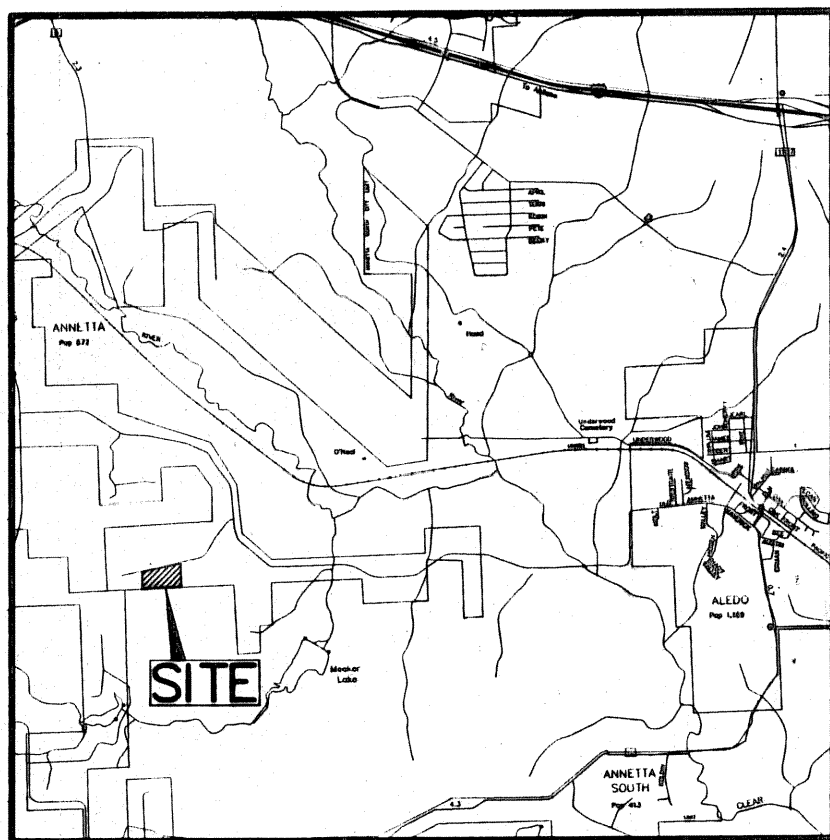


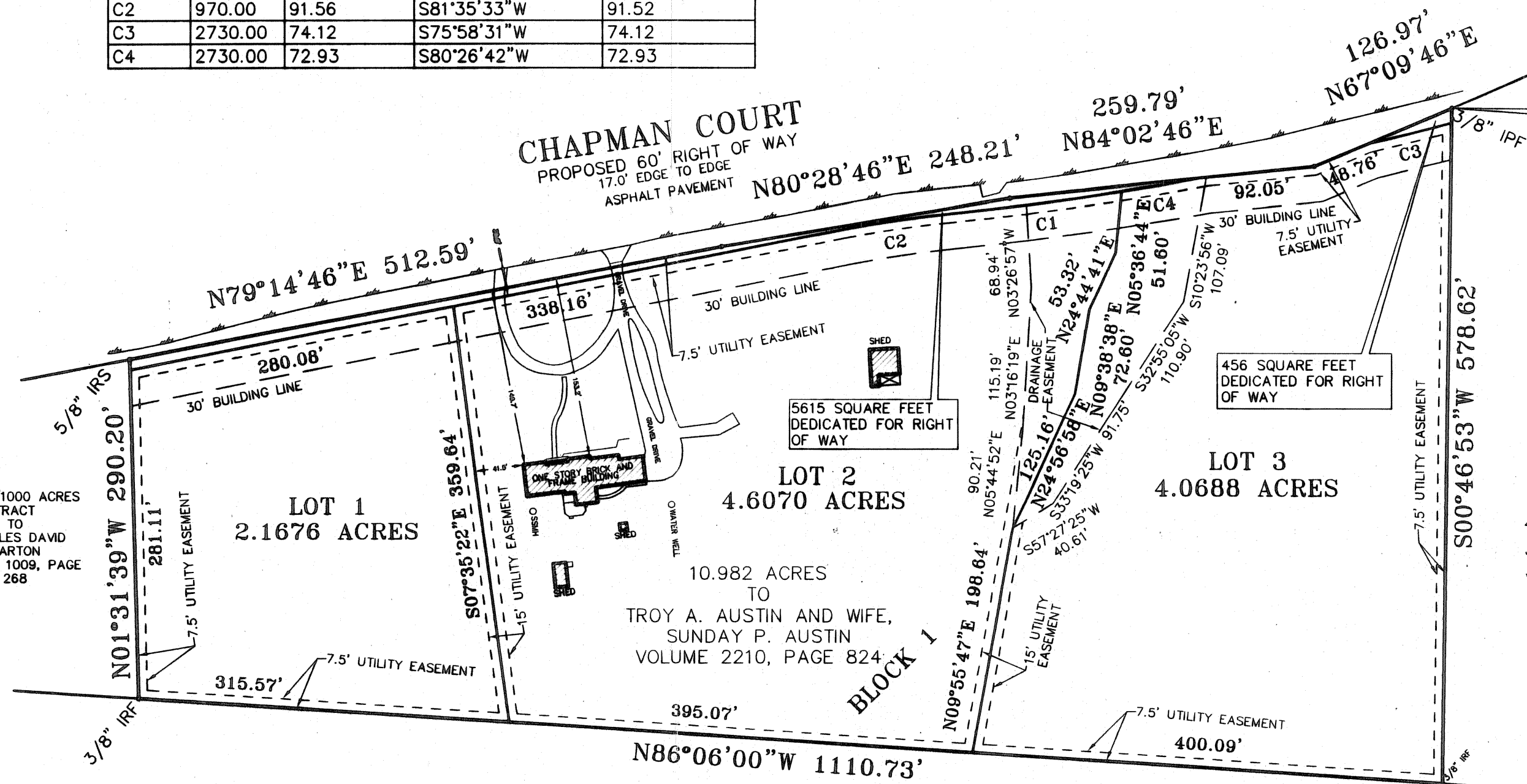
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2730.00	147.06	S82°45'12"W	147.04
C2	970.00	91.56	S81°35'33"W	91.52
C3	2730.00	74.12	S75°58'31"W	74.12
C4	2730.00	72.93	S80°26'42"W	72.93

5/8" IRS AT ALL LOT CORNERS PC & PT UNLESS NOTED OTHERWISE.



LOCATION MAP

3-521/1000 ACRES TRACT TO CHARLES DAVID BARTON VOLUME 1009, PAGE 268



POINT OF BEGINNING ACCOMPANYING DESCRIPTION

LEGEND

EM	ELECTRIC METER	SS	SANITARY SEWER
WM	WATER VALVE	SSCO	SANITARY SEWER CLEANOUT
WM	WATER METER	SM	MANHOLE
GV	GAS VALVE	TC	TOP OF CURB
SM	GAS METER	NG	NATURAL GROUND
SSMH	SANITARY SEWER MANHOLE	FL	FLOW LINE
SM	MANHOLE	STSM	STORM SEWER MANHOLE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LS	LIGHT STANDARD	CMP	CORRUGATED METAL PIPE
TR	TELEPHONE RISER	BLOC	BUILDING W/ PERMANENT FOUNDATION
WF	WIRE FENCE	SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
WF	WOOD FENCE	ASPH	ASPHALT
CL	CHAIN LINK FENCE	RR	RAILROAD
A/C	A/C UNIT	RM	RETAINING WALL
UG	UNDERGROUND OVERHEAD	AC	AIR CONDITION PAD
SH	SHED	FC	FENCE
U	UTILITY	CC	CONCRETE
PH	FIRE HYDRANT	CC	CORNER
G	GAS LINE	UE	UTILITY EASEMENT
E	ELECTRIC	DE	DRAINAGE EASEMENT
CT	CABLE TELEVISION	POE	PUBLIC OPEN SPACE EASEMENT
T	TELEPHONE	CR	CROSS TIE
UL	UTILITY LINE	IP	IRON PIPE FOUND
TY	TYPICAL	IR	IRON ROD FOUND
CV	VALVE CONTROL VALVE	RS	5/8" IRON ROD SET
GL	GROUND LIGHT	MR	MARKER "A-WARD"
ET	ELECTRIC TRANSFORMER	RR	5/8" IRON ROD RECOVERED MARKER "A-WARD"

4.004 ACRES TRACT TO JAMES M. KING AND BAMMA K. KING VOLUME 1691, PAGE 1210

110.114 ACRES TRACT TO VIRGINIA G. RHODES VOLUME 1366, PAGE 990

THAT I, James Paul Ward, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulation of the City of Annetta, Texas.

James Paul Ward
JAMES PAUL WARD
P.L.S. NO. 5606



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Troy A. Austin and wife, Sunday P. Austin are the sole owners of a tract or parcel in the I&GN RR Company Survey No. 3, Block 8, Abstract No. 1814 in the City of Annetta, and situated about 9-2/10 miles south 61 degrees east of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of the 10-982/1000 acres tract described in the deed to Troy A. Austin and wife Sunday P. Austin recorded in volume 2210, page 824 of the Deed Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 3/8" iron pipe found for the northeast corner of said 10-982/1000 acres tract the northwest corner of the 4-004/1000 acres described in the deed to Gregory L. Gregg recorded in volume 1691, page 1210 of the said Deed Records and being the apparent south line of Chapman Court.

Thence south 00 degrees 46 minutes 53 seconds west, along the east line of said 10-982/1000 acres tract and said 4-004/1000 acres tract, generally along a fence, a distance of 578-62/100 feet to a 3/8" iron rod found for the southeast corner of said 10-982/1000 acres tract and the southwest corner of said 4-004/1000 acres tract and being in the north line of the 110-114/1000 acres tract described in the deed to Virginia G. Rhodes recorded in volume 1366, page 990 of the said Deed Records.

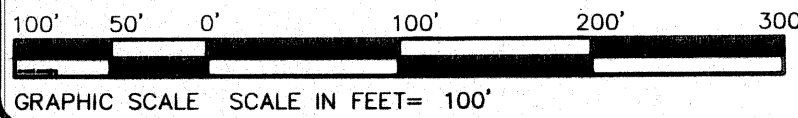
Thence north 86 degrees 06 minutes 00 seconds west, along the south line of said 10-982/1000 acres tract and the said north line of 110-114/1000 acres tract, generally along a fence, a distance of 1110-73/100 feet to a 3/8" iron rod found for the southwest corner of said 10-982/1000 acres tract and the southeast corner of the 3-3-521/1000 acres tract described in the deed to Charles David Barton recorded in volume 1009, page 268 of the said Deed Records from which the southwest corner of said I&GN RR Company Survey No. 3, Block 8, Abstract No. 1814 bears approximately west, a distance of 892.6 feet.

Thence north 01 degrees 31 minutes 39 seconds west, along the west line of said 10-982/1000 acres tract and the east line of said 3-521/1000 acres tract, a distance of 290-20/100 feet to a 5/8" capped iron set marked "A-WARD R.P.L.S. 5606" for the northwest corner of said 10-982/1000 acres tract, the northeast corner of said 3-521/1000 acres tract and the said apparent south line of Chapman Court.

Thence easterly along the north line of said 10-982/1000 acres tract and the said apparent south line of Chapman Court the following:

north 79 degrees 14 minutes 46 seconds east, a distance of 512-59/100 feet;
north 80 degrees 28 minutes 46 seconds east, a distance of 248-21/100 feet;
north 84 degrees 02 minutes 46 seconds east, a distance of 259-79/100 feet;
north 67 degrees 09 minutes 46 seconds east, a distance of 126-97/100 feet to the place of beginning and containing 10-982/1000 acres as surveyed by James Paul Ward, Registered Professional Land Survey No. 5606 on March 13, 2004.

Basis for bearings is deed call along the south line of said 10-982/1000 acres tract.



Now, therefore, know by these presents that we, Troy A. Austin and wife, Sunday P. Austin do hereby adopt this plat designating the herein above described property as Lots 1, 2 and 3 in Block 1 of AUSTIN ESTATES, an addition to the City of Annetta, Parker County, Texas and do hereby dedicate to the public's use the street and easements shown hereon.

Troy A. Austin
Troy A. Austin

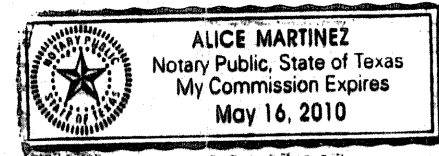
Sunday P. Austin
Sunday P. Austin

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Troy A. Austin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13th day of June 2007.

Alice Martinez
Alice Martinez
Notary Public, Texas
My commission expires May 16, 2010

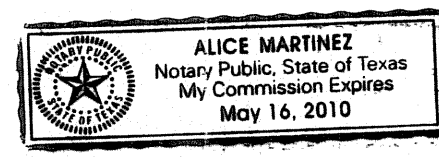


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Sunday P. Austin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13th day of June 2007.

Alice Martinez
Alice Martinez
Notary Public, Texas
My commission expires May 16, 2010



Doc# 643005
Book 2546 Page 1681

Doc# 643005 Fees: \$66.00
06/13/2007 9:56AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

CITY OF ANNETTA, TEXAS
CITY COUNCIL
APPROVED THIS 19 DAY OF April 2007
BY THE CITY COUNCIL OF THE CITY OF ANNETTA, TEXAS
BY: *Oliver Wilson*
MAYOR
BY: *Vicki White*
SECRETARY

PRELIMINARY/FINAL PLAT
LOTS 1, 2 and 3 in BLOCK 1 of
AUSTIN ESTATES

an addition to the City of Annetta, Parker County, Texas and being a part of the I&GN RR CO SURVEY No. 3, BLOCK 8, ABSTRACT No. 1814 situated about 9.2 miles south 61° east of the courthouse in Weatherford, the county seat for Parker County, Texas.
March 13, 2007

ACCT. NO.: 10279
SCH. DIST.: AL
CITY: CO
MAP NO.: K-18

OWNER/DEVELOPER:
TROY A. AUSTIN AND
SUNDAY P. AUSTIN
1520 CHAPMAN COURT
ANNETTA, TX 76008

WARD SURVEYING COMPANY
PO Box 162024, FORT WORTH, TX 76161
817-33A-WARD (332-9273) FAX 817-624-9273
survey@a-wardsurveying.com

C 575