

LOCATION MAP

FARM TO MARKET HIGHWAY NO. 730 (100' R.O.W.)

JOHN JOSEPH FLYNN AND WIFE DORIS M. FLYNN V. 610, P. 439

RECEIVED AND FILED FOR RECORD 9:35 o'clock A.M. SEP 15 1997

STATE OF TEXAS COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, the undersigned, CHOCTAW PROPERTIES, L.L.C., is the owner of the following described real property, to wit:

24.731 acres situated in the ROBERT N. DOBIE SURVEY, Abst. No. 362, Parker County, Texas, being a portion of that certain tract of land conveyed to Choctaw Properties, L.L.C. by deed recorded in Volume 1650, Page 1969, Real Records, Parker County, Texas, said 24.731 acres being more particularly described, as follows:

Commencing at a 1/2" iron found at the most northerly northwest corner of said Choctaw Properties, L.L.C. tract and the southwest corner of that certain tract of land conveyed to John Joseph Flynn and wife, Doris M. Flynn, by deed recorded in Volume 610, Page 739, Deed Records, Parker County, Texas, in the southeasterly line of Farm To Market Highway No. 730 (a 100 foot R.O.W.), (per deed call) EAST, 1472.69 feet of the southwest corner of the BENJAMIN J. WHITE SURVEY, Abst. No. 1647; THENCE South 89 degrees 52 minutes 14 seconds East, 837.86 to a 1/2" iron found; THENCE South 14 degrees 34 minutes 54 seconds West, 84.36 to a 5/8" iron found; THENCE South 66 degrees 39 minutes 17 seconds West, 5.19 feet to a 1/2" iron found; THENCE South 75 degrees 12 minutes 31 seconds West, 727.68 feet to a 1/2" iron found; THENCE South 15 degrees 57 minutes 55 seconds East, 586.97 feet to the Point Of Beginning of the herein described tract, said point being in the west line of that certain tract of land conveyed to Udo Von Westerhagen, by deed recorded in Volume 653, Page 241, Deed Records, Parker County, Texas; THENCE South 15 degrees 57 minutes 55 seconds East, along the common line of said Choctaw Properties, L.L.C. tract and said Westerhagen tract, 1518.91 feet to a 1/2" iron found; THENCE South 83 degrees 11 minutes 44 seconds West, 114.49 feet to a 1/2" iron found; THENCE South 08 degrees 30 minutes 25 seconds West, 221.51 feet to a 1/2" iron found; THENCE North 62 degrees 34 minutes 06 seconds West, 510.00 feet to a 1/2" iron found; THENCE North 59 degrees 58 minutes 11 seconds West, 288.84 feet to a 1/2" iron found; THENCE South 35 degrees 54 minutes 33 seconds East, 37.89 feet to a 1/2" iron found; THENCE South 03 degrees 32 minutes 07 seconds East, 30.83 feet to a 1/2" iron found at the beginning of a non-tangent curve to the left whose radius is 147.50 feet and whose long chord bears North 56 degrees 24 minutes 45 seconds West, 98.09 feet, said point being in the north line of Clayton Road (a 60 foot R.O.W.); THENCE along the north line of said Clayton Road and along said curve in a northwesterly direction, through a central angle of 38 degrees 50 minutes 34 seconds, a distance of 100.00 feet to a 1/2" iron found; THENCE North 69 degrees 27 minutes 44 seconds East, 33.33 feet to a 1/2" iron found; THENCE North 35 degrees 54 minutes 33 seconds East, 340.26 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 220.00 feet and whose long chord bears North 24 degrees 39 minutes 01 seconds East, 85.91 feet; THENCE along said curve in a northeasterly direction, through a central angle of 22 degrees 31 minutes 05 seconds, a distance of 86.46 feet to a 1/2" iron found; THENCE WEST, 429.33 feet to a 1/2" iron found; THENCE NORTH, 295.61 feet to a 1/2" iron found; THENCE WEST, 180.00 feet to a 1/2" iron found; THENCE North 07 degrees 06 minutes 26 seconds East, 97.05 feet to a 1/2" iron found; THENCE North 56 degrees 53 minutes 52 seconds East, 1031.56 feet to the POINT OF BEGINNING and containing 24.731 acres.

APPROVED by the Commissioner's Court of Parker County, Texas This the 15 day of September, 1997

Abstain- County Judge [Signature] Commissioner Precinct #1 [Signature] Commissioner Precinct #2 [Signature] Commissioner Precinct #3 [Signature] Commissioner Precinct #4 [Signature]

ROBERT N. DOBIE SURVEY ABST. NO. 362

UDO VON WESTERHAGEN V. 653, P. 241

CERTIFICATE OF RECORD

THE STATE OF TEXAS COUNTY OF PARKER I, Jeane 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 10 day of September, 1997 at 10 o'clock A.M., in [] Records of said County in Plat cabinet, pages [] In Testimony Whereof, witness my hand and official seal of office, this the 10 day of September, 1997

Jeane Brunson, County Clerk, Clerk, County Court, Parker County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, CHOCTAW PROPERTIES, L.L.C. (owner) does hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 15-22 STEELE CREEK ESTATES PHASE 2 PARKER COUNTY, TEXAS

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

EXECUTED this the 10th day of September, 1997

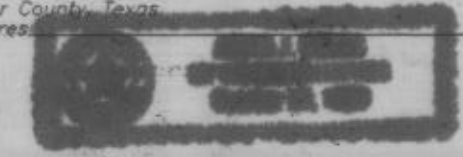
[Signature] Choctaw Properties, L.L.C. [Signature] Jerry Campbell

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Campbell of Choctaw Properties, L.L.C., a Limited Liability Corporation, 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 Limited Liability Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of Sept., 1997

[Signature] Notary Public, Parker County, Texas My Commission Expires []



I, Brent A. Mizell, a Registered Professional Land Surveyor for the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual, on the ground, survey of the property, done by me or under my supervision.

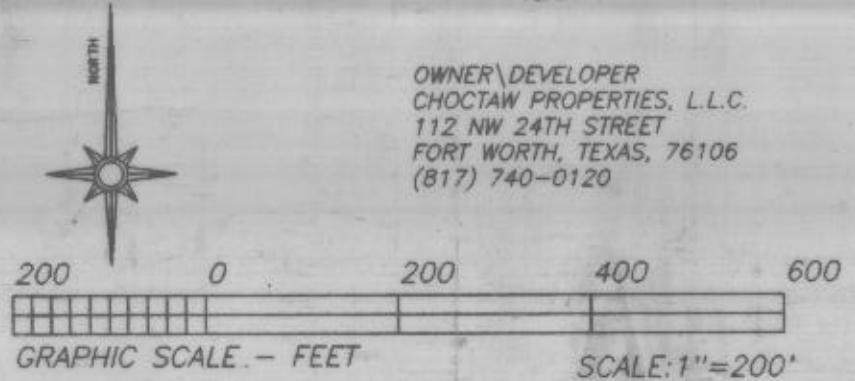
[Signature] BRENT A. MIZELL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 1967 SEPTEMBER 2, 1997



FINAL PLAT LOTS 15-22 STEELE CREEK ESTATES PHASE 2 PARKER COUNTY, TEXAS BEING 24.731 ACRES SITUATED IN THE ROBERT N. DOBIE SURVEY ABST. NO. 362 PARKER COUNTY, TEXAS

- GENERAL NOTES: 1. STEELE CREEK ESTATES, LOCATED IN PARKER COUNTY, TEXAS, DOES NOT LIE IN ANY CITY'S EXTRA TERRITORIAL JURISDICTION. 2. 1/2" IRONS FOUND AT ALL CORNERS EXCEPT AS SHOWN. 3. UTILITY EASEMENTS WILL BE 10' INSIDE ALL FRONT, REAR, AND SIDE LOT LINES. 4. ALL INTERIOR STREETS HAVE A MINIMUM OF 60' WIDTH. 5. ALL CUL-DE-SACS HAVE A MINIMUM 60' RADIUS. 6. ALL FRONT BUILDING LINES WILL BE 35 FEET. 7. LOT 22 CONTAINS A GROSS ACREAGE OF 3.983 ACRES OF WHICH APPROXIMATELY 1.327 ACRES LIE WITHIN A 100 YEAR FLOOD PLAIN, LEAVING A NET ACREAGE OF APPROXIMATELY 2.656 ACRES.

OWNER/DEVELOPER CHOCTAW PROPERTIES, L.L.C. 112 NW 24TH STREET FORT WORTH, TEXAS, 76106 (817) 740-0120



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

CURVE TABLE table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, LONG CHORD

TANGENT TABLE table with columns: NO, BEARING, DISTANCE

Approximate limits of 100 Year Flood Plain per the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number: 490523 01508 Effective Date: 9/27/1991