

LEGEND:  
 ○ (IRF) - Iron Rod Found  
 ○ (CR) - Capped Iron Rod  
 △ (C.M.) - Control Monument  
 U.E. - UTILITY EASEMENT  
 B.L. - BUILDING LINE

Doc# 738566  
 Book 2773 Page 366

GRAPHIC SCALE IN FEET  
 1 INCH = 100 FEET

GENERAL NOTES:  
 1) All iron rods are 1/2" rebar unless otherwise noted.  
 2) Bearings are based on the Record Plat of Deer Ridge Estates, Phase 2, recorded in Cabinet C, Slide 15, P.R.P.C.T.  
 3) Utility Easements and Building Lines shown herein are according to the Restrictive Covenants recorded in Vol. 2769, Pg. 715, Land Records, Parker County, Texas.

ETX NOTE:  
 This property does not come under the metropolitan jurisdiction of any city in Parker County, Texas.  
James Hughes  
AGNES HUGHES

FLOOD NOTE:  
 This tract is not in a Special Flood Hazard Area inundated by the 100-year flood according to FEMA Flood Insurance Rate Map Community Panel No. 486320 8150 C, dated 11/01/97. This tract appears to be in clear zone 2 according to said map. Local drainage was not investigated and this is an estimate based on said map and not to be interpreted as a study or determination of the flood susceptibility of this property.

**NA**  
 Parker County Floodplain Coordinator

This plat represents property which has been platted without ground-water certification as prescribed in Texas Land Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.  
 This property is currently zoned by private ground water well.

OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, James S. Hughes and Agnes Hughes, are the sole owners of a tract of land situated in the T. & P. RR. Company Survey, Abstract No. 1422, and being all of Lots 22 and 23, Block 2, Deer Ridge Estates, Phase 2, according to the plat recorded in Cabinet C, Slide 15, Plat Records, Parker County, Texas, as described in a deed to said James S. and Agnes Hughes, recorded in Volume 2479, Page 1298, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found, said point being the Southeast corner of said Lot 23, said point being the Northeast corner of Lot 24, Block 2, of said Deer Ridge Estates, Phase 2, and also being in the West line Blacktail Lane, a 60 foot wide private right of way;

Thence North 89 deg. 56 min. 48 sec. West, along the common line between said Lots 23 and 24, a distance of 369.94 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of said Lot 23, said point being in the East right of way land of Church Road (County Road No. 1070);

Thence North 00 deg. 03 min. 12 sec. East, along the common line between said Lots 22 and 23, and said Church Road, a distance of 144.73 feet to a point for corner;

Thence North 00 deg. 03 min. 01 sec. West, continuing along the common line between said Lot 22 and said Church Road, a distance of 105.27 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of said Lot 23, and the Southwest corner of Lot 21, Block 2, of said Deer Ridge Estates, Phase 2;

Thence South 89 deg. 56 min. 48 sec. East, along the common line between said Lots 23 and 22, a distance of 369.94 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of said Lot 22, said point also being in the West line of said Blacktail Lane, said point also being the beginning of a nonbearing curve to the left, said curve having a radius of 180.00 feet;

Thence in a Southwesterly direction along said curve to the left, a distance of 87.63 feet to a 1/2 inch iron rod found at the point of tangency, said curve having a chord of South 14 deg. 00 min. 00 sec. West, 86.77 feet;

Thence South 00 deg. 03 min. 12 sec. West, a distance of 165.79 feet to the Point of Beginning, and containing 2.01 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

I, Richard C. Maki, Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground in December 2010, and that all corner monuments shown thereon were either found or set by me or under my personal direction and supervision, in accordance with the Subdivision Regulations of Parker County, Texas.

Richard C. Maki, R.P.L.S.  
 Texas Registration No. 4587

STATE OF TEXAS  
 COUNTY OF HOOD

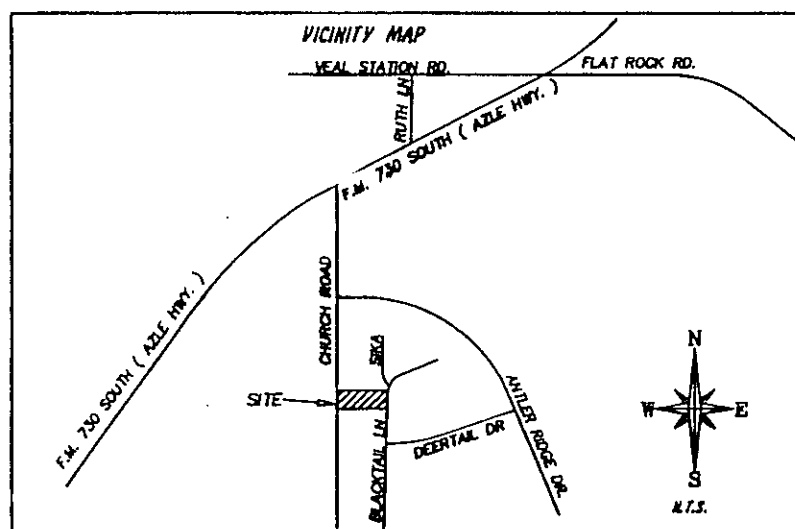
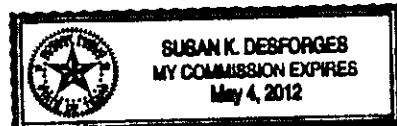
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Richard C. Maki, Registered Professional Land Surveyor, of the State of Texas, known to me to be the person whose name is subscribed to this plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 8th day of March, 2010.

James S. Hughes  
 Notary Public in & for the State of Texas

My Commission Expires On: May 4, 2012



D-61

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES S. HUGHES and AGNES HUGHES do hereby adopt this Replat designating the herein described property as LOT 22, BLOCK 2, DEER RIDGE ESTATES, PHASE 2, an Addition to Parker County, Texas, and do hereby dedicate, in fee simple, to the public's use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements or streets, except that landscape improvements may be placed in landscaped easements, if approved by Parker County. In addition, utility easements may also be used for the natural use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and Government entities use thereof. The Government entities and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs and other improvements or growths which may in any way obstruct or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The Government entities and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding or repairing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this 12th day of March, 2010.

By: James S. Hughes  
 JAMES S. HUGHES  
Agnes Hughes  
 AGNES HUGHES

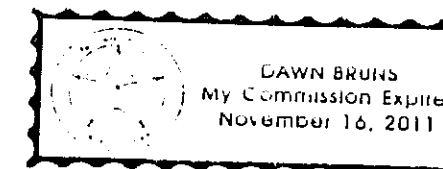
STATE OF TEXAS  
 COUNTY OF PARKER

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JAMES S. HUGHES AND AGNES HUGHES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 12th day of March, 2010.

Dawn Bruns  
 Dawn Bruns  
 Notary Public in & for the State of Texas



STATE OF TEXAS  
 COUNTY OF PARKER

That (Mortgage Co) Bank of America 15903 University Ln by and through the undersigned, its duly authorized agent, as lien holder on the hereinabove described real property subdivided according to this plat, does hereby consent to and has no objection to such subdivision and joints in the dedication of the streets and easements.

James S. Hughes  
 Authorized Agent

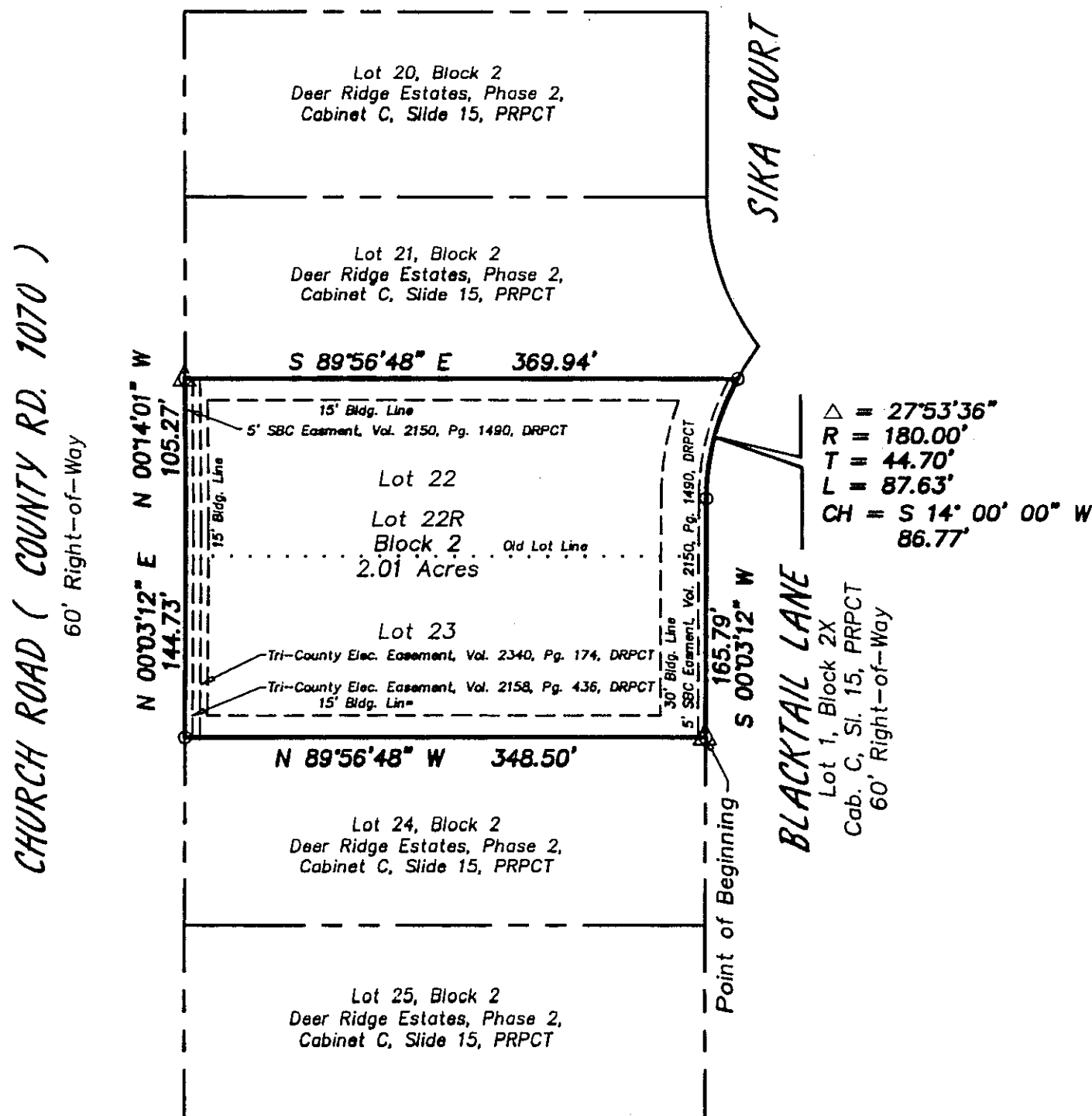
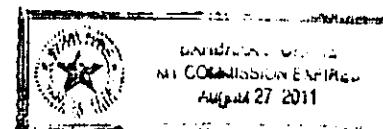
STATE OF TEXAS  
 COUNTY OF PARKER

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Richard C. Maki, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 10th day of March, 2010.

Dawn Bruns  
 Dawn Bruns  
 Notary Public in & for the State of Texas



CHURCH ROAD ( COUNTY RD. 1070 )  
 60' Right-of-Way

SIKA COURT

BLACKTAIL LANE  
 Lot 1, Block 2X  
 Cab. C, Sl. 15, PRPCT  
 60' Right-of-Way

Point of Beginning

△ = 27°53'36"  
 R = 180.00'  
 T = 44.70'  
 L = 87.63'  
 CH = S 14° 00' 00" W 86.77'

STATE OF TEXAS  
 COUNTY OF PARKER

I hereby certify that this plat was approved this 14th day of April, 2010, by the Parker County Commissioners Court and may be filed for record in the Plat Records of Parker County, Texas.

Richard C. Maki  
 COUNTY JUDGE

Richard C. Maki  
 COMMISSIONER NO. 1

Richard C. Maki  
 COMMISSIONER NO. 2

PARKER COUNTY FILING

Filed this the \_\_\_ day of \_\_\_\_\_, 2010

In Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_ Plat Records, Parker County, Texas.

Richard C. Maki  
 COMMISSIONER NO. 3

Richard C. Maki  
 COMMISSIONER NO. 4

Doc# 738566 Fees: \$66.00  
 04/14/2010 9:38AM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS

REPLAT  
 LOT 22R, BLOCK 2

ACCT. NO: 11774  
 SCH. DIST: A7  
 CITY: CO  
 MAP NO.: M10

# DEER RIDGE ESTATES, PHASE 2

T & P RR COMPANY SURVEY, ABSTRACT NO. 1422

Parker County, Texas.

Being a revision of Lots 22 and 23, Block 2, Deer Ridge Estates, Phase 2, an Addition to Parker County, Texas according to plat recorded in Plat Cabinet C, Slide 15 Plat Records, Parker County, Texas.

OWNER:  
 JAMES S. HUGHES and AGNES HUGHES  
 122 BLACKTAIL LANE  
 AZLE, TEXAS 76220

SURVEYOR:  
 MAKI AND ASSOCIATES, INC.  
 P.O. BOX 14293  
 ARLINGTON, TEXAS 76094  
 PH (817) 236-2700 FX (817) 261-8223

PREPARED PLAT: FEBRUARY, 2010  
 REVISED: 4