

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, We, Partagas Properties LTD., being the owner of Lot 63, Block 1, Partagas Addition, Phase I, an Addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 728 and C & A Classic Homes LP., being the owners of Lot 62, Block 1, Partagas Addition, Phase I, an Addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 728, and being more particularly described by metas and bounds as follows:

Beginning at a capped RPLS # 2023, 1/2" rebar rod found at the northwest corner of Lot 62, Block 1, PARTAGAS ADDITION, PHASE I, an Addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 728, Plat Records, Parker County, Texas, at the southwest corner of Lot 61, Block 1, of said Addition, in the east line of PARTAGAS ADDITION, PHASE II, an Addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 781, Plat Records, Parker County, Texas;

Thence S.87°42'48"E, 168.64 feet along the common line between said Lots 61 and, 62, to a capped RPLS # 2023, 1/2" rebar rod found;

Thence S.58°05'35"E, 143.14 feet, continuing along the common line of said Lots 61 and 62, to a capped RPLS # 2023, 1/2" rebar rod found at the southeast corner of said Lot 61, at the northeast corner of said Lot 62, in the west line of Churchill Court (a 60' R.O.W.);

Thence S.14°46'25"W, 211.10 feet along the west line of said Churchill Court, to a capped RPLS # 2023, 1/2" rebar rod found at the southeast corner of said Lot 62, at the northeast corner of said Lot 63, at the beginning of a non-tangent curve to the left whose radius is 844.38 feet and, whose long chord bears S.31°49'00"W, 143.78 feet;

Thence along said curve and, the west line of Churchill Court, an arc length of 145.98 feet, to a capped RPLS # 2023, 1/2" rebar rod found at the beginning of a non-tangent curve to the left whose radius is 222.62 feet and, whose long chord bears S.40°56'04"W, 64.75 feet;

Thence along said curve and, the west line of Churchill Court, an arc length of 64.98 feet, to a capped RPLS # 2023, 1/2" rebar rod found at the southeast corner of said Lot 63, in the north line of Montecristo Drive (a 60' R.O.W.);

Thence N.30°36'06"W, 369.22 feet to a capped RPLS # 2023, 1/2" rebar rod found at the most westerly corner of said Lot 63, at the most northerly corner of Lot 64, Block 1, of said Addition;

Thence N.44°36'08"E, 99.83 feet, along the line between said Lot 62 and, said PARTAGAS ADDITION, PHASE II, to a capped RPLS # 2023, 1/2" rebar rod found at the most northerly corner of said Lot 63, at the southwest corner of said Lot 62;

Thence N.00°05'44"W, 68.70 feet along the common line between said Lot 62, and PARTAGAS ADDITION, PHASE II, to the Point of Beginning and, containing 98,448 square feet or, 2.26 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Partagas Properties LTD., and, C & A Classic Homes LP, do hereby adopt this plat designating the herein described real property as Lots 62-R and, 63-R, Block 1, PARTAGAS ADDITION, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown on the Plat.

Witness my hand in Tarrant County, Texas, the 24th day of November, 2004.

Witness my hand in Tarrant County, Texas, the 24th day of November, 2004.

Partagas Properties LTD. - John Grass

C & A Classic Homes LP. - Paul Campanello

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John Grass, 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 purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Paul Campanello, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 24th day of November, 2004.

Given under my hand and seal of office this 24th day of November, 2004.

Notary Public

Notary Public

Rebecca A Fisk
My Commission Expires
October 18, 2008

Rebecca A Fisk
My Commission Expires
October 18, 2008

RE-PLAT SHOWING
LOTS 62-R AND, 63-R BLOCK 1
**PARTAGAS ADDITION
PHASE I**

BEING A RE-PLAT OF LOTS 62 AND, 63 BLOCK 1, PARTAGAS ADDITION, PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 728, PLAT RECORDS, PARKER COUNTY, TEXAS.

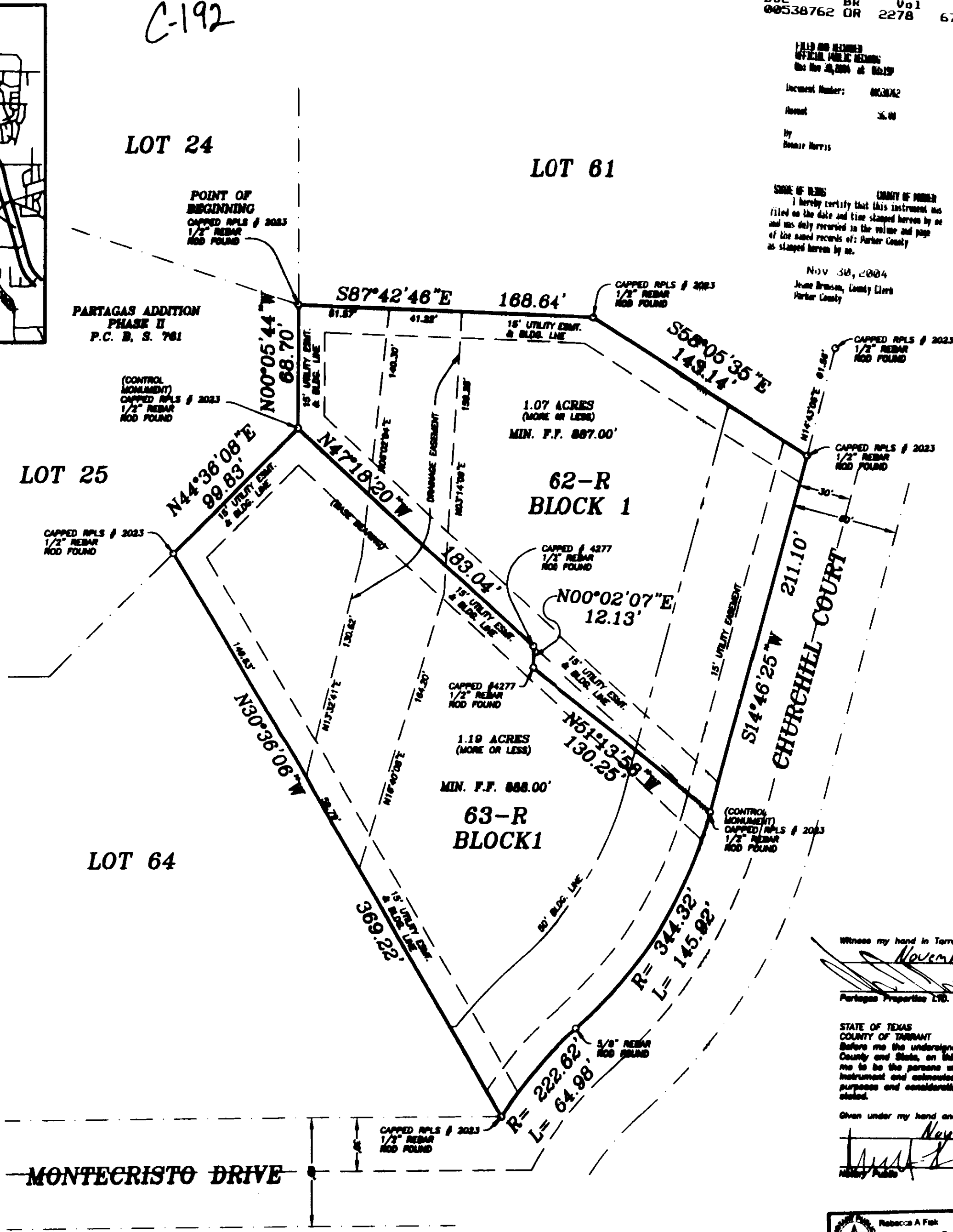
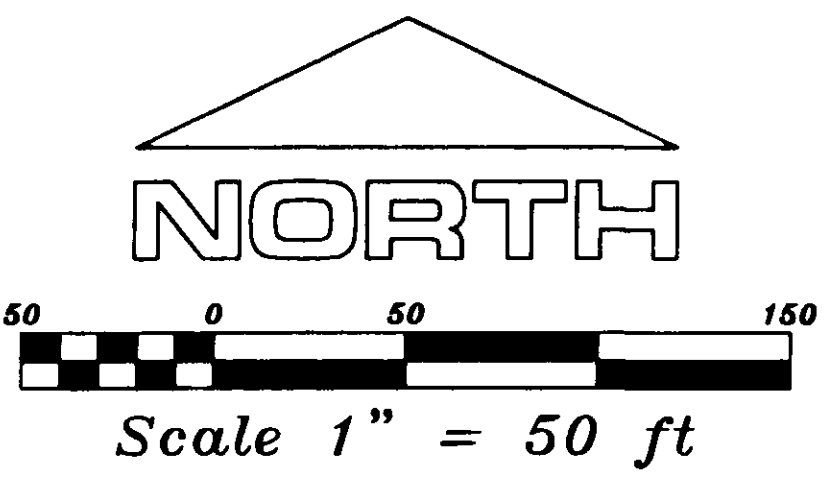
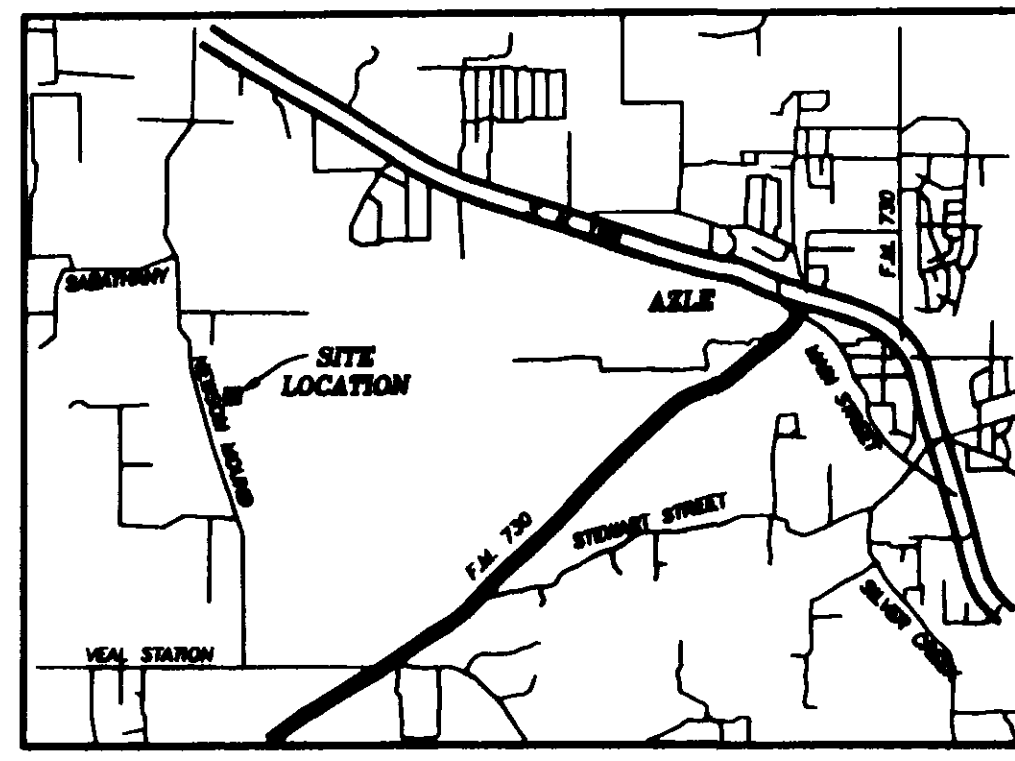
ACCT. NO.: 16775
SCH. DIST.: A-2
CITY: W
MAP NO.: N-10

OWNER LOT 62-R
John Grass
Partagas Properties LTD.
205 Churchill Court
Weatherford, TX 78085

OWNER LOT 63-R
Paul Campanello
C & A Classic Homes LP.
101 Miramar Circle
Weatherford, TX 78085

I, Lonnie Reed, Texas R.P.L.S. No. 4277, do hereby certify that this sketch accurately represents as on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards.

Lonnie Reed
05-13-04



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS.
ON THIS THE 24 DAY OF NOV 2004
COUNTY JUDGE
COMMISSIONER #1
COMMISSIONER #2
COMMISSIONER #3
COMMISSIONER #4

TRI SURVEYING
COUNTIES
116 LOCUST STREET, ASHLE TX 78080
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JOB # LOTS/PARTAGAS

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STATE OF TEXAS
LONNIE REED
PROFESSIONAL LAND SURVEYOR

THIS PLAT FILED FOR RECORD IN CABINET C, SLIDE 192, DATE 11/30/04