



OWNER: NICHOLAS JOHN DUCAS
 P.O. BOX 573
 SPRINGTOWN, TEXAS 76082
 VOL. 1853, PG. 845, D.R.P.C.T.

NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

NOTE: 30' BUILDING LINE ALONG FRONT LOT LINES.
 5' BUILDING LINE INSIDE ALL SIDE & REAR LOT LINES.
 10' UTILITY EASEMENT INSIDE ALL FRONT LOT LINES.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN THE ETJ. OF ANY CITY OR TOWN.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 8th day of January, 2003.

[Signatures]
 Commissioner #1 - Judge Pro Tem
 Commissioner #2
 Commissioner #3
 Commissioner #4

-Absent-
 County Judge

Doc Bk Vol Pg
 00467308 OR 2070 258

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On: Jan 08, 2003 at 10:00AM

Document Number: 00467308
 Amount: 55.00
 By: Monica Castro

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 named records of Parker County as stamped hereon by me.

Jan 08, 2003

JANE BRUNSON, COUNTY CLERK
 PARKER COUNTY

OWNERS DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, I, Nicholas John Ducas being the owner of Lot 2, THE PACE PLACE, PHASE II, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 030, Plat Records, Parker County, Texas, said Lot being the same as recorded in Vol. 1853, Pg. 845, Deed Records, Parker County, Texas.

Description for all of Lot 2, THE PACE PLACE, PHASE II, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 030, Plat Records, Parker County, Texas;

BEGINNING at a 1/4" iron found in the East line of Pine Bluff Ridge, said iron being for the Northwest corner of said Lot 2 and the Southwest corner of Lot 3 of said Addition;

THENCE N 86°51'52" E, with the common line of said Lot 2, and said Lot 3, at 287.14 feet passing a 1/2" reference iron found, and continuing in all, 387.12 feet to a point in the approximate center of a creek;

THENCE with the approximate center of said creek the following call:

- S 13°43'33" E, 50.74 feet to a point;
- S 25°51'29" E, 32.00 feet to a point;
- S 25°44'41" W, 75.53 feet to a point;
- S 11°12'06" E, 48.53 feet to a point;
- S 19°48'52" W, 79.03 feet to a point;
- S 09°58'56" E, 13.15 feet to a point;
- S 08°07'53" E, 27.73 feet to a point;
- S 21°03'44" W, 41.13 feet to a point;
- S 41°36'45" W, 33.89 feet to a point;
- S 40°33'42" W, 43.15 feet to a point;
- S 38°51'16" W, 25.49 feet to a point;
- S 62°37'07" W, 25.86 feet to a point;
- S 18°49'42" W, 20.08 feet to a point;
- S 15°13'02" W, 79.89 feet to a point;
- S 10°43'49" W, 72.56 feet to a point;
- S 12°29'07" E, 19.97 feet to a point;
- S 10°23'07" W, 52.10 feet to a point;

Said point being for the Southeast corner of said Lot 2, and for the most Easterly Northeast corner of Lot 1 of said Addition;

THENCE S 87°58'38" W, with the common line of said Lot 2, and said Lot 1, leaving said creek, at 86.89 feet passing a 1/2" reference iron found and continuing in all, 161.42 feet to a 1/2" iron found, said iron being for the most Southerly Southwest corner of said Lot 2, and being for an ell corner of said Lot 1;

THENCE N 24°36'53" W, with the common line of said Lot 2, and said Lot 1, leaving said creek, at 86.89 feet passing a 1/2" reference iron found and continuing in all, 161.42 feet to a 1/2" iron found, said iron being for the most Westerly Southwest corner of said Lot 2, and being for the most Northerly Northeast corner of said Lot 1, said iron also being for the beginning of a curve to the left;

THENCE with the Southeasterly line of said Pine Bluff Ridge and with said curve to the left whose radius is 115.58 feet and whose central angle is 80°09'31" and whose chord bears N 45°35'03" E, 148.83 feet and being an arc length of 161.70 feet to a 1/2" iron found in the East line of said Pine Bluff Ridge;

THENCE N 06°34'21" E, with the East line of said Pine Bluff Ridge, 143.97 feet to the POINT OF BEGINNING and containing 5.027 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Nicholas John Ducas do hereby adopt this Plat as Lots, 2R and 2R-1 THE PACE PLACE, an Addition to Parker County, Texas and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

[Signature]
 Nicholas John Ducas

WITNESS OUR HAND IN PARKER COUNTY, TEXAS, on this the 8th day of January, 2003.

[Signature]
 Nicholas John Ducas



STATE OF TEXAS
 COUNTY OF PARKER

This instrument was acknowledged before me on this the 8th day of January, 2003 by Nicholas John Ducas, who personally appeared before me.

[Signature]
 COUNTY CLERK
 PARKER COUNTY, TEXAS

RE-PLAT
 SHOWING
 LOTS 2R & 2R-1
 PACE PLACE

AN ADDITION TO PARKER COUNTY, TEXAS
 AND BEING A RE-PLAT OF LOT 2,
 PACE PLACE, PHASE II, AN ADDITION TO
 PARKER COUNTY, TEXAS, ACCORDING
 TO THE PLAT RECORDED IN PLAT
 CABINET B, SLIDE 030, PLAT
 RECORDS, PARKER COUNTY, TEXAS.

DKB &
 ASSOCIATES, LLC
 1250 HWY. NO. 199 E.
 SPRINGTOWN, TEXAS, 76082
 220-5888 FAX: 220-2678



This is to certify that I, Doug Burt, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and single points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature]
 16/DECEMBER/2002

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