

**FIELD NOTES**

Of a 17,233 acres tract of land out of the T. & P. R.R. Co. Survey No. 169, Abstract No. 1362, Parker County, Texas; and being part of a certain 73,860 acres tract described in Volume 2296, Page 1654, and being all of a 17,233 acres tract described in Volume 2413, Page 1539, of the Real Records of Parker County, Texas; and being further described by notes and bounds as follows.

Beginning at a found 3/8" iron rod at the northeast corner said 73,860 acres and in the west right-of-way line of Zion Hill Road (F. M. Highway No. 2421) and at the southeast corner of Tract No. 17, The Hills of Monticello, Phase 2 (revised) (Plat Cabinet "B" - Slide 783) of Parker County, Texas, for the northeast and beginning corner of this tract. Whence the southeast corner of said Survey No. 169 is called to bear S. 00 deg. 35 min. 00 sec. E. 2638.93 feet.

Thence S. 00 deg. 35 min. 12 sec. E. 627.36 feet along the west right-of-way line of said Zion Hill Road to a found railroad spike in the center of a creek at the northeast corner of a certain 15,509 acres tract described in Volume 2341, Page 1981, of the Real Records of Parker County, Texas, for the southeast corner of this tract.

Thence generally in a westerly direction along the center of said creek the following courses and distances:

- N. 83 deg. 50 min. 56 sec. V. 29.54 feet to a point for a corner of this tract,
- N. 50 deg. 13 min. 07 sec. V. 29.74 feet to a point for a corner of this tract,
- N. 47 deg. 49 min. 02 sec. V. 27.63 feet to a point for a corner of this tract,
- N. 87 deg. 36 min. 58 sec. V. 34.31 feet to a point for a corner of this tract,
- N. 58 deg. 19 min. 24 sec. V. 46.33 feet to a point for a corner of this tract,
- S. 87 deg. 25 min. 14 sec. V. 31.77 feet to a point for a corner of this tract,
- S. 47 deg. 02 min. 45 sec. V. 28.63 feet to a point for a corner of this tract,
- S. 23 deg. 32 min. 28 sec. V. 44.11 feet to a point for a corner of this tract,
- S. 40 deg. 27 min. 23 sec. V. 43.72 feet to a point for a corner of this tract,
- S. 52 deg. 05 min. 15 sec. V. 21.67 feet to a point for a corner of this tract,
- S. 77 deg. 22 min. 26 sec. V. 16.67 feet to a point for a corner of this tract,
- S. 36 deg. 14 min. 32 sec. V. 20.94 feet to a point for a corner of this tract,
- South 22.36 feet to a point for a corner of this tract,
- S. 27 deg. 37 min. 03 sec. V. 23.63 feet to a point for a corner of this tract,
- S. 66 deg. 08 min. 26 sec. V. 28.23 feet to a point for a corner of this tract,
- N. 80 deg. 30 min. 00 sec. V. 40.80 feet to a point for a corner of this tract,
- N. 46 deg. 30 min. 00 sec. V. 17.50 feet to a point for a corner of this tract,
- N. 81 deg. 20 min. 47 sec. V. 79.38 feet to a point for a corner of this tract,
- N. 73 deg. 17 min. 29 sec. V. 39.59 feet to a point for a corner of this tract,
- N. 42 deg. 34 min. 48 sec. V. 50.87 feet to a point for a corner of this tract,
- N. 89 deg. 08 min. 44 sec. V. 47.39 feet to a point for a corner of this tract,
- S. 76 deg. 08 min. 55 sec. V. 55.25 feet to a point for a corner of this tract,
- S. 70 deg. 06 min. 35 sec. V. 44.46 feet to a point for a corner of this tract,
- N. 41 deg. 54 min. 07 sec. V. 77.41 feet to a point for a corner of this tract,
- N. 55 deg. 40 min. 37 sec. V. 53.96 feet to a point for a corner of this tract,
- N. 63 deg. 52 min. 24 sec. V. 37.08 feet to a point for a corner of this tract,
- N. 36 min. 10 min. 41 sec. V. 34.87 feet to a point for a corner of this tract,
- S. 83 deg. 26 min. 07 sec. V. 44.93 feet to a point for a corner of this tract,
- N. 52 deg. 00 min. 18 sec. V. 45.18 feet to a point for a corner of this tract,
- N. 20 deg. 56 min. 35 sec. V. 47.24 feet to a point for a corner of this tract,
- S. 76 deg. 51 min. 53 sec. V. 53.27 feet to a point for a corner of this tract,
- N. 55 deg. 59 min. 10 sec. V. 44.36 feet to a point for a corner of this tract,
- N. 75 deg. 51 min. 21 sec. V. 30.13 feet to a point for a corner of this tract,
- S. 54 deg. 32 min. 54 sec. V. 33.97 feet to a point for a corner of this tract,
- S. 74 deg. 12 min. 07 sec. V. 42.45 feet to a point for a corner of this tract,
- S. 63 deg. 58 min. 36 sec. V. 40.29 feet to a point for a corner of this tract,
- N. 75 deg. 54 min. 30 sec. V. 4.69 feet to a point for a corner of this tract,
- N. 29 deg. 41 min. 08 sec. V. 30.25 feet to a point for a corner of this tract,
- N. 16 deg. 57 min. 39 sec. E. 30.28 feet to a point for a corner of this tract,
- N. 24 deg. 55 min. 05 sec. E. 26.48 feet to a point for a corner of this tract,
- N. 09 deg. 24 min. 44 sec. V. 29.94 feet to a point for a corner of this tract,
- N. 49 deg. 37 min. 50 sec. V. 46.28 feet to a point for a corner of this tract,
- N. 64 deg. 21 min. 36 sec. V. 22.54 feet to a point for a corner of this tract,
- N. 73 deg. 52 min. 32 sec. V. 34.89 feet to a point for a corner of this tract,
- S. 70 deg. 48 min. 46 sec. V. 22.30 feet to a point for a corner of this tract,
- N. 54 deg. 29 min. 42 sec. V. 31.36 feet to a point for a corner of this tract,
- N. 69 deg. 05 min. 19 sec. V. 34.97 feet to a point for a corner of this tract,
- N. 89 deg. 51 min. 36 sec. V. 36.03 feet to a found 5/8" iron rod in the center of said creek and in the west line of said 73,860 acres tract and at the northwest corner of said 15,509 acres tract for the southwest corner of this tract.

Thence N. 00 deg. 08 min. 24 sec. E. 316.07 feet to a 4" steel post at the southwest corner of Tract No. 11 of said Hills of Monticello Subdivision for the northwest corner of this and said 73,860 acres tract.

Thence N. 89 deg. 01 min. 47 sec. E. 720.99 feet along the south line of said Subdivision to a found 3/8" iron rod at the southeast corner of Tract No. 14 of said Subdivision and in the west right of way line of Bartallen Lane (paved) for a corner of this and said 73,860 acres tract.

Thence S. 09 deg. 10 min. 52 sec. V. 2.67 feet along the west right of way line of said Bartallen Lane to a set 3/8" iron rod for a corner of this and said 73,860 acres tract.

Thence along the cul-de-sac at the end of Bartallen Lane, being a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.0 feet, a central angle of 300 deg. 00 min. 16 sec., a chord of S. 80 deg. 49 min. 16 sec. E. 60.00 feet, and an arc length of 314.16 feet to a set 1/2" iron rod for a corner of this and said 73,860 acres tract.

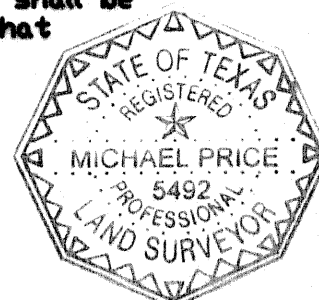
Thence N. 09 deg. 10 min. 52 sec. E. 13.41 feet along the east right of way line of said Bartallen Lane to a found 3/8" iron rod at the southwest corner of Tract No. 17 of said Subdivision for a corner of this and said 73,860 acres tract.

Thence N. 89 deg. 01 min. 47 sec. E. 563.92 feet along the south line of said Subdivision to the place of beginning.

**SURVEYOR'S CERTIFICATE**

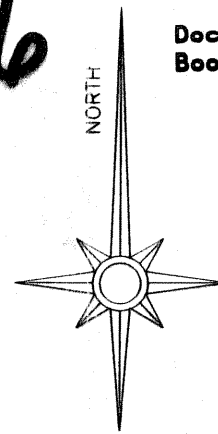
This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly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

*Michael Price*  
 Michael Price, R.P.L.S. No. 5492  
 Price Surveying, 103 South Oak Avenue, Mineral Wells, TX 76067  
 940-325-4841 March 10, 2006.



PC C 436

Doc# 601309  
 Book 2444 Page 916



STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THE 14th DAY OF June, 2006

COUNTY JUDGE *[Signature]*

COMMISSIONER PRECINCT #1 *[Signature]*

COMMISSIONER PRECINCT #2 *[Signature]*

COMMISSIONER PRECINCT #3 *[Signature]*

COMMISSIONER PRECINCT #4 *[Signature]*

**OWNERS CERTIFICATE**

THAT I, LARRY PORTER, THE OWNER OF THE LAND SHOWN HEREIN DO HEREBY ADOPT THIS PLAN FOR SUBDIVIDING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID SUBDIVISION AS LONE STAR SUBDIVISION, BEING A PART OF SECTION NO. 169, T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1362, PARKER COUNTY, TEXAS. I BY THE RECORDATION OF THIS PLAT DO HEREBY DIVIDE THE PROPERTY INTO THE LOTS SHOWN HEREON, EACH OF SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBER AS INDICATED HEREON.

EXECUTED THIS THE 13th DAY OF June, 2006.

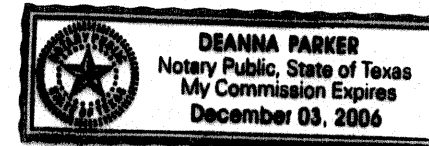
BY: *Larry Porter*

STATE OF TEXAS

COUNTY OF PARKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF June, 2006, BY LARRY PORTER.

*Deanna Parker*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS  
 COUNTY OF PARKER

I, LARRY PORTER, DEDICATOR OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

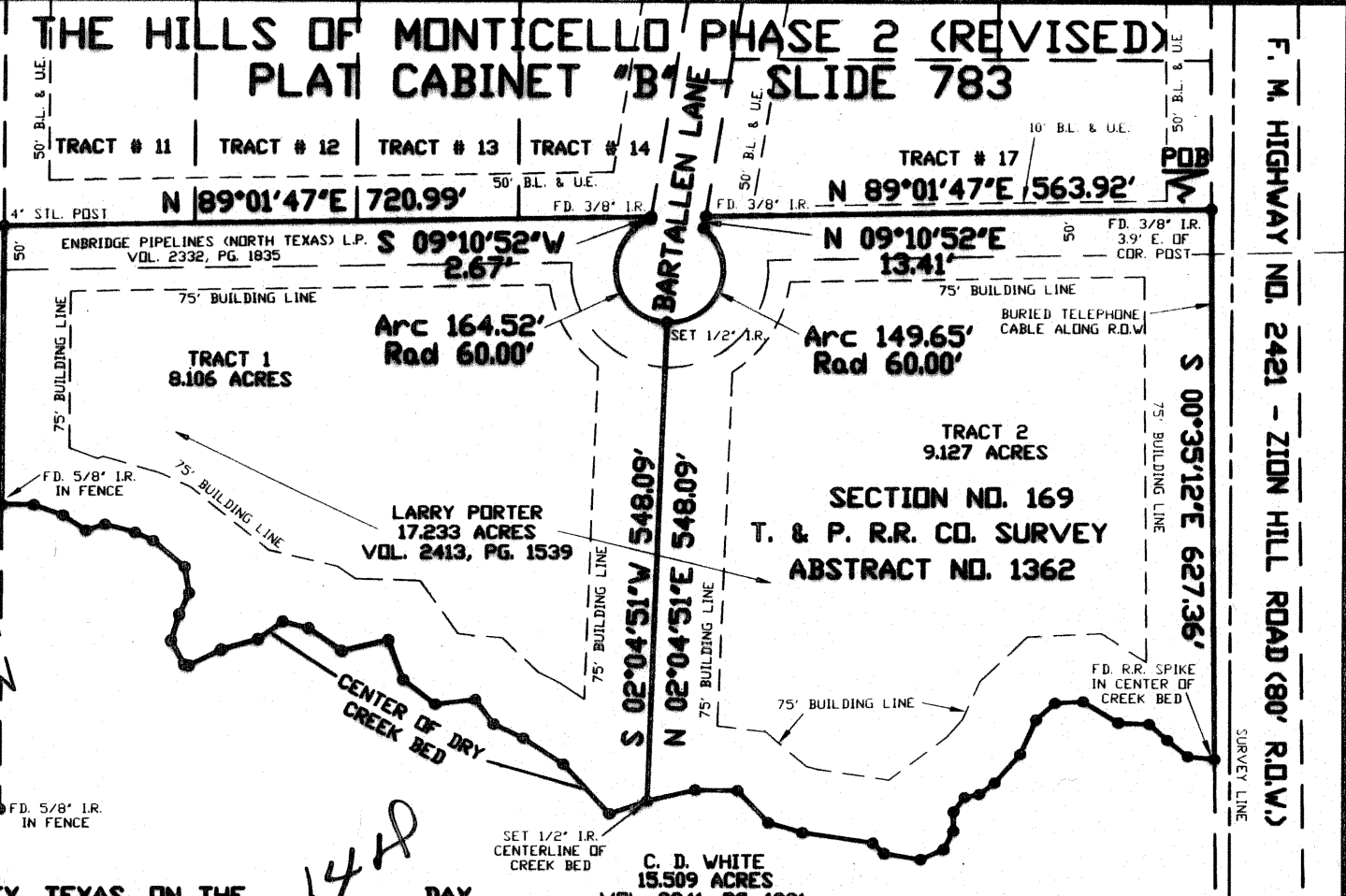
Doc# 601309 Fees: \$66.00  
 06/15/2006 11:22AM # Pages 1  
 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

THE STATE OF TEXAS  
 COUNTY OF PARKER

THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

TITLE: Angie Martin, Vice Pres.  
Compass Bank

ACCT. NO: 14653  
 SCH. DIST: PE  
 CITY: CO  
 MAP NO: G-12  
 ALL OF: 2362-12-3-0



C. D. WHITE  
 15,509 ACRES  
 VOL. 2341, PG. 1981

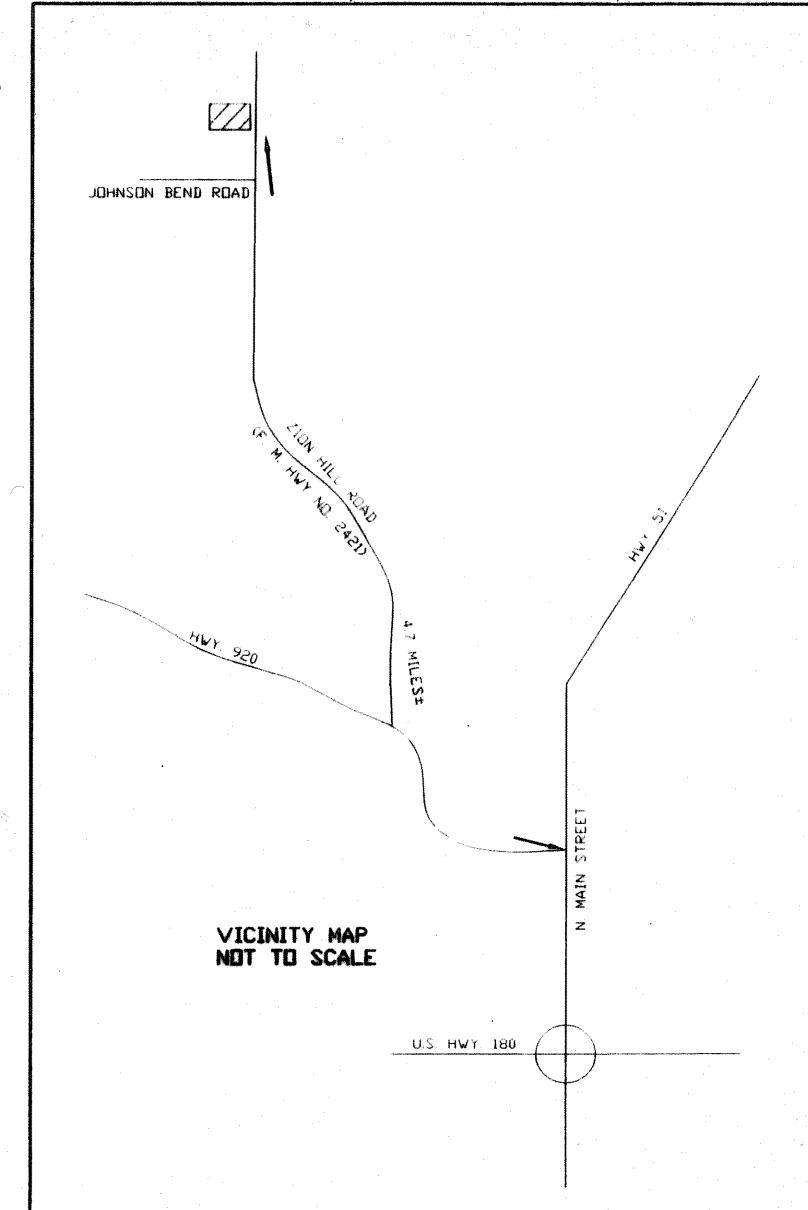
NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0125 B, DATED 09-27-91.

NOTE: ALL CORNERS ALONG THE CENTERLINE OF THE CREEK ARE CALLED POINTS UNLESS OTHERWISE NOTED.

NOTE: THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS:  
 S.W.B. EASEMENT - VOL. 1054, PG. 778  
 EASEMENT TO HODD-PARKER SOIL CONSERVATION DISTRICT VOL. 288, PG. 325 (NO DESCRIPTION)  
 ENBRIDGE PIPELINE (NORTH TEXAS) L.P. VOL. 2332, PG. 1835 (SHOWN ON PLAT)

NOTE: WATER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.



**FINAL PLAT**  
**LONE STAR SUBDIVISION**

OF A 17,233 ACRES TRACT OF LAND (BEING DIVIDED INTO 2 TRACTS) OUT OF SECTION NO. 169, T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1362, PARKER COUNTY, TEXAS.

PRICE SURVEYING  
 103 S. OAK AVENUE  
 MINERAL WELLS, TX 76067

940-325-4841  
 MARCH 10, 2006  
 JN06077A FN051026