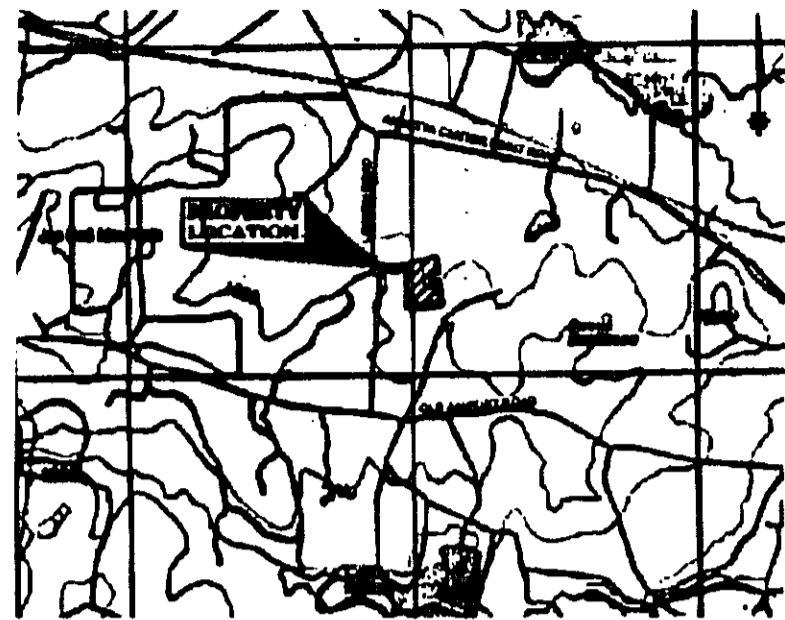


VICINITY MAP - NOT TO SCALE



CITY LIMITS
DIXON ROAD
(A PAVED ROAD)
1000'±

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NUMBER 48367C0425E, DATED SEPTEMBER 28, 2008

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

NOTE: LOT 2R HAS AN EXISTING, OCCUPIED HOUSE WITH WATER AND SEWER PROVIDED BY ON-SITE FACILITIES AS APPROVED BY PARKER COUNTY

NOTE: LOTS 1, 3, 4, AND 5, BLOCK "A" ARE NOT PART OF THIS PLAT

NOTE: THE 6.763 ACRES TRACT IS NOT A PLATTED LOT

Curve	Radius	Length	Delta	Degree	Chord	Chord Bear.
C1	60.00'	15.12'	14°28'18"	90°29'36"	15.08'	N 52°48'52" W

C791

DIXON WOODS COURT
(PAVED PRIVATE ROAD)

LOT 5
1.183 ACRES

LOT 1
1.147 ACRES

15' DRAINAGE AND UTILITY EASEMENT

15' DRAINAGE AND UTILITY EASEMENT

15' DRAINAGE AND UTILITY EASEMENT

15' DRAINAGE AND UTILITY EASEMENT

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15' DRAINAGE AND UTILITY EASEMENT

PENN A. PECK & CYNTHIA B. PECK
6.763 ACRES
VOL. 2159, PG. 131

J. KELSEY SURVEY
ABSTRACT NO. 781

FIELD NOTES

Of a 1.010 acres tract of land out of the J. Kelsey Survey, Abstract No. 781, Parker County, Texas; being part of Lot 2, Block "A", Dixon Woods Addition, Parker County, Texas, according to plat recorded in Plat Cabinet "B", Slide 772 of the Plat Records of Parker County, Texas; and being part of a certain 6.763 acres tract described in Volume 2159, Page 131 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod in the east right of way line of Dixon Woods Court (paved) and at the southwest corner of Lot 1, Block "A", Dixon Woods Addition, and at the northwest corner of said Lot 2 for the northwest and beginning corner of this tract.
Thence N. 70 deg. 35 min. 19 sec. E. 196.94 feet to a set 1/2" iron rod at the southeast corner of said Lot 1 and in a west line of said 6.763 acres tract for the northeast corner of this tract and said Lot 2.

Thence S. 12 deg. 07 min. 29 sec. E. 222.68 feet to a set 1/2" iron rod for the most easterly southeast corner of this tract.
Thence S. 67 deg. 48 min. 40 sec. W. 90.55 feet to a set 1/2" iron rod for a corner of this tract.

Thence S. 73 deg. 07 min. 06 sec. W. 30.70 feet to a set 1/2" iron rod in the south line of said Lot 2 and in a north line of said 6.763 acres tract for the most southerly southeast corner of this tract.
Thence N. 78 deg. 17 min. 51 sec. W. 95.73 feet to a set 1/2" iron rod in the east right of way line of said Dixon Woods Court and at the most westerly northwest corner of said 6.763 acres tract for the most southerly southwest corner of this tract and said Lot 2.

Thence northwesterly around the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 14 deg. 26 min. 16 sec., a chord of N. 52 deg. 46 min. 52 sec. W. 15.08 feet, and an arc length of 15.12 feet along the east right of way line of said Dixon Woods Court to a set 1/2" iron rod for the most westerly southwest corner of this tract and said Lot 2.

Thence North 63.59 feet along the east right of way line of said Dixon Woods Court to a set 1/2" iron rod for a corner of this tract and said Lot 2.
Thence N. 07 deg. 28 min. 38 sec. W. 104.12 feet along the east right of way line of said Dixon Woods Court to the place of beginning.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THE _____ DAY OF _____, 2009.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me on January 12, 2006 and updated on January 15, 2009.

Michael Price, R.P.L.S. No. 5492
Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067
940-325-4841 JN06010 06010B.dwg

STATE OF TEXAS
COUNTY OF PARKER

I, _____ 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 _____, 2009, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 2009, 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 _____, 2009.

COUNTY CLERK
PARKER COUNTY, TEXAS

BY: _____
DEPUTY

APPROVED THIS 10th DAY OF February, 2009, BY THE COMMISSION OF THE TOWN OF ANNETTA NORTH.

MAYOR

CITY SECRETARY

Doc# 710792
Book 2705 Page 1983

Doc# 710792 Fees: \$66.00
04/22/2009 2:13PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK

ACCT. NO.: 11810
SCH. DIST.: AL
CITY: CO
MAP NO.: J-16

100 0 100 200 300
GRAPHIC SCALE - FEET

AMENDED PLAT
LOT 2R, BLOCK "A"
DIXON WOODS ADDITION
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 2, BLOCK "A" OF DIXON WOODS ADDITION AS SAID BLOCK "A" APPEARS UPON THE PLAT RECORDED IN PLAT CABINET "B", SLIDE 772 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

PRICE SURVEYING
213 SOUTH OAK AVE
MINERAL WELLS, TX 76067

940-325-4841
JANUARY 12, 2009
JANUARY 15, 2009
JN06010

OWNERS CERTIFICATE

THAT WE, PENN A. PECK, CYNTHIA B. PECK, JERRY L. FILIPEK, AND MARILYN M. FILIPEK THE OWNERS OF THE LAND SHOWN HEREIN DO HEREBY ADOPT THIS PLAN FOR REPLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS LOT 2R, BLOCK "A", DIXON WOODS ADDITION, BEING A PART OF THE J. KELSEY SURVEY, ABSTRACT NO. 781, PARKER COUNTY, TEXAS. WE, BY THE RECORDATION OF THIS PLAT DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOT TO BE HEREAFTER KNOWN BY THE LOT NUMBER AS INDICATED HEREON.

WE, THE DEDICATORS OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF TOWN OF ANNETTA NORTH.

EXECUTED THIS THE 10th DAY OF Feb, 2009.

BY: _____
(PENN A. PECK)

BY: _____
(CYNTHIA B. PECK)

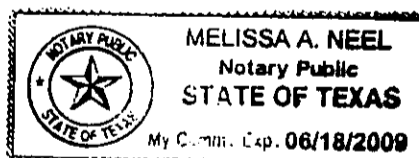
BY: _____
(JERRY L. FILIPEK)

BY: _____
(MARILYN M. FILIPEK)

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ AND _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS DOCUMENT AND, BEING BY ME FIRST DULY SWORN, DECLARE THAT THE STATEMENTS THEREIN CONTAINED ARE TRUE AND CORRECT. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/09 BY THE ABOVE NAMED PERSONS.

NOTARY PUBLIC'S SIGNATURE



THE UNDERSIGNED, AS LIEN HOLDER ON THE LOT PLATTED ACCORDING TO THIS AMENDED PLAT, HEREBY CONSENTS TO SUCH LINES, LOT AND SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

NO. RORV

STATE OF TEXAS:

COUNTY OF PARKER:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF February, 2009, BY _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS