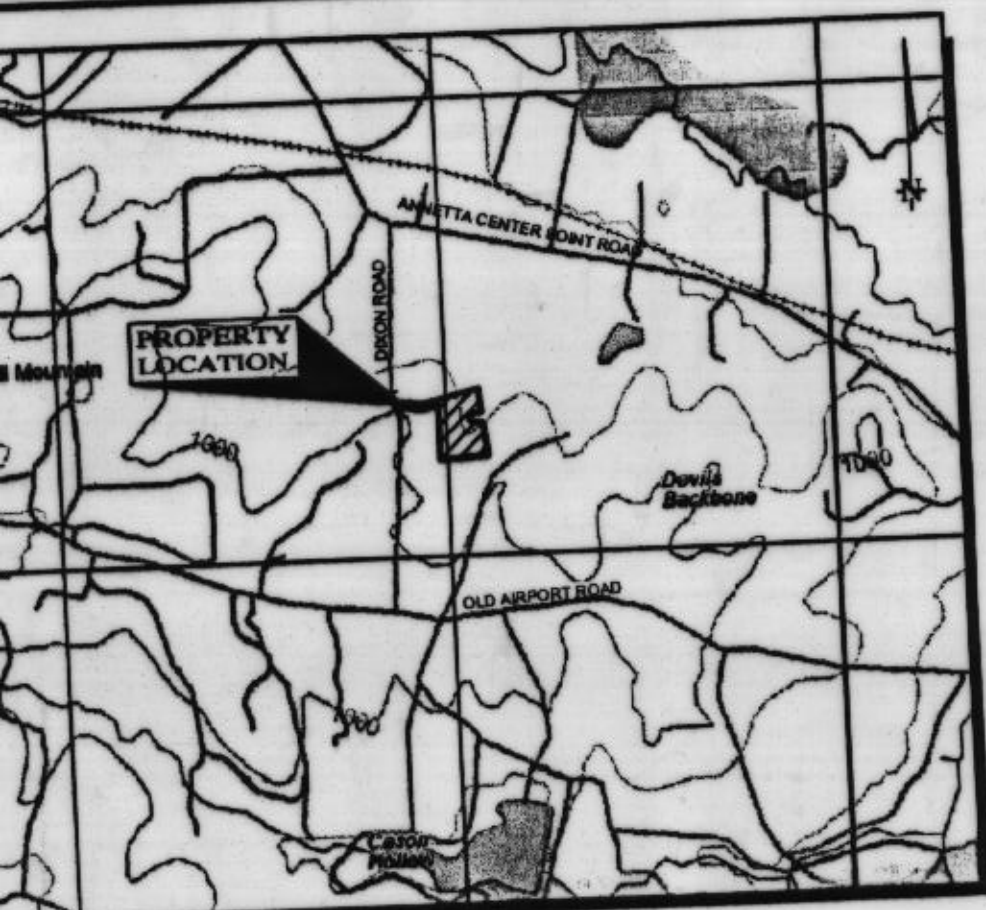
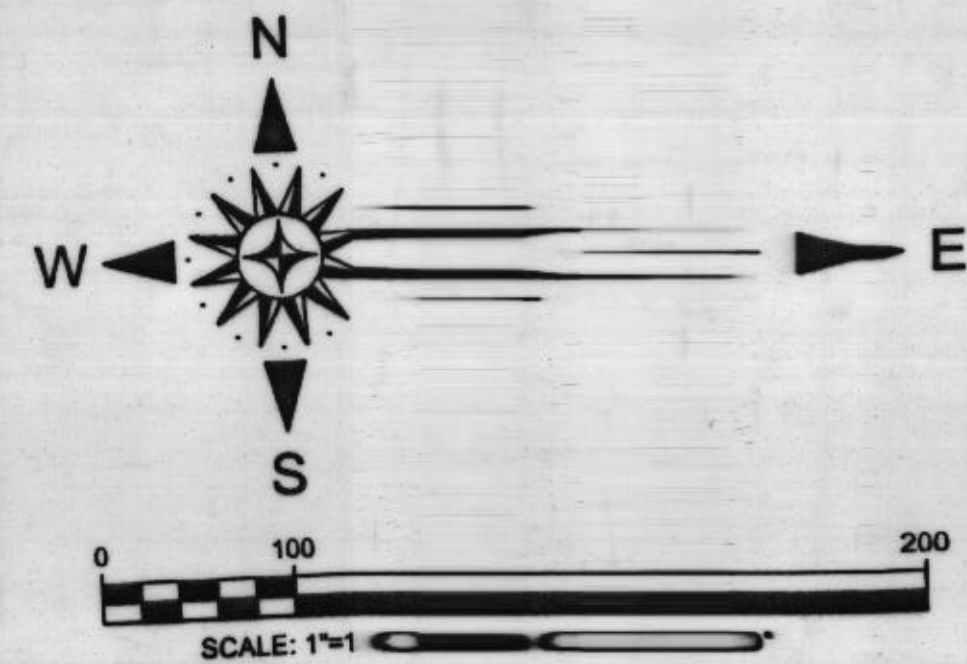
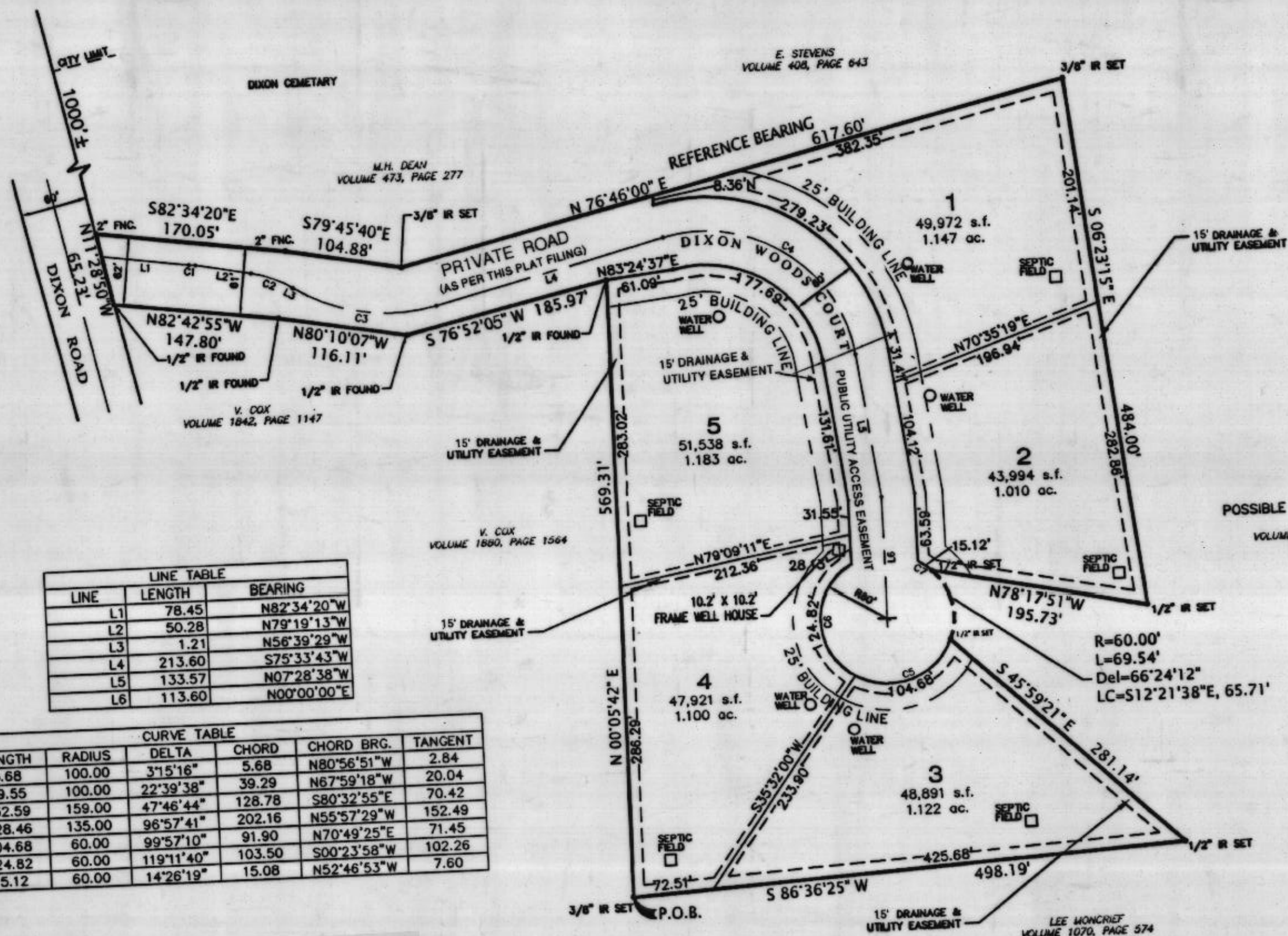


B-772



LOCATION MAP
SCALE: 1"=2000'



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 78.45 | N82°34'20"W |
| L2 | 50.28 | N79°19'13"W |
| L3 | 1.21 | N56°39'29"W |
| L4 | 213.60 | S75°33'43"W |
| L5 | 133.57 | N07°28'38"W |
| L6 | 113.60 | N00°00'00"E |

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BRG. | TANGENT |
|-------|--------|--------|------------|--------|-------------|---------|
| C1 | 5.68 | 100.00 | 3°15'16" | 5.68 | N80°56'51"W | 2.84 |
| C2 | 39.55 | 100.00 | 22°39'38" | 39.29 | N67°59'18"W | 20.04 |
| C3 | 132.59 | 159.00 | 47°46'44" | 128.78 | S80°32'55"E | 70.42 |
| C4 | 228.46 | 135.00 | 96°57'41" | 202.16 | N55°57'29"W | 152.49 |
| C5 | 104.68 | 60.00 | 99°57'10" | 91.90 | N70°49'25"E | 71.45 |
| C6 | 124.82 | 60.00 | 119°11'40" | 103.50 | S00°23'58"W | 102.26 |
| C7 | 15.12 | 60.00 | 14°26'19" | 15.08 | N52°46'53"W | 7.60 |

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480520 0200 B DATE SEPTEMBER 27, 1991.

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS UNLESS NOTED.

NOTE: THERE SHALL BE A 15' UTILITY AND DRAINAGE EASEMENT ADJACENT TO EACH SIDE OF THE ROAD AND ALSO ON THE SIDES OF EACH LOT ADJACENT TO ONE ANOTHER AND A 15' UTILITY AND DRAINAGE EASEMENT ON THE REAR OF ALL LOTS.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY.



Doc 00469363 Bk OR Vol 2075 Pg 1756

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jan 30, 2003 at 08:42H
Document Number: 00469363
Amount \$5.00
By Bonnie Morris

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.
Jan 30, 2003

JENNIE WILSON, COUNTY CLERK
PARKER COUNTY

SURVEYOR'S CERTIFICATE

I, Michael Price, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND MY SUPERVISION IN AUGUST, 2002, AND THAT ALL CORNERS ARE AS SHOWN.

Michael Price
SIGNATURE
Michael Price
PRINTED NAME

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5492 DATE AUGUST 16, 2002



SURVEYOR:
MICHAEL PRICE
PRICE SURVEYING
103 SOUTH OAK AVENUE
MINERAL WELLS, TEXAS 76067
(940) 325-4841

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(817) 341-4242 METRO
(817) 599-4279 FAX
www.barnettengineering.com

OWNERS:
PENN & CINDY PECK
PENN PECK, INC.
501 DIXON ROAD
ALEDO, TEXAS 76008
(817) 341-9555

AMENDED
FINAL PLAT
OF
DIXON WOODS ADDITION
LOTS 1-5, BLOCK A
JOHN KELSEY SURVEY
ABSTRACT NO. 781
PARKER COUNTY, TEXAS
SEPTEMBER 4, 2002