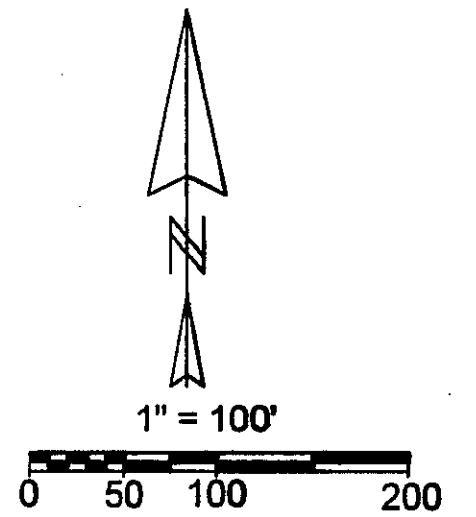


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Doc# 695063  
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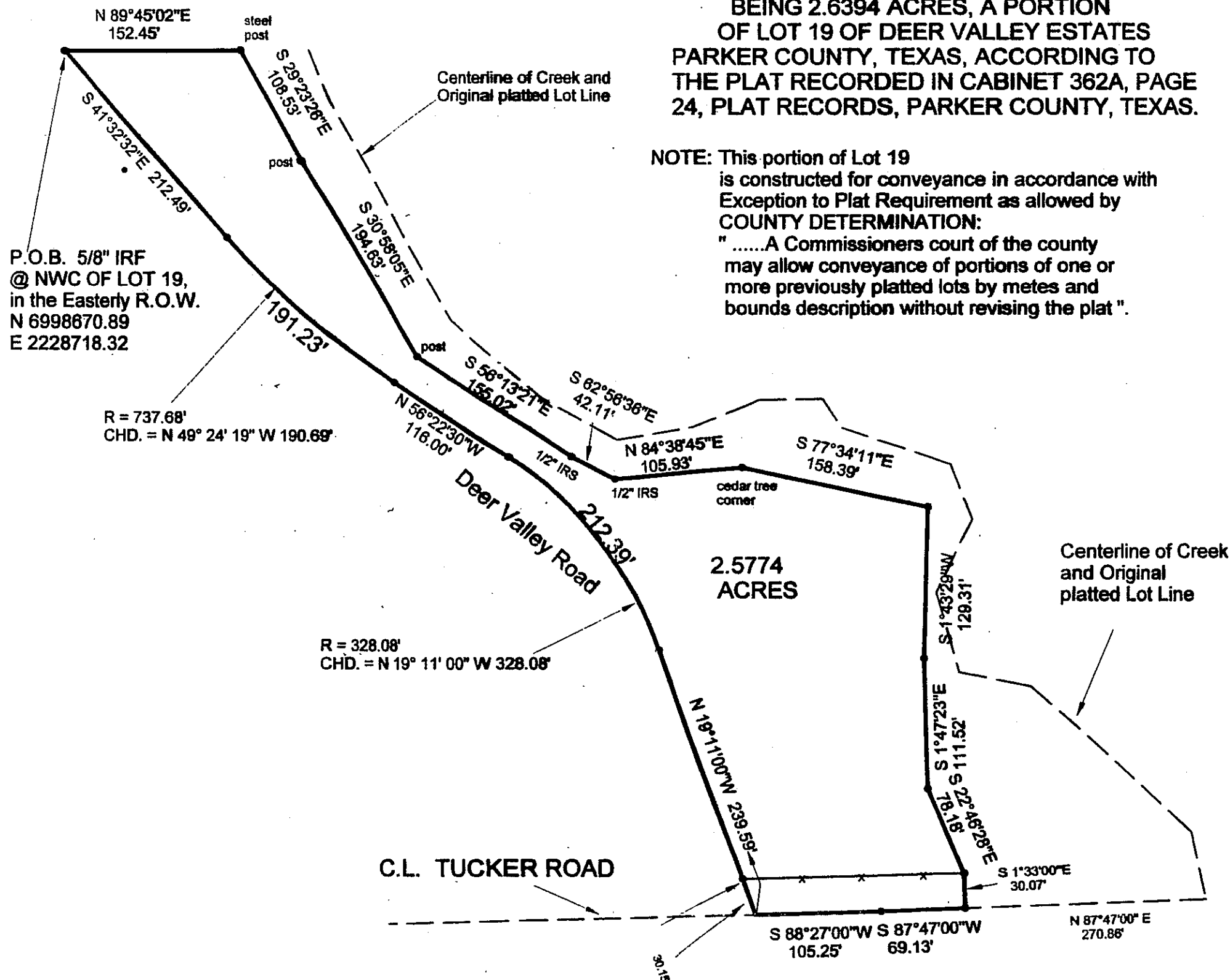
Doc# 695063 Fees: \$66.00  
10/22/2008 9:44AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

ACCT. NO: 11780  
SCH. DIST: AZ  
CITY: CO  
MAP NO: K10



BEING 2.6394 ACRES, A PORTION  
OF LOT 19 OF DEER VALLEY ESTATES  
PARKER COUNTY, TEXAS, ACCORDING TO  
THE PLAT RECORDED IN CABINET 362A, PAGE  
24, PLAT RECORDS, PARKER COUNTY, TEXAS.

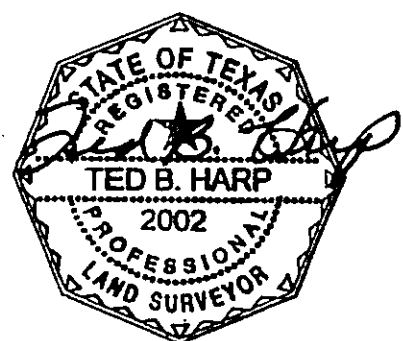
NOTE: This portion of Lot 19  
is constructed for conveyance in accordance with  
Exception to Plat Requirement as allowed by  
COUNTY DETERMINATION:  
".....A Commissioners court of the county  
may allow conveyance of portions of one or  
more previously platted lots by metes and  
bounds description without revising the plat".



**METES AND BOUNDS DESCRIPTION:**

Being 2.6394 acres, a portion of Lot 19 of DEER VALLEY ESTATES, Parker County, Texas, according to the Plat thereof recorded in Cabinet 362A, Page 24, Plat Records, Parker County, Texas said 2.5774 acre tract being constructed for conveyance without revising the existing plat, in accordance with an Exception to Plat Requirement as allowed by COUNTY DETERMINATION, in paragraph 232.010 of the Local Government Code, being described as follows:  
BEGINNING at a 5/8 inch iron rod found in the Easterly Right of Way of Deer Valley Road at the Northwest corner of said Lot 19;  
THENCE North 89° 45' 02" East with Lot 18 a distance of 152.45 feet to a steel fence post for corner on the Westerly bank of creek;  
THENCE along the Westerly Bank of said Creek as follows: South 29° 23' 26" East 108.53 feet to a post for corner;  
South 30° 58' 05" East 194.63 feet to a post for corner;  
South 56° 13' 21" East 155.02 feet to a 1/2 inch iron rod set;  
South 62° 58' 38" East 42.11 feet to a 1/2 inch iron rod set;  
North 84° 38' 45" East 105.93 feet to a cedar tree for corner;  
South 77° 34' 11" East 158.39 feet to a point for corner;  
South 01° 43' 29" West 129.31 feet to a point for corner;  
South 01° 47' 23" East 111.52 feet to a point for corner;  
South 22° 46' 28" East 78.18 feet to a Steel post for corner;  
South 01° 33' 00" East 30.07 feet to a point on the Center of Tucker Road from which a p.k. nail at the most Easterly corner bears  
North 87° 47' 00" East 270.86 feet;  
THENCE South 87° 47' 00" West with said Centerline 69.13 feet to a point for corner;  
THENCE South 87° 27' West 105.25 feet to the Southwest corner of Lot 19;  
THENCE North 19° 11' 00" West, passing at 30.15 feet a Steel Fence post for corner, a total distance of 239.59 feet to a point for corner in the Easterly Right of Way of Deer Valley Road at the beginning of a curve to the left having a radius of 328.08 feet;  
THENCE Northwestery along said curve 212.39 feet to the end of said curve, the chord of which is North 37° 43' 45" West 208.70 feet;  
THENCE North 56° 22' 30" West 116.00 feet to the beginning of a curve to the left having a radius of 737.68 feet;  
THENCE Northwestery along said curve 191.23 feet to the end of said curve, the chord of which is North 49° 24' 19" West 190.69 feet;  
THENCE North 41° 32' 32" West 212.49 feet to the POINT OF BEGINNING, and containing 2.6394 acres of land more or less, the plat of which is incorporated by reference herein.

Prepared from an actual on the ground survey by me. All data based on Texas State Plane Coordinate System, North Central Zone.  
Ted B. Harp, R.P.L.S. 2002  
07-07-08



prepared from an actual on the ground survey by me. All Data based on Texas State Plane Coordinate System, North Central Zone ( 4202)

TED HARP LAND SURVEYING 433 WEST LOUELLA DR. HURST, TEXAS 76054 817 268-0729 CARTDEER.ZAK

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS:

This the 22 Day of October, 2008

Commissioner [Signature]  
Commissioner [Signature]  
Commissioner [Signature]  
Commissioner [Signature]

absent  
County Judge