

NOTES:
 BEARINGS CORRELATED TO PLAT CALL N 86° 06' 00" W ALONG SOUTH LINE OF SUBJECT PROPERTY.
 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.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48307000425E DATED SEPTEMBER 28, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

D-225

CHAPMAN COURT
 (Variable width R.O.W.)

Delta = 5'24'30"
 Radius = 970.00'
 Length = 91.56'
 Chord = 91.53'
 Ch B = N 81°36'26" E

Delta = 3'05'11"
 Radius = 2730.00'
 Length = 147.05'
 Chord = 147.04'
 Ch Brg = N 82°46'05" E

STATE OF TEXAS } 201303280 PLAT Total Pages: 1
 COUNTY OF PARKER }
 KNOW ALL MEN BY THESE PRESENTS, That Troy A. Austin and Sunday P. Austin are the owners of the following described real property to wit:

4.60 acres of land being Lot 2, Block 1, AUSTIN ESTATES, an Addition to the City of Annetta, Parker County, Texas according to the Plat thereof recorded in Plat Cabinet C, Slide 575, Plat Records, Parker County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod, the southwest corner of said Lot 2 and the southeast corner of Lot 1, Block 1, said AUSTIN ESTATES, from which a 3/8" iron rod bears N 86°06'00" W, 315.57 feet;

THENCE N 07°35'22" W, along the common line of said Lots 1 and 2, 359.64 feet to a 1/2" iron rod, the northeast corner of said lot 1 and the northwest corner of said Lot 2, in the south line of CHAPMAN COURT (a variable width Right-of-Way);

THENCE N 78°52'51" E, along the common line of said Lot 2 and CHAPMAN COURT, 338.16 feet to a 1/2" iron rod at the beginning of a curve to the right whose radius is 970.00 feet and whose long chord bears N 81°36'26" E, 91.53 feet;

THENCE along said curve, in an easterly direction, along the common line of said Lot 2 and CHAPMAN COURT, through a central angle of 05°24'30", a distance of 91.56 feet to the beginning of a curve to the left whose radius is 2730.00 feet and whose long chord bears N 82°46'05" E, 147.04 feet;

THENCE along said curve, in an easterly direction, along the common line of said Lot 2 and CHAPMAN COURT, through a central angle of 03°05'11", a distance of 147.05 feet to a 1/2" iron rod at the end of said curve, and being the northwest corner of Lot 3, Block 1, said AUSTIN ESTATES;

THENCE along the common line of said Lot 2 and Lot 3 as follows:
 S 05°36'44" W, 51.60 feet;
 S 24°44'41" W, 53.32 feet;
 S 09°38'38" W, 72.60 feet;
 S 24°56'58" W, 125.16 feet;

S 09°55'47" W, 196.64 feet to a 1/2" iron rod, the southwest corner of said Lot 3 and the southeast corner of said Lot 2, in the north line of the tract described in deed to Stonegate Partners-Deer Creek, LP by deed recorded in Volume 2602, Page 1286, Deed Records, Parker County, Texas;

THENCE N 86°06'00" W, along the common line of said Lot 2 and Stonegate Partners-Deer Creek, LP tract, 395.07 feet to the POINT OF BEGINNING and containing 4.60 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Troy A. Austin and Sunday P. Austin do hereby adopt this Plat of the hereinabove described real property to be designated as...

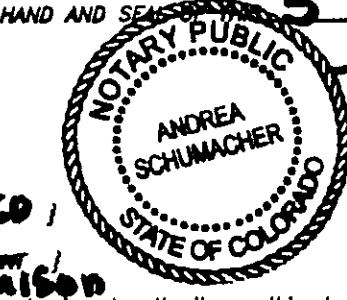
Lots 2R1 and 2R2, Block 1
 AUSTIN ESTATES

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.
 EXECUTED this the 5 day of Feb, 2013

Troy A. Austin
 Sunday P. Austin

STATE OF COLORADO }
 COUNTY OF GUNNISON }
 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 above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF THIS 5 day of Feb, 2013
 Andrea Schumacher
 Notary Public, Gunnison Co., Colorado
 My Commission Expires 10/20/2014



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 above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

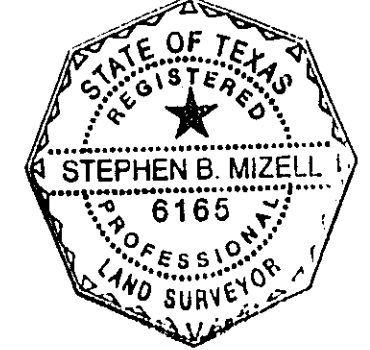
GIVEN UNDER MY HAND AND SEAL OF THIS 5 day of Feb, 2013
 Andrea Schumacher
 Notary Public, Gunnison County, CO.
 My Commission Expires 10/20/2014



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

Preliminary/Final Plat
 Lots 2R1 and 2R2, Block 1
 Being a RePlat of
 Lot 2, Block 1,
 AUSTIN ESTATES,
 an Addition to Parker County,
 Texas, according to the Plat
 thereof recorded in Cabinet C,
 Slide 575, Plat Records, Parker
 County, Texas.

THE PLAT HEREDIN WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREDIN.
 Stephen Mizell
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 SURVEYED ON THE GROUND SEPTEMBER 12, 2012



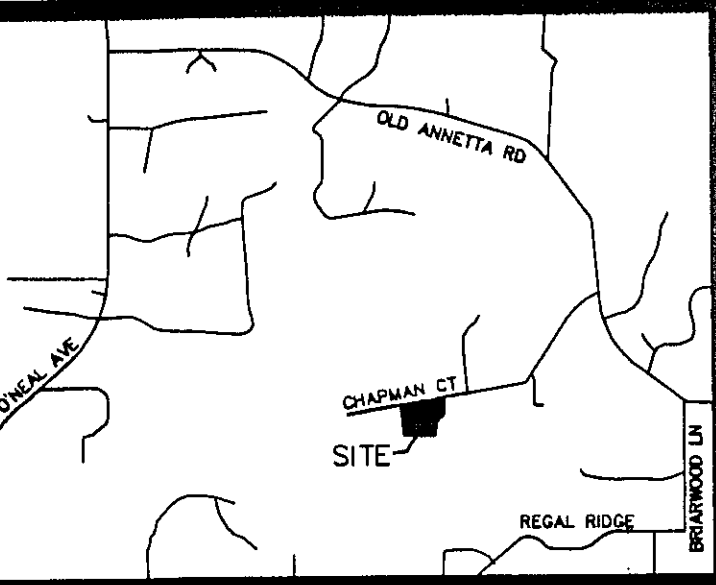
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeane Brunson
 201303280
 02/12/2013 10:11 AM
 Fee: 66.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

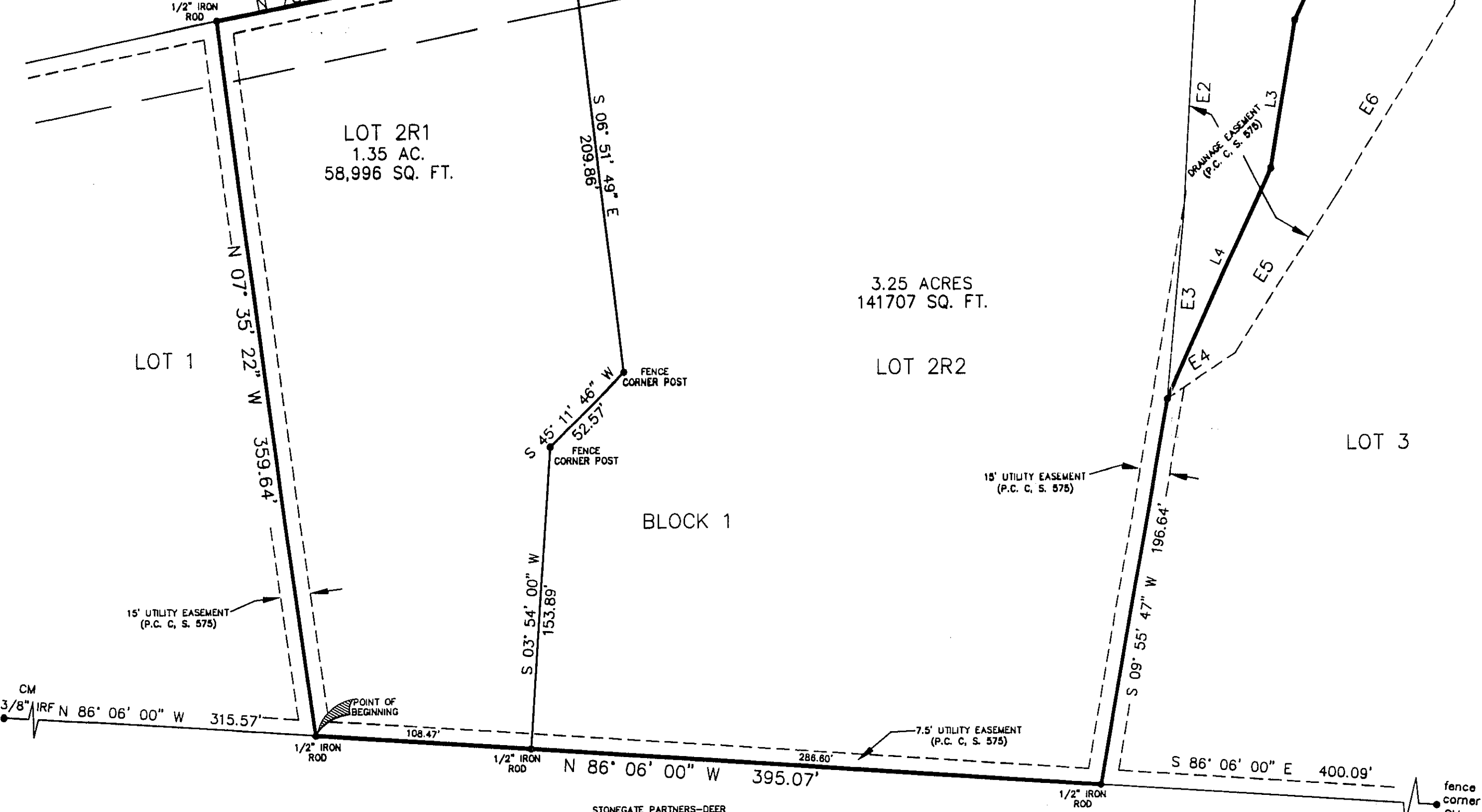
LINE	BEARING	LENGTH
L1	S 05° 36' 44" W	51.60'
L2	S 24° 44' 41" W	53.32'
L3	S 09° 38' 38" W	72.60'
L4	S 24° 56' 58" W	125.16'

LINE	BEARING	LENGTH
E1	N 03° 26' 57" W	68.90'
E2	N 03° 16' 19" E	115.19'
E3	N 05° 44' 52" E	90.21'
E4	N 57° 27' 25" E	40.61'
E5	N 33° 19' 25" E	91.75'
E6	N 32° 55' 05" E	110.92'
E7	N 10° 23' 56" E	107.00'

STONEGATE PARTNERS-DEER CREEK, LP
 VOL. 2802, PG. 1286
 D.R.T.C.T.



VICINITY MAP
 (not to scale)



CITY OF ANNETTA, TEXAS
 CITY COUNCIL

APPROVED THIS THE 18th DAY OF October, 2012
 BY THE CITY COUNCIL OF THE CITY OF ANNETTA, TEXAS.

By: *[Signature]* Mayor
 By: *[Signature]* Secretary

SCALE 1" = 100'

TEXAS GEOSPATIAL
 WWW.TXGEO.COM
 4918 BEN DAY MURRIN RD.
 FT. WORTH, TX 76126
 817-441-6199
 FAX: 817-441-6805

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