

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

NOTE: All corners, angle points, PC's and PT's are marked by Set 3/8" Iron Pins with "Hancock" caps unless otherwise noted as found.

SCALE: 1" = 200'

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 24 day of MAY, 2000.

Absent
County Judge
Absent
Commissioner Precinct #1
Absent
Commissioner Precinct #2
Absent
Commissioner Precinct #3
Absent
Commissioner Precinct #4

OWNER OF RECORD
MONTANA DREAMS, INC.
DAVID WADE ALLEN, PRESIDENT
3800 ROBERTS CUT-OFF
LAKE WORTH, TEXAS 76114

389535
B486

RECEIVED AND FILED
FOR RECORD
8:40 O'CLOCK A.M.

MAY 25 2000

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
Mandi

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 ___ day of ___ 2000, at ___ o'clock ___ M., and duly recorded the ___ day of ___ 2000, 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 ___ 2000.

Jeane Brunson, County Clerk
Parker County, Texas
By: _____
Deputy

This Addition DOES NOT lie within the Extra Territorial Jurisdiction of any City or other Municipality.

David Wade Allen
David Wade Allen

The Holder on this property is the 1st City Bank of Ate.

Agent

OWNER'S DEDICATION

WHEREAS, MONTANA DREAMS, INC., DAVID WADE ALLEN, PRESIDENT, is the owner of the property shown hereon according to deeds recorded in Volume 1843, Page 372 and Volume 1843, Page 377, Real Records, Parker County, Texas, and described by metes and bounds as follows:

Being a tract of land out of Tract 14, CIRCLE T ESTATES, as recorded in Volume 361, Page 8, Plat Records, Parker County, Texas, a subdivision out of the W. HEDRICK SURVEY, Abstract #2219 and the ALSA LONG SURVEY, Abstract #808 in Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found 3/8" Iron Pin at the West corner of this subject tract, said iron being in the North line of Deer Track Road, a 60' Right-of-way dedicated by instrument recorded in Volume 1119, Page 568, Deed Records, Parker County, Texas, and said iron also being N 53°00'00" E, 2294.44' from the Southwest corner of said W. HEDRICK SURVEY;

THENCE N 87°28'33" E, 608.51' to a Found 3/8" Iron Pin;

THENCE N 84°37'35" E, 923.90' to a Found 3/8" Iron Pin;

THENCE N 63°31'00" E, 399.66' to a Found 3/8" Iron Pin;

THENCE N 58°51'17" E, 107.94' to a Found 3/8" Iron Pin;

THENCE S 81°12'34" E, 486.66' to a Set 5/8" Iron Pin in the West line of Tucker Road;

THENCE S 15°16'00" W, along the West line of said Tucker Road, 213.40' to a Set 5/8" Iron Pin;

THENCE S 19°35'31" W, 173.00' with the West line of Tucker Road to a Set 5/8" Iron Pin at the intersection of the West line of said Tucker Road and the North line of Deer Track Road;

THENCE S 80°36'30" W, with the North line of Deer Track Road, 388.81' to a Set 5/8" Iron Pin at the beginning of a curve to the left, whose radius is 196.93' and whose central angle is 45°30'00";

THENCE SOUTHWESTERLY, along said curve to the left and the North line of said Deer Track Road, 156.39' to a Set 5/8" Iron Pin at the end of said curve;

THENCE S 35°05'09" W, continuing with the North line of said Deer Track Road, 106.22' to a Set 5/8" Iron Pin at the beginning of a curve to the right whose radius is 179.52' and whose central angle is 51°40'00";

THENCE SOUTHWESTERLY, along said curve to the right and the North line of said Deer Track Road, 67.73' to a Set 5/8" Iron Pin at the end of said curve;

THENCE S 56°40'53" W, with the North line of said Deer Track Road, 115.08' to a Set 5/8" Iron Pin at the beginning of a curve to the right whose radius is 176.56' and whose central angle is 51°40'00";

THENCE NORTHWESTERLY, along said curve to the right and the North line of said Deer Track Road, 159.21' to a Set 5/8" Iron Pin at the end of said curve;

THENCE N 71°46'54" W, along the North line of Deer Track Road, 1148.68' to a Set 5/8" Iron Pin at the beginning of a curve to the left whose radius is 399.77' and whose central angle is 09°30'25";

THENCE NORTHWESTERLY, along said curve and North line of said Deer Track Road, 64.84' to a Set 5/8" Iron Pin at the end of said curve;

THENCE N 81°08'55" W, along the North line of said Deer Track Road, 976.14' to the POINT OF BEGINNING and containing 633,771.3 Square Feet or 14.614 Acres of land.

AND
Being a tract of land out of Tract 13, CIRCLE T ESTATES, as recorded in Volume 361, Page 8, Plat Records, Parker County, Texas, a subdivision out of the W. HEDRICK SURVEY, Abstract #2219 and the ALSA LONG SURVEY, Abstract #809 in Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Set 5/8" Iron Pin at the Northwest corner of this subject tract, said iron being at the intersection of the South line of Deer Track Road, a 60' Right-of-way dedicated by instrument recorded in Volume 1119, Page 568, Deed Records, Parker County, Texas, and the West line of Tucker Road, said iron also being N 73°32'53" E, 4388.78' from the Southwest corner of said W. HEDRICK SURVEY;

THENCE S 20°53'07" W, with the West line of Tucker Road, 507.78' to a Set 5/8" Iron Pin;

THENCE N 85°11'20" E, 351.70' to a Set 5/8" Iron Pin;

THENCE N 71°46'54" W, 351.21' to a Set 5/8" Iron Pin at the beginning of a curve to the left whose center bears: N 18°23'30" E for a distance of 236.55', said iron being in the South line of Deer Track Road;

THENCE NORTHWESTERLY, with the South line of Deer Track Road and along said curve through a central angle of 57°00'00" a distance of 213.31' to a Set 5/8" Iron Pin at the end of said curve;

THENCE N 56°43'30" E, with the South line of Deer Track Road, 115.08' to a Set 5/8" Iron Pin at the beginning of a curve to the left whose radius is 239.52' and whose central angle is 21°37'00";

THENCE NORTHWESTERLY, with the South line of Deer Track Road and along said curve to the left a distance of 90.37' to a Set 5/8" Iron Pin at the end of said curve;

THENCE N 35°08'30" E, along the South line of Deer Track Road, 106.22' to a Set 5/8" Iron Pin at the beginning of a curve to the right whose radius is 136.93' and whose central angle is 45°30'00";

THENCE NORTHWESTERLY, with the South line of Deer Track Road and along said curve, 108.74' to a Set 5/8" Iron Pin at the end of said curve;

THENCE N 80°36'30" E, along the South line of said Deer Track Road, 354.99' to the POINT OF BEGINNING and containing 200,973.0 Square Feet or 4.614 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MONTANA DREAMS, INC., DAVID WADE ALLEN, PRESIDENT, does hereby adopt this plat designating the herein above described real property as LOTS 13A, 13B AND 14A THRU 14J, CIRCLE T ESTATES, Parker County, Texas, and does hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

WITNESS my hand at _____ Parker County, Texas, this 11 day of April, 2000.

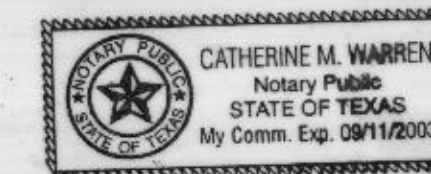
MONTANA DREAMS, INC.
David Wade Allen, President

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DAVID WADE ALLEN, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of April, 2000.

Catherine M. Warren
Notary Public, State of Texas
9-11-03
Commission expires



This Addition is not located in a federally designated 100 year flood plain according to FEMA Community Panel #460530 0150C, dated 1-3-1997. This Addition is located in Zone "X".

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED MAY 25 2000

Jeane Brunson
County Clerk, Parker County, Tex.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



FINAL PLAT SHOWING
LOTS 13A, 13B AND 14A THRU 14J
CIRCLE "T" ESTATES

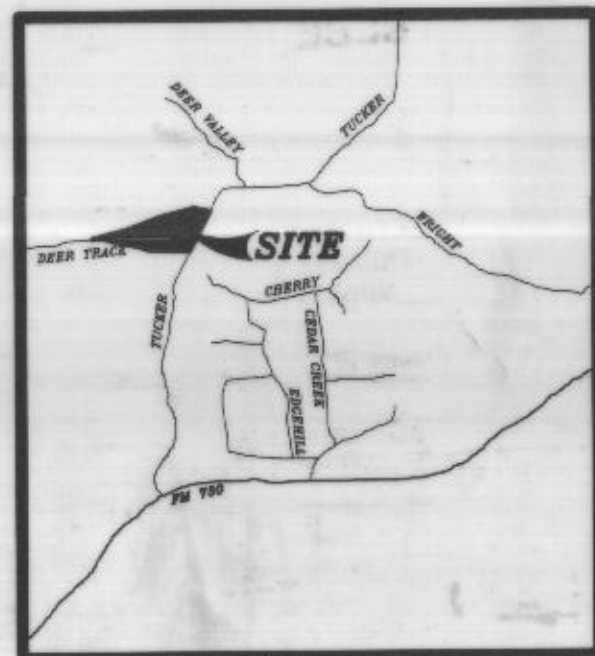
AN ADDITION TO PARKER COUNTY, TEXAS AND BEING A REPLAT OF PORTIONS OF LOTS 13 AND 14, CIRCLE "T" ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 361, PAGE 8, PLAT RECORDS, PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF PARKER

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



Wendell Hancock, R.P.L.S. #1326



VICINITY MAP
Not to Scale

WENDELL HANCOCK
REGISTERED PROFESSIONAL SURVEYORS
1-817-834-6243
(Email: hancock@flash.net)
5144-B EAST BELKNAP STREET
FORT WORTH, TEXAS 76117
Job No. 00-0066 Date: 2-18-00