being the beginning of a non-tangent curve to the right whose radius is 1170.00 feet and whose long chord bears South 22 degrees 10 minutes 20 seconds West, 447.58 feet;

THENCE along the west line of said Aledo Creeks Road and along said curve in a southeasterly direction, through a central angle of 22 degrees 03 minutes 16 seconds, a distance of 450.36 feet to a 1/2" iron set;

THENCE South 33 degrees 11 minutes 57 seconds West, along the west line of said Aledo Creeks Road, 382.96 feet to a 1/2" iron set at the northeast corner of Tract 7, CREEKS OF ALEDO, an Addition to Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 511, Plat Records, Parker County, Texas;

THENCE North 68 degrees 16 minutes 40 seconds West, along the north line of said Tract 7, a distance of 1017.97 feet to the centerline of a Creek;

THENCE along the centerline of said Creek, as follows:

- North 40 degrees 18 minutes 08 seconds West, 58.58 feet;
- North 87 degrees 51 minutes 46 seconds West, 30.23 feet;
- North 27 degrees 50 minutes 47 seconds West, 17.65 feet;
- North 17 degrees 27 minutes 45 seconds East, 43.78 feet;
- North 38 degrees 38 minutes 32 seconds East, 84.29 feet;
- North 18 degrees 34 minutes 27 seconds East, 54.63 feet;
- North 57 degrees 59 minutes 24 seconds East, 23.46 feet;
- South 87 degrees 10 minutes 08 seconds East, 27.74 feet;
- South 67 degrees 02 minutes 47 seconds East, 38.77 feet;
- South 79 degrees 23 minutes 11 seconds East, 22.60 feet;
- North 21 degrees 48 minutes 28 seconds East, 52.80 feet;
- North 04 degrees 11 minutes 28 seconds West, 53.30 feet;
- North 24 degrees 49 minutes 32 seconds East, 69.06 feet;
- North 54 degrees 39 minutes 43 seconds East, 31.90 feet;
- North 22 degrees 20 minutes 33 seconds West, 24.29 feet;
- North 29 degrees 25 minutes 17 seconds East, 364.96 feet to the POINT OF BEGINNING and containing 20.540 acres (894,757 square feet) of land.

Doc 00405305 Bk OR Vol 1903 Pg 1629

PC B-553

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Dec 27, 2004 at 09:36A

Document Number: 00405305

Amount .00

By Faye Woody

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: Parker County as stamped herein by me.

Dec 27, 2004

BRENT A. MIZELL
COUNTY CLERK
PARKER COUNTY

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, General Partner, (owner), acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as....

Tracts 48 and 8
CREEKS OF ALEDO
Parker County, Texas

and does hereby dedicate the easements shown herein.

EXECUTED this the 27th day of December, 2004

Aledo Creeks, Ltd., a Texas Limited Partnership by Westbrook Development Corporation, General Partner

Fred Disney, President

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Fred Disney, President of Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, General Partner, a Limited Partnership, 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 purposes and considerations therein expressed, in the capacity thereof and as the act and deed of said Limited Partnership.

Brent A. Mizell
Notary Public, Parker County, Texas
My Commission Expires 11-27-2004



CURVE TABLE

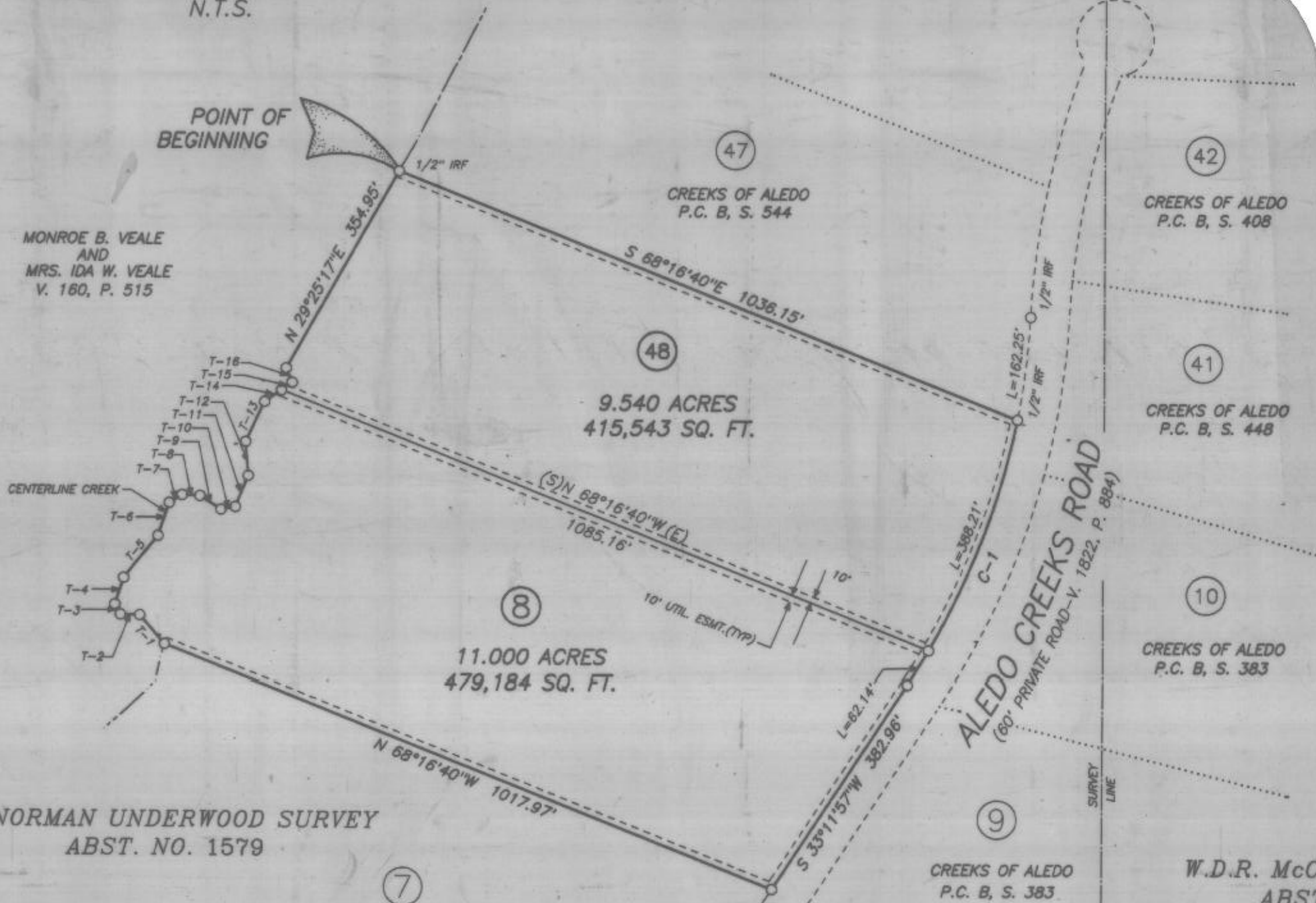
COURSE	BEARING	DISTANCE	CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
T-1	N 40°18'06"W	58.58'	C-1	1170.00'	228.00'	450.36'	22°03'16"	447.58'	S 22°10'20"W
T-2	N 87°51'46"W	30.23'							
T-3	N 27°50'47"W	17.65'							
T-4	N 17°27'45"E	43.78'							
T-5	N 38°38'32"E	84.29'							
T-6	N 18°34'27"E	54.63'							
T-7	N 57°59'24"E	23.46'							
T-8	S 87°10'08"E	27.74'							
T-9	S 67°02'47"E	38.77'							
T-10	N 79°23'11"E	22.60'							
T-11	N 21°48'28"E	52.80'							
T-12	N 04°11'28"W	53.30'							
T-13	N 24°49'32"E	69.06'							
T-14	N 54°39'43"E	31.90'							
T-15	N 22°20'33"W	24.29'							

THIS PROPERTY DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BUT IS EXEMPT FROM L.G.C. 212, BECAUSE OF LOT SIZE BEING 5 ACRES MINIMUM.

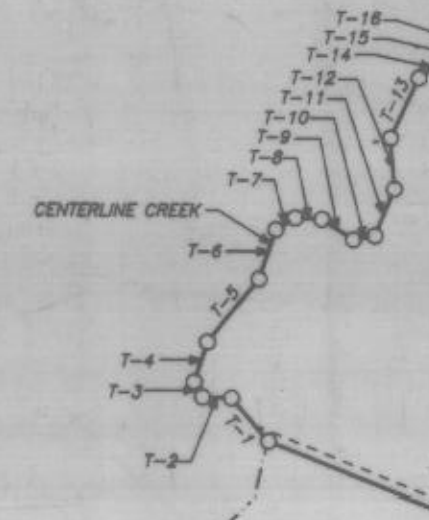
FINAL PLAT
Tracts 48 and 8
CREEKS OF ALEDO
Parker County, Texas
20.540 Acres Situated In The
NORMAN UNDERWOOD SURVEY
Abst. No. 1578
Parker County, Texas

OWNER/DEVELOPER
ALEDO CREEKS, LTD., A TEXAS LIMITED PARTNERSHIP
BY WESTBROOK DEVELOPMENT CORPORATION
GENERAL PARTNER: FRED DISNEY, PRESIDENT
1320 SOUTH UNIVERSITY DRIVE, SUITE 1014
FORT WORTH, TEXAS 76107
817-380-0202

THIS PLAT RECORDED IN CABINET _____ SLIDE _____ DATE _____



MONROE B. VEALE
AND
MRS. IDA W. VEALE
V. 160, P. 515



NORMAN UNDERWOOD SURVEY
ABST. NO. 1578

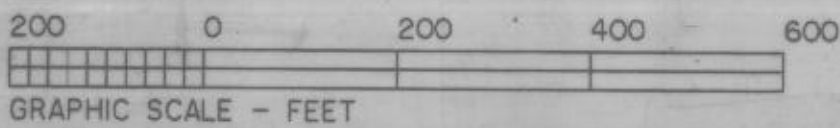
W.D.R. McCONNELL SURVEY
ABST. NO. 970



GENERAL NOTES:
1. 1/2" IRON ROD SET AT ALL CORNERS EXCEPT AS SHOWN.

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08050 1235 C EFFECTIVE DATE 10-18-82 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

SCALE: 1"=200'



THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Brent A. Mizell
Brent A. Mizell
Registered Professional Land Surveyor
Texas Registration No. 1967
December 14, 2000



MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 1029 Aledo, Texas, 76008
817-441-6199