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PC-B 150

RECEIVED AND FILED FOR RECORD 1:40 O'Clock P.M.

MAY 6 1996

Jeane Brunson, Co. Clerk PARKER COUNTY, TEXAS

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 record records of Parker County as stamped hereon by me.

RECORDED AUG 6 1996

Jeane Brunson County Clerk, Parker County, Texas

STATE OF TEXAS COUNTY OF PARKER NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being a part of the BENJAMIN STEPHENSON SURVEY, ABSTRACT NUMBER 1219, and also being a portion of that tract of land conveyed to Ranch House Road Joint Venture from Aileen White, Lillie Ruth Justice and David Hounsel by deed dated March 26, 1996 and recorded in Volume 1666, Page 1855, Deed Records, Parker County, Texas;

BEGINNING at a 1/2 inch iron rod set in the East line of Farm to Market Road number 5, same being 60.00 feet North 00 degrees 19 minutes 23 seconds East from the Northwest corner of a called 0.813 acre tract of land conveyed to James Harrington from D.H. Moore and wife, Sarah Jane Moore by deed recorded in Volume 1204, Page 389, Deed Records, Parker County, Texas;

THENCE along said East line, North 00 degrees 19 minutes 23 seconds East, 312.99 feet to a 5/8 inch iron rod found at the P.C. of a non-tangent curve to the right;

THENCE continuing along said East line, and along said curve to the right whose radius is 5506.20 feet and whose long chord bears, North 02 degrees 21 minutes 17 seconds East, 390.41 feet and an arc length of 390.49 feet to a 5/8 inch iron rod found at the P.T. of said curve;

THENCE continuing along said East line, North 04 degrees 21 minutes 06 seconds East, 211.38 feet to a 5/8 inch iron rod found at the intersection of the East line of said Farm to Market Road number 5 with the South line of the Union Pacific Railroad;

THENCE along said South line, and along a curve to the right, whose radius is 3364.17 feet and whose long chord bears, South 72 degrees 07 minutes 00 seconds East, 159.95 feet and an arc length of 159.95 feet to a 5/8 inch iron rod found at the beginning of another curve to the right;

THENCE continuing along said South line, and along said curve to the right, whose radius is 1604.19 feet and whose long chord bears, South 60 degrees 56 minutes 09 seconds East, 546.76 feet and an arc length of 549.44 feet to a 5/8 inch iron rod found at the beginning of another curve to the right;

THENCE continuing along said South line, and along said curve to the right, whose radius is 3364.17 feet and whose long chord bears, South 50 degrees 40 minutes 40 seconds East, 67.25 feet and an arc length of 67.25 feet to a 5/8 inch iron rod found;

THENCE South 35 degrees 26 minutes 37 seconds West, 240.69 feet to a 1/2 inch iron rod set;

THENCE South 41 degrees 08 minutes 34 seconds West, 311.17 feet to a fence corner post;

THENCE South 12 degrees 49 minutes 10 seconds West, 111.53 feet to a point for corner;

THENCE South 25 degrees 18 minutes 18 seconds East, 31.04 feet to a fence corner post;

THENCE North 87 degrees 24 minutes 40 seconds West, 217.98 feet to a 1/2 inch iron rod set;

THENCE North 89 degrees 38 minutes 33 seconds West, 142.46 feet to the POINT OF BEGINNING and containing 9.915 acres of land more or less;

do hereby adopt the plat hereon as correctly representing as there plan of subdivision of the same to be known as Lots 1, 2, 3, and 4, PHASE I, DEER MEADOWS, a subdivision in Parker County, Texas, and do hereby dedicate or adopt all streets and easements as shown thereon.

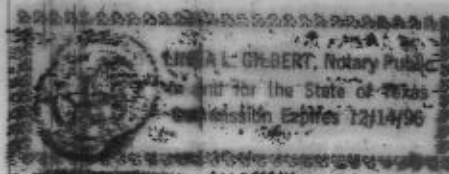
WITNESS OUR HAND on this the 23 day of July, 1996

OWNER, DEVELOPER, RANCH HOUSE ROAD JOINT VENTURE

STATE OF TEXAS COUNTY OF PARKER BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared, Ranch House Road Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same for the purpose and consideration therein expressed;

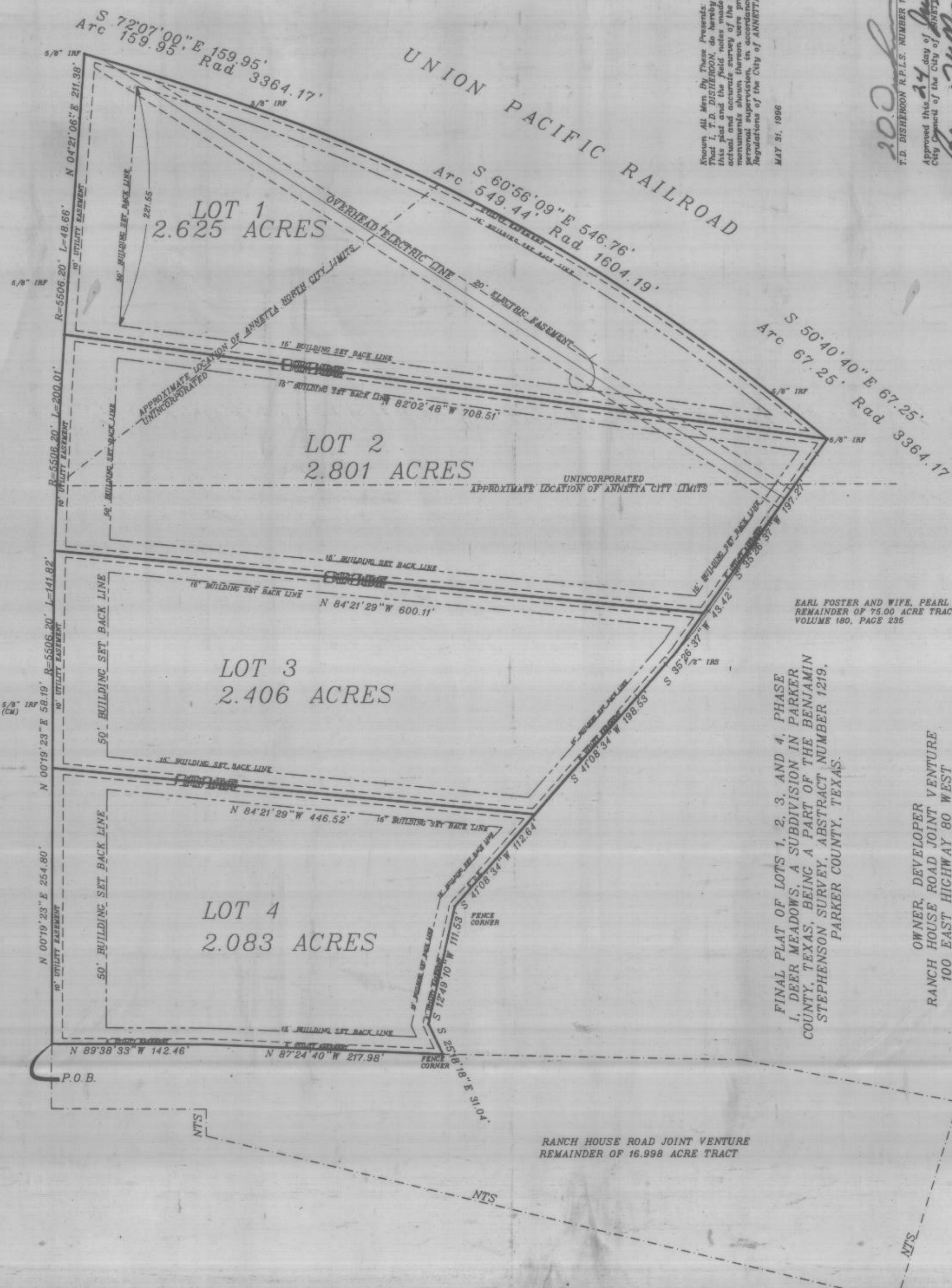
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE on this the day of July 23 1996

Linda L. Gilbert LINDA L. GILBERT



KEY MAP, N.T.S.

FARM TO MARKET ROAD NUMBER 5 VARIABLE WIDTH RIGHT-OF-WAY



Known All Men By These Presents: That I, T.D. DISHEROON, do hereby certify that I prepared this plat and the field notes made a part hereof from an actual and correct survey of the land shown hereon for the purpose of subdividing the same in accordance with the Subdivision Regulations of the City of ANNETTA, Texas.

MAY 31, 1996

T.D. DISHEROON R.P.L.S. NUMBER 1276 Approved this 24 day of July, 1996 by the City Council of the City of ANNETTA, Texas.

Pat Perry City Secretary



Table with columns: PROJECT NO., DRAWN BY, APPROVED BY, DATE, REVISIONS.

Final plat of Lots 1, 2, 3, and 4, Phase I, Deer Meadows, a subdivision in Parker County, Texas, being a part of the Benjamin Stephenson Survey, Abstract Number 1219, Parker County, Texas.

T.D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR 6717 CALMONT AVENUE FORT WORTH, TEXAS 76116 PHONE 817-731-0587 FAX 817-732-2014

