



VICINITY MAP

N.T.S.



THE STATE OF TEXAS  
COUNTY OF PARKER

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

**Brent G. Mizell**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
1/2" IRONS SET AT ALL CORNERS EXCEPT AS SHOWN.

OWNER DEVELOPER:  
SERCA FARMS, INC.  
4200 S. HULEN #530  
FORT WORTH, TEXAS 76109  
817-737-1201

310752

Plat Cabinet B-206

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 public records of Parker County as stamped herein by me.

RECORDED APR 03 1997

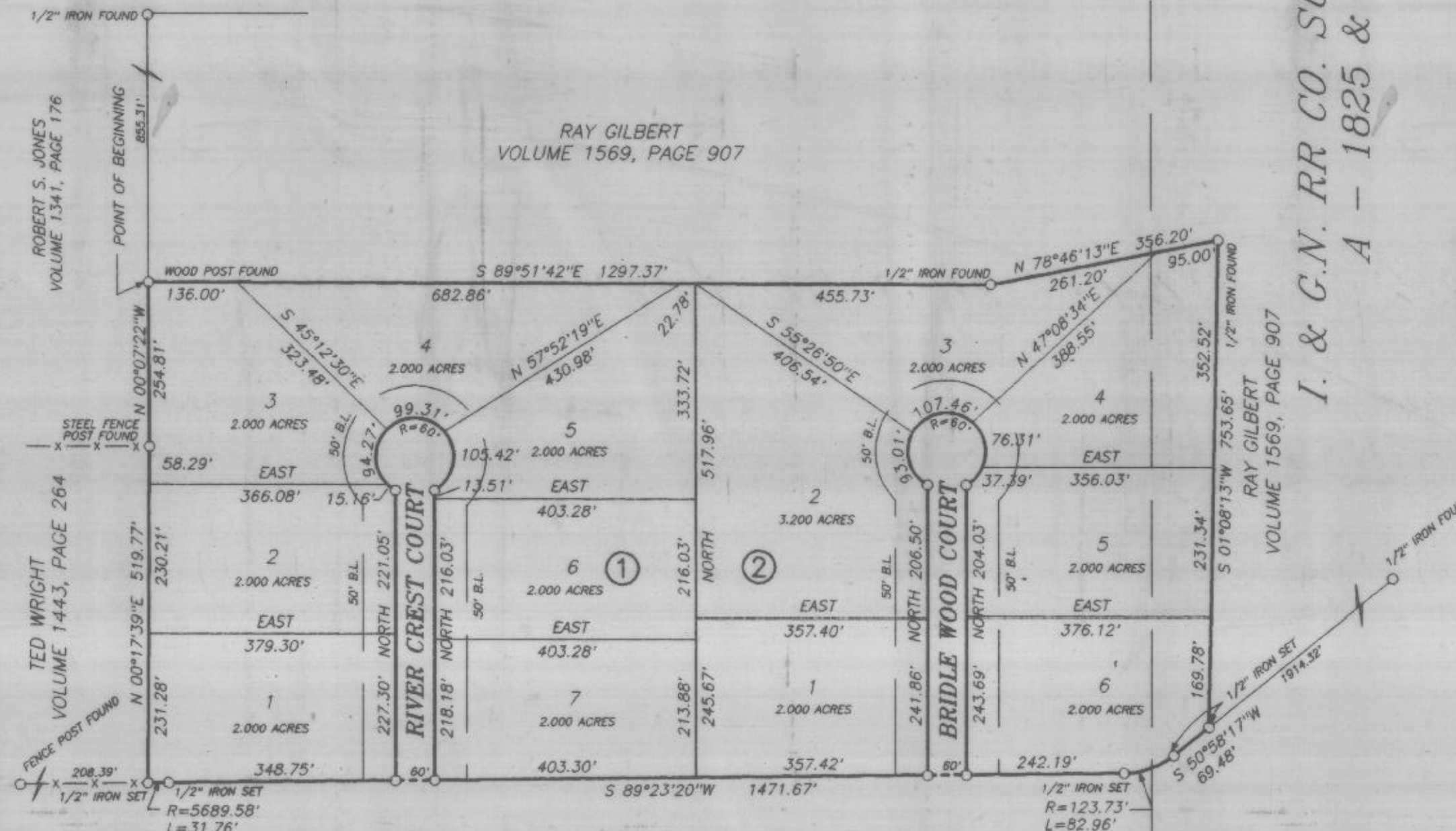
**Jeanne Brunson**  
County Clerk, Parker County, Texas

RECEIVED AND FILED FOR RECORD 1:40 O'Clock P.M.

APR 3 1997

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

I. & G.N. RR CO. SURVEY  
A - 1805



FARM TO MARKET HIGHWAY NO. 5  
(80 FOOT R.O.W.)

F.M. NICHOLS SURVEY  
A - 2036

NOTE:  
THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND REAR LOT LINES. THERE IS A 20' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (10 FEET ON EACH LOT). EACH LOT SHALL HAVE A 10' SIDE AND REAR BUILDING SET BACK LINE.

CERTIFICATE OF RECORD

THE STATE OF TEXAS  
COUNTY OF PARKER

I, Jeanne Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the \_\_\_ day of \_\_\_, 19\_\_ at \_\_\_ o'clock \_\_\_ M., in \_\_\_ Records of said County in Plat cabinet, pages \_\_\_

In Testimony Whereof, witness my hand and official seal of office, this the \_\_\_ day of \_\_\_, 19\_\_

**Jeanne Brunson**, County Clerk  
Parker County, Texas

By \_\_\_\_\_  
Deputy

APPROVED **Doug Koldin**, 1997.  
MAYOR DOUG KOLDIN  
**James C. Mitchell**  
CITY SECRETARY: J.C. MITCHELL

THE STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that, SERCA Farms, Inc., acting by and through the undersigned, its duly authorized agent, is the owner of the following described property to wit:

28.938 acres situated in the I. & G.N. RR CO. SURVEY No. 5, Abstract No. 1825 & 1997 and the J.P. COLE SURVEY, Abstract No. 2483, Town of Annetta South, Parker County, Texas, being that certain tract of land conveyed to SERCA Farms, Inc. by deed recorded in Volume 1708, Page 883, Deed Records, Parker County, Texas, said 28.938 acres being more particularly described as follows:

Beginning at a wood post found at the northwest corner of said SERCA Farms, Inc. tract and the southwest corner of that certain tract of land conveyed to Ray Gilbert by deed recorded in Volume 1569, Page 907, Real Records, Parker County, Texas, said point being South 00 degrees 01 minutes 37 seconds West, 2036.99 feet from the southwest corner of Lot 6, THE HIGHLANDS, according to the plat recorded in Volume 362A, Page 30, Plat Records, Parker County, Texas;

THENCE South 89 degrees 51 minutes 42 seconds East, along the common line of said SERCA Farms, Inc. and Gilbert tracts, for a distance of 1297.37 feet to a 1/2" iron found;

THENCE North 78 degrees 45 minutes 13 seconds East, continuing along the common line of said SERCA Farms, Inc. and Gilbert tracts, for a distance of 356.20 feet to a 1/2" iron found at the northeast corner of said SERCA Farms, Inc. tract;

THENCE South 01 degrees 08 minutes 13 seconds West, continuing along the common line of said SERCA Farms, Inc. and Gilbert tracts, for a distance of 753.65 feet to a 1/2" iron set in the north line of Farm To Market Highway No. 5 (on 80 foot R.O.W.);

THENCE along the north line of said Farm To Market Highway No. 5 as follows:  
South 50 degrees 58 minutes 17 seconds West for a distance of 89.48 feet to a 1/2" iron set;

Along a curve to the right having a radius of 123.73 feet and an arc length of 82.96 feet, being subtended by a chord of South 70 degrees 10 minutes 49 seconds West for a distance of 81.42 feet to a 1/2" iron set;

South 89 degrees 23 minutes 20 seconds West for a distance of 1471.67 feet to a 1/2" iron set;

Along a curve to the right having a radius of 5689.58 feet and an arc length of 31.76 feet, being subtended by a chord of South 88 degrees 32 minutes 55 seconds West for a distance of 31.76 feet to a 1/2" iron set at the southwest corner of said SERCA Farms, Inc. tract and the southwest corner of that certain tract of land conveyed to Ted Wright by deed recorded in Volume 1443, Page 264, Real Records, Parker County, Texas;

THENCE North 00 degrees 17 minutes 39 seconds East, along the common line of said SERCA Farms, Inc. and Wright tracts, for a distance of 519.77 feet to a steel post found at the northeast corner of said Wright tract and the southeast corner of that certain tract of land conveyed to Robert S. Jones by deed recorded in Volume 1341, Page 176, Real Records, Parker County, Texas;

THENCE North 00 degrees 07 minutes 22 seconds West, along the common line of said SERCA Farms, Inc. and Jones tracts, for a distance of 254.81 feet to the POINT OF BEGINNING and containing 28.938 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, SERCA Farms, Inc., (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...

Lots 1 thru 7, Block 1  
and  
Lots 1 thru 6, Block 2  
SHADY OAKS  
Town of Annetta South  
Parker County, Texas

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

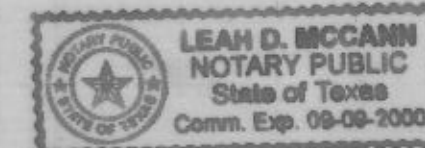
EXECUTED this the 31<sup>st</sup> day of March, 1997

**JAMES A. SAMMONS**  
SERCA Farms, Inc.  
James A. Sammons President

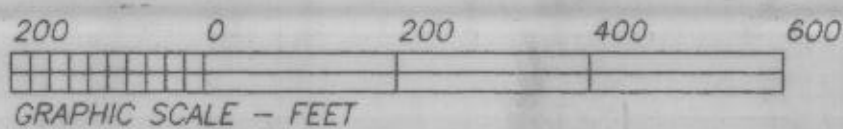
THE STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared James A. Sammons, President of SERCA Farms, Inc., 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 and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31<sup>st</sup> day of March, 1997



**Leah D. McCann**  
Notary Public, Parker County, Texas  
My Commission Expires 8-9-2000



GRAPHIC SCALE - FEET

MIZELL LAND SURVEYING, INC.  
513 North Highway 1187  
P.O. Box 419 Aledo, Texas 76008  
(817) 441-6199 (817) 598-1284

DATE: MARCH 3, 1997

FINAL PLAT  
LOTS 1 THRU 7, BLOCK 1  
AND  
LOTS 1 THRU 6, BLOCK 2  
SHADY OAKS  
TOWN OF ANNETTA SOUTH  
PARKER COUNTY, TEXAS

BEING 28.938 ACRES SITUATED IN THE  
I. & G.N. RR CO. SURVEY NO. 5  
ABSTRACTS NO. 1825 & 1997  
AND THE  
J.P. COLE SURVEY, ABSTRACT NO. 2483  
TOWN OF ANNETTA SOUTH  
PARKER COUNTY, TEXAS