



NORMAN UNDERWOOD SURVEY  
ABST. NO. 1579

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed  
on the date and time stamped herein by me and  
was duly recorded in the volume and page of the  
record records of Parker County as indicated here-  
on by me.  
RECORDED SEP 10 1998  
SEAL  
Jeane Brunson  
County Clerk, Parker County, Texas

344693  
RECEIVED AND FILED  
FOR RECORD  
9:55 O'clock A M  
SEP 10 1998  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By DM Deputy

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that, Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, General Partner, acting by and through the undersigned authority, its duly authorized agent, is the owner of the following described real property, to wit:

10.240 acres situated in the NORMAN UNDERWOOD SURVEY, Abst. No. 1579, Parker County, Texas, being a portion of that certain tract of land conveyed to Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, General Partner, by deed recorded in Volume 1665, Page 1223, Real Records, Parker County, Texas, said 10.240 acres being more particularly described by metes and bounds, as follows:

Beginning at a 1/2" iron found at the northeast corner of the herein described tract in the west line of Aledo Creeks Road (a sixty (60) foot wide Road to Aledo Creeks Homeowners' Association, Inc., as described by deed recorded in Volume 1635, Page 894, Real Records, Parker County, Texas), said point being the southeast corner of Tract 5, CREEKS OF ALEDO PHASE I, an Addition to Parker County, Texas according to Plat recorded in Plat Cabinet B, slide 131, Flat Records, Parker County, Texas, said point also being the beginning of a non-tangent curve to the left whose radius is 620.00 feet and whose long chord bears South 37 degrees 54 minutes 14 seconds West, 476.07 feet;

THENCE along the west line of said Aledo Creeks Road and along said curve in a southerly direction, through a central angle of 45 degrees 09 minutes 16 seconds a distance of 488.62 feet to a 1/2" iron set;

THENCE South 60 degrees 28 minutes 52 seconds West, continuing along the west line of said Aledo Creeks Road, 248.78 feet to a 1/2" iron found at the southeast corner of that certain tract of land conveyed to H. Martin Harrison, et ux, by deed recorded in Volume 1635, Page 860 and Volume 1635, Page 873, Real Records, Parker County, Texas;

THENCE North 06 degrees 07 minutes 35 seconds West, along the east line of said Harrison tract, 882.82 feet to a 1/2" iron found at the northeast corner of said Harrison tract;

THENCE North 83 degrees 02 minutes 44 seconds West, along the north line of said Harrison tract, 707.97 feet to a point in the approximate centerline of a Creek;

THENCE along the approximate centerline of said Creek, as follows:

North 32 degrees 17 minutes 32 seconds East, 116.00 feet;  
North 51 degrees 00 minutes 31 seconds East, 160.60 feet to the southwest corner of said Tract 5;

THENCE South 71 degrees 59 minutes 58 seconds East, along the south line of said Tract 5, a distance of 645.67 feet to a 1/2" iron found;

THENCE South 47 degrees 22 minutes 26 seconds East, continuing along the south line of said Tract 5, a distance of 686.43 feet to the POINT OF BEGINNING and containing 10.240 acres (446,058 square feet of land).

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, General Partner, (owner), acting by and through the undersigned authority, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Tract 3  
CREEKS OF ALEDO  
PHASE I  
Parker County, Texas

and does hereby dedicate the easements shown hereon.

EXECUTED this the 10<sup>th</sup> day of September, 1998

Aledo Creeks, Ltd., a Texas Limited Partnership  
Westbrook Development Corporation, General Partner  
Fred Disney, President

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Fred Disney, President of Aledo Creeks, Ltd., a Texas Limited Partnership, by Westbrook Development Corporation, a limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument, and the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity thereof and as the act and deed of said limited partnership.

Brent A. Mizell  
Notary Public, Parker County, Texas  
My Commission Expires 10-30-2000

BRENT A. MIZELL  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 10-30-2000



FINAL PLAT  
Tract 3  
CREEKS OF ALEDO  
PHASE I  
Being 10.240 Acres Situated In The  
NORMAN UNDERWOOD SURVEY  
ABST. NO. 1579  
Parker County, Texas

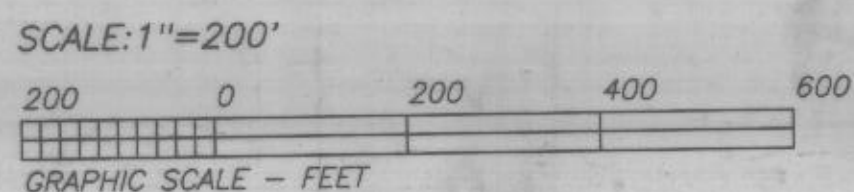
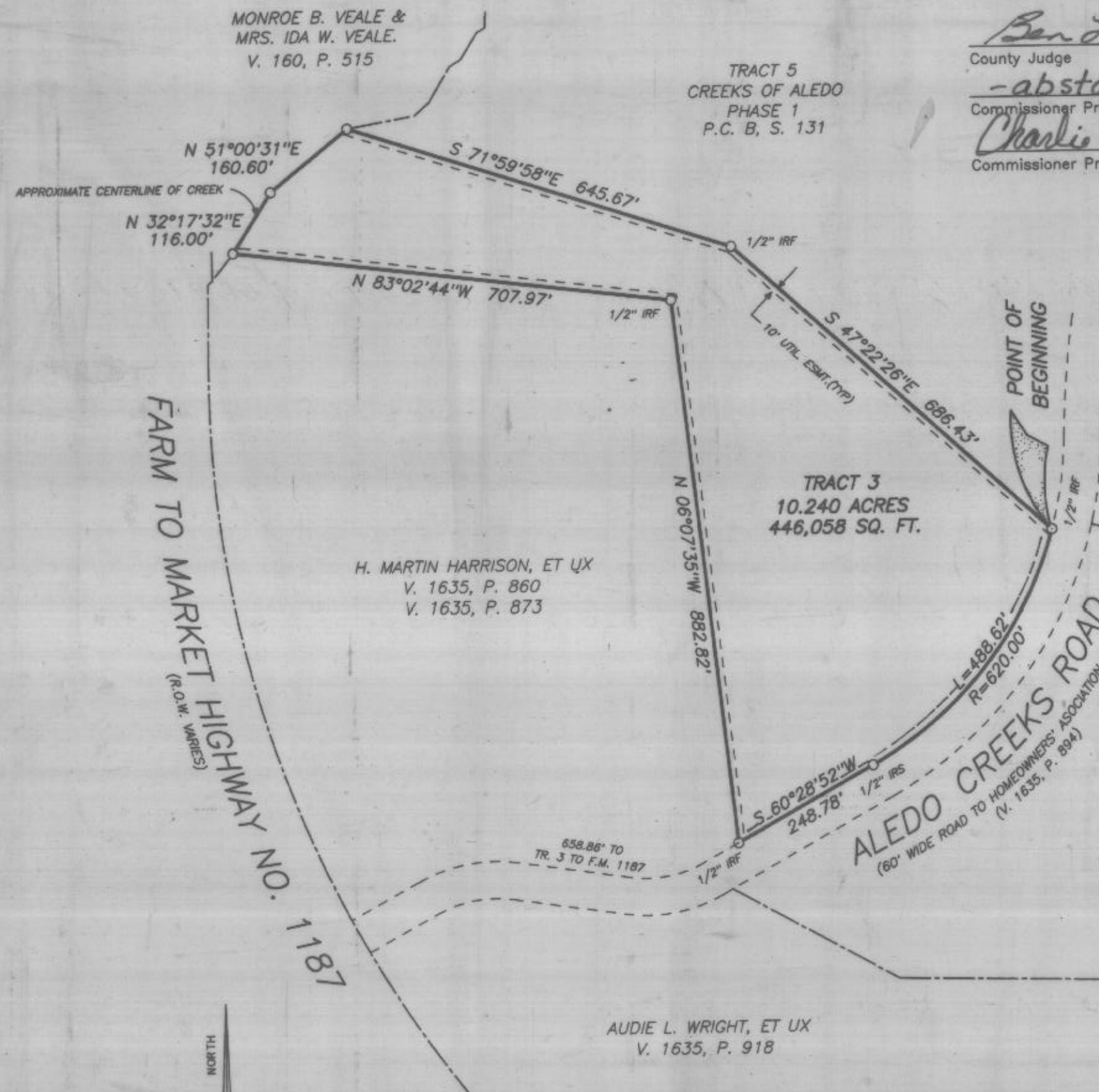
\* Note \*  
Tract 3 described herein DOES lie within the extra territorial jurisdiction of the City of Fort Worth and has been exempted per §212 of the Texas Local Government Code by the City of Fort Worth per letter dated April 25, 1995, a copy of which is attached hereto

STATE OF TEXAS  
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 10 day of September, 1998

Ben Long  
County Judge  
-abstain-  
Commissioner Precinct No. 1  
Charlie Norton  
Commissioner Precinct No. 3  
Mack Dabbs  
Commissioner Precinct No. 2  
-absent-  
Commissioner Precinct No. 4

B-331  
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Note:  
According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 28060-005-2 Effective date JANUARY 3, 1997 This property does not lie within a 100 Year Flood Hazard Area.

CERTIFICATE OF RECORD

THE STATE OF TEXAS  
COUNTY OF PARKER  
I, Jeane Brunson, 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 10 day of September, 1998 at 9:55 o'clock A.M. in Records of said County in Plat cabinet, pages \_\_\_\_\_  
In Testimony Whereof, witness my hand and official seal of office, this the 10 day of September, 1998.  
Jeane Brunson, County Clerk  
Parker County, Texas  
By \_\_\_\_\_  
Deputy

THE STATE OF TEXAS  
COUNTY OF PARKER  
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
Brent A. Mizell  
Registered Professional Land Surveyor  
Texas Registration No. 1967  
September 2, 1998

OWNER-DEVELOPER  
ALEDO CREEKS, LTD., A TEXAS LIMITED PARTNERSHIP, BY WESTBROOK DEVELOPMENT CORPORATION, GENERAL PARTNER; FRED DISNEY, PRESIDENT  
2630 WEST FREEMAN, SUITE 218, FORT WORTH, TEXAS, 76102  
(817) 335-3216

MIZELL LAND SURVEYING, INC.  
513 North Highway 1187  
P.O. Box 419 Aledo, Texas 76008  
(817) 441-6199 (817) 598-1284