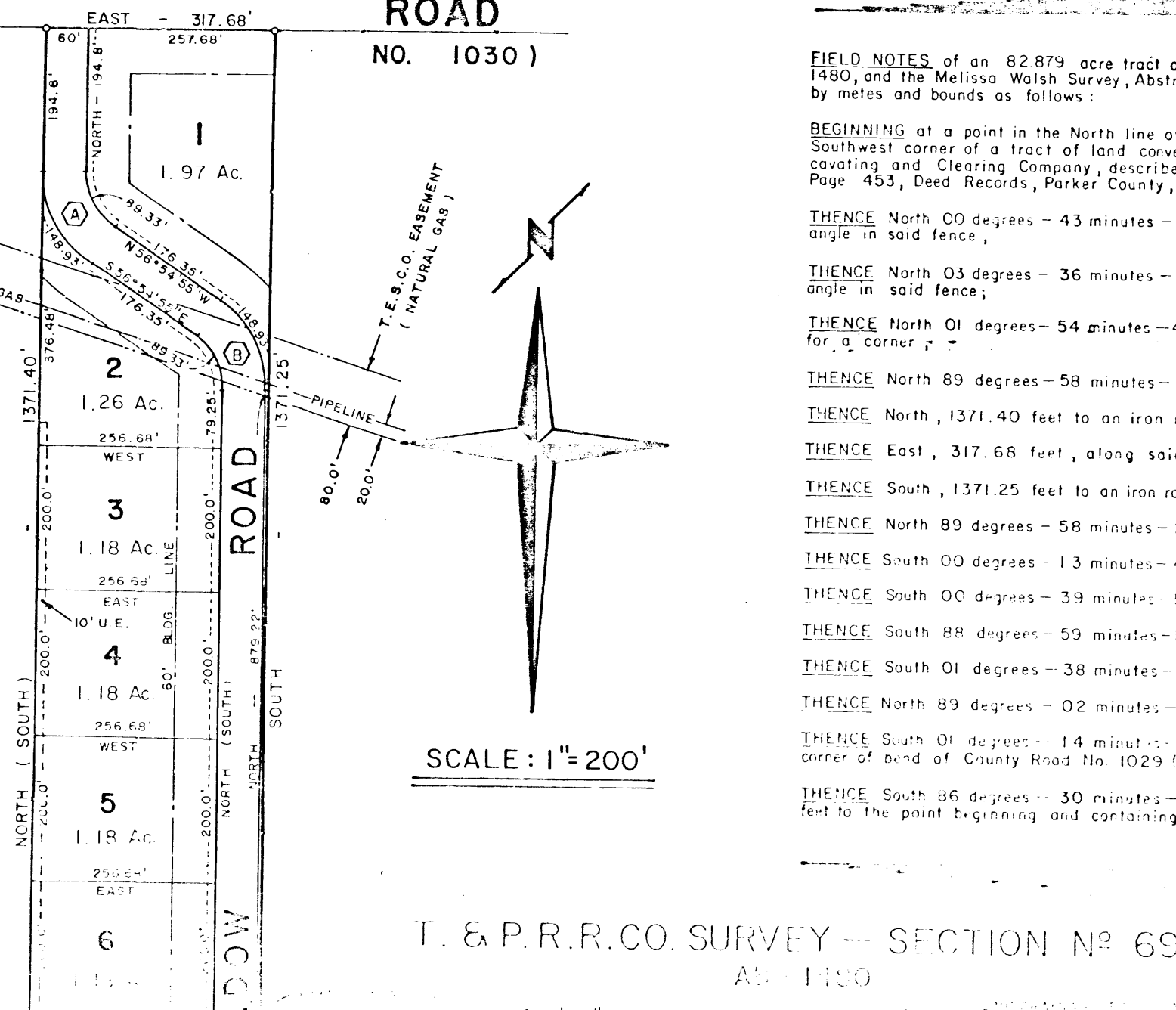


PEEL ROAD
(COUNTY ROAD NO. 1030)

West of 51-Hwy - Springtown
North of Hwy 199

CENTERLINE CURVE DATA

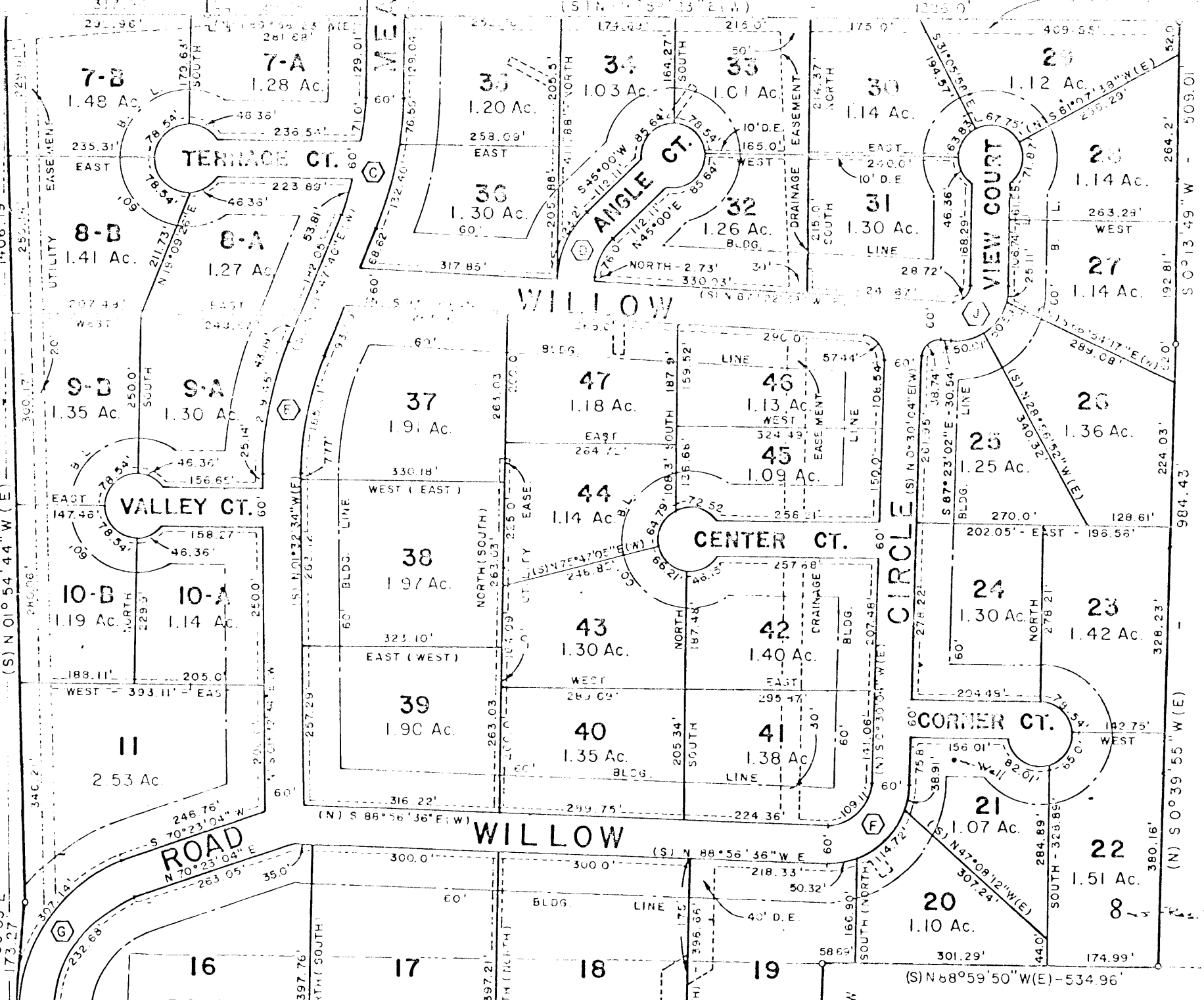
NO	DELTA	RAD.	TAN
A	56°54'55"	119.93'	65.00'
B	56°54'55"	119.93'	65.00'
C	21°47'40"	519.43'	100.00'
D	45°00'00"	126.76'	52.51'
E	23°20'14"	484.22'	100.00'
F	90°33'20"	99.04'	100.00'
G	71°06'11"	217.50'	155.44'
H	11°53'28"	720.16'	75.00'
I	13°50'41"	298.28'	35.00'
J	92°27'01"	47.76'	50.00'



T. & P. R. R. CO. SURVEY - SECTION NO. 69
AB-1400

30107
RECEIVED AND FILED FOR RECORD
JUL 10 1981
COURT CLERK
PARKER COUNTY, TEXAS

J.F. MONTGOMERY SURVEY
AB-875



FIELD NOTES

FIELD NOTES of an 82.879 acre tract of land being a portion of the T. & P. R. Co. Survey, Section No. 69, Abstract No. 1480, and the Melissa Waugh Survey, Abstract No. 1615, situated in Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of County Road No. 1029 (Holdbrook Drive), said point being the most Southerly Southwest corner of a tract of land conveyed by Wayne Leatherwood and wife, Rose Marie Leatherwood, to Earl Burns, Jr. Excavating and Clearing Company, described as First Tract, in a deed dated June 9, 1978 and recorded in Volume 731, Page 453, Deed Records, Parker County, Texas.

THENCE North 00 degrees - 43 minutes - 07 seconds West, along the general line of a fence, 1210.86 feet to a post at an angle in said fence;

THENCE North 03 degrees - 36 minutes - 05 seconds East, along the general line of a fence, 173.27 feet to a post at an angle in said fence;

THENCE North 01 degrees - 54 minutes - 44 seconds West, along the general line of a fence, 1406.19 feet to an iron rod for a corner;

THENCE North 89 degrees - 58 minutes - 23 seconds East, 317.96 feet to an iron rod for a corner;

THENCE North, 1371.40 feet to an iron rod for a corner in the South line of County Road No. 1030 (Peel Road).

THENCE East, 317.68 feet, along said South line of County Road No. 1030, to an iron rod for a corner;

THENCE South, 1371.25 feet to an iron rod for a corner;

THENCE North 89 degrees - 58 minutes - 23 seconds East, 1226.0 feet to an iron rod for a corner;

THENCE South 00 degrees - 13 minutes - 49 seconds West, 509.07 feet to an iron rod for a corner;

THENCE South 00 degrees - 39 minutes - 55 seconds West, 984.43 feet to an angle (fence post) in fence for a corner;

THENCE South 88 degrees - 59 minutes - 50 seconds West, 534.96 feet to an iron rod for a corner;

THENCE South 01 degrees - 38 minutes - 43 seconds West, 238.98 feet to an iron rod for a corner;

THENCE North 89 degrees - 02 minutes - 57 seconds West, 1098.93 feet to an iron rod for a corner;

THENCE South 01 degrees - 14 minutes - 06 seconds West, 1077.43 feet to an iron rod for a corner at the Northwest corner of end of County Road No. 1029 (Holdbrook Drive);

THENCE South 86 degrees - 30 minutes - 06 seconds West, along the North line of said County Road No. 1029, 133.44 feet to the point beginning and containing 82.879 acres of land, more or less.

PREDICATION

THE STATE OF TEXAS,
COUNTY OF TARRANT:

I, J. D. St. Clair, Notary Public, do hereby certify that this instrument was filed for record in the Public Records of Tarrant County, Texas, and do hereby dedicate to the public use, forever, all the streets and easements shown thereon.

IN TESTIMONY WHEREOF THIS DEDICATION IS EXECUTED this the 10th day of July, 1981.

_____, VICE PRESIDENT

THE STATE OF TEXAS,
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared J. D. St. Clair, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July, 1981.

_____, Notary Public

THE STATE OF TEXAS,
COUNTY OF ERATH:

The undersigned, as her holders on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

SUNBELT SAVINGS ASSOCIATION OF TEXAS
Stephenville, Texas
By: _____, PRESIDENT

THE STATE OF TEXAS,
COUNTY OF ERATH:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Ron E. Dodd, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July, 1981.

_____, Notary Public

THE STATE OF TEXAS,
COUNTY OF PARKER:

The undersigned, as her holders on the acreage subdivided according to this plat, hereby consents to such subdivision, and joins in the dedication of the streets and easements.

_____, E. L. GIBSON

THE STATE OF TEXAS,
COUNTY OF PARKER:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared E. L. Gibson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July, 1981.

_____, Notary Public

APPROVED BY THE PARKER COUNTY COMMISSIONERS THIS DAY OF July, 1981.

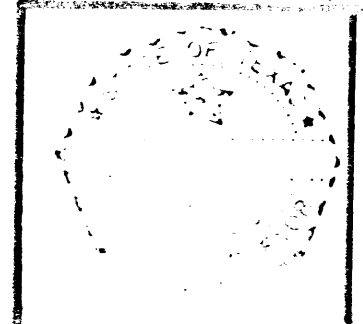
ACCEPTED BY: _____ COUNTY JUDGE

(1) _____
(2) _____
(3) _____
(4) _____

QUAIL HAVEN

A SUBDIVISION BEING A PART OF THE T. & P. R. R. CO. SURVEY SECTION NO. 69, ABST. NO. 1480 AND A PART OF THE MELISSA WAUGH SURVEY, ABST. NO. 1615 PARKER COUNTY, TEXAS.

Note:
There is a five foot (5.0') Utility Easement along all property lines bordered by roads except those lines that border existing County Roads.
All cul-de-sacs have a radius of 50 feet.



I certify that this map was prepared from an actual survey made on the ground and to the best of my knowledge and belief represents said survey.

Alan D. Postel
A & P. OFFICE FIELD, R.P.S.

DATE May 18, 1981
JOB NO. 81-1007

THE SURVEYING CO.
LAND SURVEYING - OILFIELD SURVEYING
CONSTRUCTION LAYOUT

807 East Park Avenue Office 817-594-1783
Weatherford, Texas 75083 Night 817-624-8393

HOLDBROOK DRIVE
(COUNTY ROAD NO. 1029)