BEING 2.0394 ACRES, A PORTION OF LOT 18 OF DEER VALLEY ESTATES PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 362A, PAGE 24, PLAT RECORDS, PARKER COUNTY, TEXAS.

NOTE: This portion of Lot 19 is constructed for conveyance in accordance with Exception to Plat Requirement as allowed by COUNTY DETERMINATION:

"...A Commissioners court of the county may allow conveyance of portions of one or more previously platted lots by metes and bounds description without reversing the plat."