

D-213

RePlat
Lots 39R, 40R, 41R, 42R, 43R, & 44R, Block 2
DEER CREEK PHASE VII,
 Being a RePlat of Lots 39, 40, 41, 42, 43, & 44, Block 2
DEER CREEK PHASE VII
 an Addition to the Parker County, Texas, according to the Plat
 thereof recorded in Cabinet B, Slide 180, Plat Records, Parker
 County, Texas.

STATE OF TEXAS
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, That Annetta Development Corp., acting by and through the undersigned, its duly authorized agent, and Ty L. Gore, Sheila D. Gore, Matthew O. Steed, Cecilia L. Steed, and Christopher Dunn, are the owners of the following described real property to wit:

5.19 acres being Lots 39 through 44, Block 2, DEER CREEK PHASE VII, an Addition to Parker County, Texas according to the Plat thereof recorded in Plat Cabinet B, Slide 180, Plat Records, Parker County, Texas, and being more particularly described as follows:

Beginning at the south corner of said Lot 44, at the east corner of Lot 45, Block 2, said DEER CREEK PHASE VII, in the north line of HARVESTWOOD LANE (a 60' Right-of-Way);

THENCE N 41°47'00" W, along the common line of said Lot 44 and 45, 195.00 feet to the west corner of said Lot 44, in the south line of Lot 53, Block 2, said DEER CREEK PHASE VII;

THENCE N 31°44'36" E, along the common line of said Lot 44 and 53, 129.45 feet;

THENCE N 52°47'32" E, along the common line of said Lot 44 and Lot 53, passing the east corner of said Lot 53, the west corner of said Lot 43, and the south corner of Lot 54, Block 2, said DEER CREEK PHASE VII, continuing along the common line of said Lot 43 and 54, in all, a distance of 96.94 feet;

THENCE N 43°15'09" E, along the common line of said Lot 43 and Lot 54, passing the east corner of said Lot 54 and the south corner of Lot 55, Block 2, said DEER CREEK PHASE VII, continuing along the common line of said Lot 43 and Lot 55, in all, a distance of 161.24 feet;

THENCE N 67°37'54" E, along the common line of said Lot 43 and Lot 55, passing the east corner of said Lot 55 and the south corner of Lot 56, Block 2, said DEER CREEK PHASE VII, continuing along the common line of said Lot 43 and Lot 56, passing the northeast corner of said Lot 43 and the northwest corner of said Lot 42, continuing along the common line of said Lot 42 and Lot 56, in all, a distance of 184.98 feet to the east corner of said Lot 56, the south corner of Lot 57, Block 2, said DEER CREEK PHASE VII, and the west corner of Lot 58, Block 2, said DEER CREEK PHASE VII;

THENCE S 43°07'39" E, along the common line of said Lot 42 and Lot 58, 95.00 feet to the northeast corner of said Lot 42, at the northwest corner of the tract described in deed to Travis Farrar Patterson, et ux, Edwina Patterson by deed recorded in Volume 584, Page 530, Deed Records, Parker County, Texas;

THENCE S 01°54'45" E, along the common line of said Lot 42 and Patterson tract, passing the southeast corner of said Lot 42 and the northeast corner of said Lot 41, continuing along the common line of said Lot 41 and Patterson tract, passing the northeast corner of the tract described in deed to Ty L. Gore & Sheila D. Gore by deed recorded in Volume 2842, Page 1464, Deed Records, Parker County, Texas, continuing along the common line of said Lot 41, Gore, and Patterson tracts, passing the southeast corner of said Lot 41 and the most northerly northeast corner of said Lot 39, continuing along the common line of said Lot 39, Gore, and Patterson tracts, passing the southeast corner of said Gore tract, the most easterly northeast corner of the tract described in deed to Christopher Dunn by deed recorded in Volume 2542, Page 394, Deed Records, Parker County, Texas, continuing along the common line of said Lot 39, Dunn, and Patterson tracts, in all, 690.00 feet to the southeast corner of said Lot 39 and Dunn tract, at the northeast corner of Lot 38, Block 2, said DEER CREEK PHASE VII;

THENCE S 88°28'57" W, along the common line of said Lot 38, Lot 39, and Dunn tract, 208.53 feet to the southwest corner of said Lot 39, in the easterly line of BLACK OAK DRIVE (a 60' Right-of-Way), at the beginning of a curve to the left whose radius is 310.00 feet and whose long chord bears N 26°51'37" W, 159.63 feet;

THENCE along said curve, in a northwesterly direction, along the common line of said Lot 39, BLACK OAK DRIVE, and Dunn tract, passing the northwest corner of said Lot 39 and Dunn tract, the south corner of said Lot 40 and the south corner of the tract described in deed to Matthew O. Steed and spouse, Cecilia L. Steed by deed recorded in Volume 2518, Page 1884, Deed Records, Parker County, Texas, continuing along said curve and the common line of said Lot 40, BLACK OAK DRIVE, and Steed tract, through a central angle of 29°50'25", a distance of 161.44 feet to the end of said curve;

THENCE N 41°46'30" W, along the common line of said Lot 40, BLACK OAK DRIVE, and Steed tract, 99.08 feet to the southerly line of said HARVESTWOOD LANE;

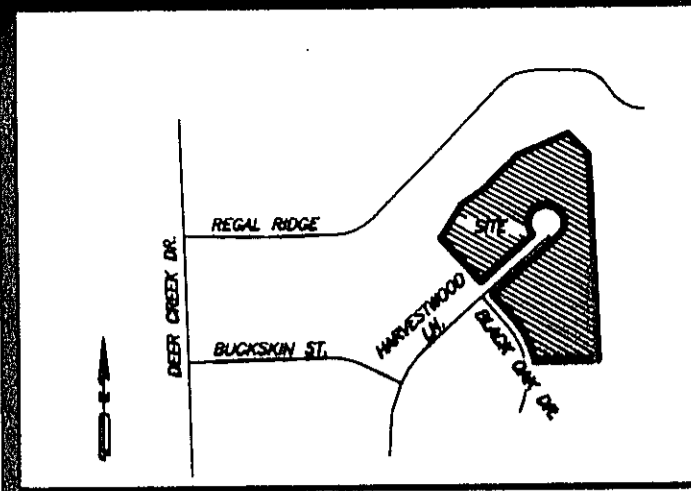
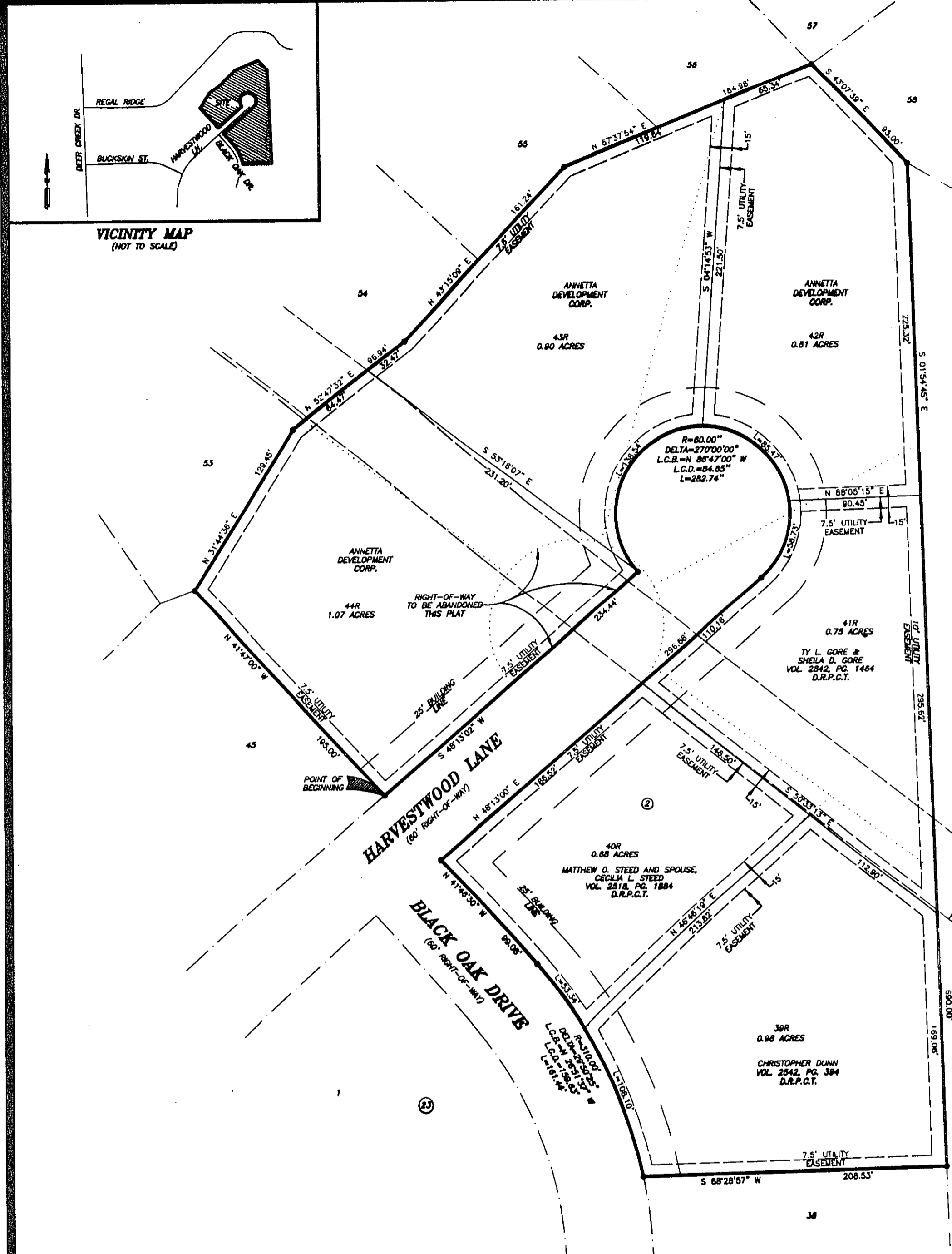
THENCE N 48°13'00" E, along the common line of said Lot 40 and HARVESTWOOD LANE, departing the southerly line of said HARVESTWOOD LANE, passing the northeast line of said Steed tract and the south line of said Gore tract, continuing in all, a distance of 298.68 feet to the beginning of a curve to the left whose radius is 60.00' and whose long chord bears N 86°47'00" W, 84.85 feet;

THENCE along said curve in a northwesterly direction, along the westerly line of said Gore tract, passing the north line of said Lot 41 and the south line of said Lot 42, passing the northeastern line of said HARVESTWOOD LANE, through a central angle of 270°0'00", a distance of 282.74 feet to the end of said curve;

THENCE S 48°13'02" W, 234.44 feet to the POINT OF BEGINNING and containing 5.19 acres of land.

CONTINUED ON SHEET 2 OF 2

EXCEPTION TO GROUNDWATER AVAILABILITY CERTIFICATION FOR PLATTING.
 THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032.
 BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY."



VICINITY MAP
(NOT TO SCALE)

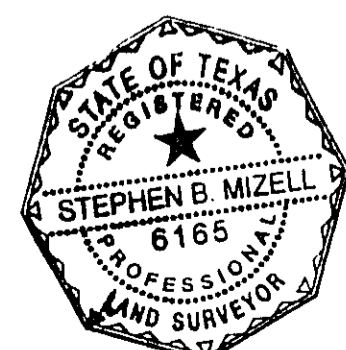
NOTES:
 BASIS OF BEARING PER PLAT.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
 EXACT LOCATION OF PIPELINE SHOULD BE FIELD VERIFIED BEFORE DIGGING, TRENCHING, OR EXCAVATING. CALL 1-800-DIG-TESS AND CONTACT PIPELINE COMPANY.

WATER SERVICE TO BE PROVIDED BY: DEER CREEK WATER WORKS.

SCALE 1" = 60'
TEXAS GEOSPATIAL
 WWW.TXGEO.COM
 4918 BEN DAY MURRIN RD.
 FT. WORTH, TX 78126
 817-441-6199
 FAX: 817-441-6305

OWNERS/DEVELOPERS
 LOT 44, LOT 43 & A PORTION OF LOT 42, BLOCK 2
 ANNETTA DEVELOPMENT CORP.
 101 KIMBRO CT.
 ALEDO, TX 78008
 A PORTION OF LOTS 42, 41, 40 & 39, BLOCK 2
 TY L. GORE & SHEILA D. GORE
 118 HARVESTWOOD
 ALEDO, TX 78008
 A PORTION OF LOT 40, BLOCK 2
 MATTHEW O. STEED & CECILIA L. STEED
 112 BLACK OAK DR.
 ALEDO, TX 78008
 A PORTION OF LOT 39
 CHRISTOPHER DUNN
 110 BLACK OAK DR.
 ALEDO, TX 78008

ACCT. NO.:
 SCH. DIST.: AL
 CITY: NONE
 MAP NO.: L-19



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL OR THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
 Stephen Mizell
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 JULY 03, 2011