

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
DEER RIDGE ESTATES
PHASE IV**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made on the date hereinafter set forth by **MILL STREAM COMPANY**, a Texas Corporation (referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant was heretofore the owner of all of the real property in Parker County, Texas, which is described in Exhibit "A" attached hereto and made a part hereof and described as: Phase I; Replat of a portion of Phase I; Phase II; Replat of a portion of Phase II; Phase III and Phase IV (the "Property"); and

WHEREAS, Declarant has created an exclusive planned community known as "**DEER RIDGE ESTATES**" and sold various lots in Deer Ridge Estates; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Deer Ridge Estates, Phase I and Phase II (the "Declaration") is recorded in Volume 2109, Page 745, Real Property Records of Parker County, Texas, and the Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Ridge Estates for Phase III ("Amendment for Phase III") is recorded in Volume 2458, Page 1921, Real Property Records of Parker County, Texas; and

WHEREAS, the final plat for Phase IV of Deer Ridge Estates is recorded in Cabinet D, Slide 243, Document #201312978, Official Public Records of Parker County, Texas and a replat of a portion of Phase IV of Deer Ridge Estates is recorded in Cabinet D, Slide 293, Document #201400344, Official Public Records, Parker County, Texas; and

WHEREAS, the Deer Ridge Estates Architectural Control Committee has adopted Rules and Regulations for all of Deer Ridge Estates, recorded in Book 2589, Page 241, Real Property Records of Parker County, Texas; and

WHEREAS, pursuant to the provisions of paragraph 11.2 of the Declaration, Declarant or the owner of all of Phase IV, is filing this Amendment; and

WHEREAS, Phase IV of the Property is a part of Deer Ridge Estates and subject to the Declaration, as amended. Other land may be added thereto in the future pursuant to the terms and provisions of the Declaration;

NOW, THEREFORE, Declarant declares that the Property shall be held, sold and conveyed subject to the restrictions, covenants, and conditions set forth in the Declaration, as amended, and those set forth below, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned community of high standards. Such covenants shall be binding on all parties having any right, title or interest therein or any part

Resubmit Title Company
CR# 1304304013

thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The following paragraphs in the Declaration are hereby amended to apply only to Phase IV:

(a) Section 2.6 (b). Class B is hereby amended to read as follows:

(b) Class B. The Class B members shall be the Declarant who shall be entitled to control the Homeowners Association until all lots in Deer Ridge Estates have been sold. The Class B membership shall cease and be converted to Class "A" membership one hundred days after the conveyance of the last Lot in Deer Ridge Estates or any future development phase of Deer Ridge Estates, Phase IV is amended.

(b) Section 8.22. Limitation on Square Footage and Heights for Phase IV is amended as follows:

The minimum square footage of units, exclusive of open porches and/or garages erected on Lots in Phase IV shall be 2,250 square feet. If requested, the developer shall have the right to reduce the minimum by up to 10% in his sole discretion.

(c) Section 8.24 (c). Building Setbacks and Frontages, Phase IV is amended as follows:

Lots 1-20, Block 6, Lots 17-18, Block 7 and Lots 1-12, Block 8 - All residential buildings shall present a proper frontage to the street. No building or lot shall front or have access to Antler Ridge Drive, except Lots 17 and 18, Block 7 and Lots 9-12, Block 8, all of which front on Antler Ridge Drive.

Setbacks shall be:

Front Yard:	30 feet on all lots, except Lot 18, Block 7 and Lots 9 and 10, Block 8, which shall be 50 feet.
Side Yard:	25 feet except any side yard along Antler Ridge Drive which shall be 50 feet.
Rear Yard:	25 feet except any rear yard along Antler Ridge Drive which shall be 50 feet.

(d) No building of any kind shall be built on Lot 2, Block 4A.

(e) Section 8.39. Irrigation Systems.

For all residential lots in Phase IV, all automatic irrigation systems served by residential water wells shall be limited to 7,500 square feet of area watered for each 2 acre lot. If lots are greater than 2 acres, the allowed area of automatic

irrigation may be increased at 1/2 the pro rata lot area increase, i.e., 2 acre lots allow 7,500 square feet of auto irrigation while a 2.4 acre lot allows 7,500 square feet plus one-half of an additional 1,500 square foot area for a total allowed on a 2.4 acre lot of 8,250 square feet. This limitation shall only apply to automatic irrigation systems. There shall be no limits imposed on hand watering or garden hose watering. Any planned automatic irrigation system must be submitted to the Architectural Control Committee for review and approval prior to any construction, and submittal shall clearly indicate the area of lawn covered by the automatic irrigation system.

(f) Section 8.40. Lawn Care and Property Maintenance.

The lawns and grounds of each lot must be mowed, maintained and kept in a condition expected for a residential neighborhood. Vacant lots shall be mowed at least once a year. Any debris from construction, landscaping, or mowing must be removed from the lot in a timely manner, as solely determined by the Architectural Control Committee.

(g) All utility services to homes and outbuildings shall be underground, and no overhead or on the ground utilities shall be allowed at any time except for temporary services while buildings are under construction.

(h) Except as herein amended, Declarant adopts the covenants, restrictions and conditions set forth in the Declaration as to Phase IV.

EXECUTED this 23 day of January, 2014.

DECLARANT:

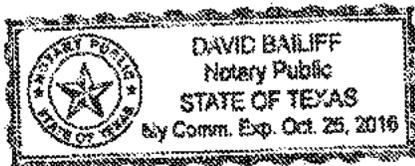
MILL STREAM COMPANY, a Texas Corporation

By: [Signature]
James R. Dunaway, Jr., Vice President

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James R. Dunaway, Jr., 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 considerations therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this 23 day of January, 2014.



[Signature]
Notary Public - State of Texas

STATE OF TEXAS }
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That MBI Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

197.823 acres situated in the T.&P. RR. CO. SURVEY, Abst. No. 1422; WILLIAM ELLIOTT SURVEY, Abst. No. 2383; H.R. & J.H. LOVELAKE SURVEY, Abst. No. 2134; and the J.P. HILL SURVEY, Abst. No. 2118, Parker County, Texas, being a portion of that certain tract of land conveyed to MBI Stream Company, by deed recorded in Volume 1881, Page 680 of the Real Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a old cedar post fence corner found in the north line of said MBI Stream Company tract of the south-west corner of that certain tract of land conveyed to Donald Lynn Coomer, by deed recorded in Volume 828, Page 88A, Deed Records, Parker County, Texas, said point being the corner of the G.W. DODSON SURVEY, Abst. No. 2443, Parker County, Texas, and the corner southeast corner of said T. & P. RR. CO. SURVEY;

THENCE N 61°28'00" E, along the common line of said MBI Stream Company tract and said Coomer tract, passing the southeast corner of said Coomer tract at the most westerly southwest corner of that certain tract of land conveyed to Edmund E. McClure and wife, Nancy Ann McClure, by deed recorded in Volume 846, Page 724, Deed Records, Parker County, Texas, and continuing, along the common line of said MBI Stream Company tract and said McClure tract, in all, 1965.04 feet to a 1/2" iron set;

THENCE S 60°37'08" E, along the common line of said MBI Stream Company tract and said McClure tract, passing the most southerly southeast corner of said McClure tract, passing the southwest and southeast corners of that certain tract of land conveyed to Debra Sue Corner Doyle, by deed recorded in Volume 828, Page 702, Deed Records, Parker County, Texas, and passing the southwest corner of that certain tract of land conveyed to Donald R. Propp, et al., by deed recorded in Volume 728, Page 353, Deed Records, Parker County, Texas, and continuing, along the common line of said MBI Stream Company tract and said Propp, et al. tract, in all, 2508.73 feet to a 1/2" iron set;

THENCE S 68°23'26" W, 784.98 feet to a 1/2" iron set;

THENCE S 68°40'10" W, 339.28 feet to a 1/2" iron set;

THENCE S 29°28'02" W, 325.87 feet to a 1/2" iron set;

THENCE S 12°45'37" W, 318.08 feet to a 1/2" iron set;

THENCE N 80°31'58" W, 448.85 feet to a 1/2" iron set;

THENCE N 57°42'48" W, 180.00 feet to a 1/2" iron set at the beginning of a curve to the left, whose radius is 1240.00 feet and whose long chord bears N 73°48'18" W, 570.81 feet;

THENCE along said curve, in a westerly direction, through a central angle of 36°34'32", a distance of 575.15 feet to a 1/2" iron set at the end of said curve;

THENCE S 02°53'28" W, 80.00 feet to a 1/2" iron set at the beginning of a non-tangent curve to the left, whose radius is 1180.00 feet and whose long chord bears N 88°42'58" W, 85.10 feet;

THENCE along said curve, in a westerly direction, through a central angle of 03°12'57", a distance of 85.11 feet to a 1/2" iron set at the end of said curve;

THENCE S 89°40'32" W, 1346.38 feet to a 1/2" iron set at the beginning of a curve to the right, whose radius is 880.00 feet and whose long chord bears N 52°14'58" W, 658.70 feet;

THENCE along said curve, in a northerly direction, through a central angle of 76°08'00", a distance of 803.77 feet to a 1/2" iron set at the end of said curve;

THENCE N 14°10'28" W, 961.83 feet to a 1/2" iron set at the beginning of a curve to the left, whose radius is 580.00 feet and whose long chord bears N 45°31'12" W, 608.18 feet;

THENCE along said curve, in a westerly direction, through a central angle of 03°21'28", a distance of 84.35 feet to a 1/2" iron set at the end of said curve;

THENCE N 77°31'58" W, 86.24 feet to a 1/2" iron set at the beginning of a curve to the left, whose radius is 1000.00 feet and whose long chord bears N 53°54'43" W, 222.24 feet;

THENCE along said curve, in a westerly direction, through a central angle of 12°45'38", a distance of 222.79 feet to a 1/2" iron set at the end of said curve;

THENCE S 88°42'29" W, 322.29 feet to a 1/2" iron set in the east line of Church Road (County Road No. 1070 ~ R.O.W. varies);

THENCE N 09°17'31" W, along the east line of said Church Road, 892.57 feet to a 1/2" iron set;

THENCE N 09°33'41" W, continuing along the east line of said Church Road, 783.88 feet to a 1/2" iron set;

THENCE S 85°24'31" E, 158.40 feet to a 1/2" iron set;

THENCE S 08°03'28" E, 142.80 feet to a 1/2" iron set;

THENCE N 81°44'01" E, 132.08 feet to a 1/2" iron set;

THENCE N 53°19'13" E, 103.83 feet to a 1/2" iron set;

THENCE S 64°27'31" E, 208.86 feet to a 1/2" iron set;

THENCE N 88°54'07" E, 182.42 feet to a 1/2" iron set;

THENCE N 40°05'07" E, 170.48 feet to a 1/2" iron set;

THENCE N 08°20'38" E, 204.18 feet to a 1/2" iron set;

THENCE S 77°43'28" E, 201.65 feet to a 1/2" iron set;

THENCE S 44°56'06" E, 219.38 feet to a 1/2" iron set;

THENCE S 81°50'41" E, 271.56 feet to a 1/2" iron set;

THENCE N 28°34'22" E, 217.81 feet to a 1/2" iron set;

THENCE S 67°23'18" E, 114.88 feet to a 1/2" iron set in the east line of said MBI Stream Company tract and the west line of said Coomer tract;

THENCE S 08°38'23" E, along the northern line of said MBI Stream Company tract and said Coomer tract, 2338.40 feet to the POINT OF BEGINNING and containing 197.823 acres of land.

EXHIBIT "A"
 REPLAT OF A PORTION OF PHASE I

STATE OF TEXAS }
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

10.532 acres situated in the T.&P. RR. CO. SURVEY, Abst. No. 1422, Parker County, Texas, being a portion of Block 1, Deer Ridge Estates an addition to Parker County, Texas according to the plat recorded in Cabinet B, Slide 727, Plat Records, Tarrant County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod found for the most southerly southeast corner of Lot 1 said Block 1, said 1/2" iron rod also being at the intersection of the north right-of-way line of Antler Ridge Drive (a variable width private street) and the westerly right-of-way line of Deer Stream Court (a 60' wide private street), said 1/2" iron rod also being at the beginning of a curve to the left, whose radius is 660.00 feet and whose long chord bears North 55°56'46" West, 464.13 feet;

THENCE along the north right-of-way line of said Antler Ridge Drive and said curve to the left, in a northwesterly direction, through a central angle of 41°10'20", a distance of 474.27 feet to a 1/2" iron rod found;

THENCE North 77°31'56" West, along the north right-of-way line of said Antler Ridge Drive, 219.95 feet to a 1/2" iron rod found at the beginning of a curve to the left, whose radius is 1325.00 feet and whose long chord bears North 82°12'04" West, 215.71 feet;

THENCE along the north right-of-way line of said Antler Ridge Drive and said curve to the left, in a northwesterly direction, through a central angle of 09°20'16", a distance of 215.94 feet to a 1/2" iron rod found for the southeast corner of Lot 5, said Block 1;

THENCE North 12°28'04" East, leaving the north right-of-way line of said Antler Ridge Drive, and along the east line of Lot 5, said Block 1, 462.56 feet to a 1/2" iron rod found for the northeast corner of Lot 5, said Block 1, said 1/2" iron rod also being the beginning of a non-tangent curve to the left, whose radius is 60.00 feet and whose long chord bears North 72°28'04" East, 60.00 feet, said 1/2" iron rod also being in the southerly right-of-way line of said Deer Stream Court;

THENCE along the south right-of-way line of said Deer Stream Court and said curve to the left, in a northeasterly direction, through a central angle of 60°00'00", a distance of 62.83 feet to a 1/2" iron rod found;

THENCE South 77°31'56" East, along the southerly right-of-way line of said Deer Stream Court, 655.37 feet to a 1/2" iron rod found at the beginning of a curve to the right, whose radius is 220.00 feet and whose long chord bears South 32°06'08" East, 313.46 feet;

THENCE along the south right-of-way line of said Deer Stream Court and said curve to the right, in a southeasterly direction, through a central angle of 90°51'40", a distance of 348.68 feet to a 1/2" iron rod found in the westerly right-of-way line of said Deer Stream Court;

THENCE South 13°19'44" West, along the westerly right-of-way line of said Deer Stream Court, 293.36 feet to a 1/2" iron rod found at the beginning of a curve to the right, whose radius is 170.00 feet and whose long chord bears South 34°47'13" West, 124.38 feet;

THENCE along the westerly right-of-way line of said Deer Stream Court and said curve to the right, in a southwesterly direction, through a central angle of 42°54'58", a distance of 127.34 feet to a 1/2" iron rod found;

THENCE South 56°14'43" West, along the westerly right-of-way line of said Deer Stream Court, 9.00 feet to the POINT OF BEGINNING and containing 10.532 acres of land.

DEDICATION OF PLAT
EXHIBIT "A"
PHASE II

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

66.292 acres situated in the T.&P. RR. CO. SURVEY, Abst. No. 1422 and the WILLIAM ELLIOTT SURVEY, Abst. No. 2383, Parker County, Texas, being a portion of that certain tract of land conveyed to Parker 1102 Holdings, Ltd., by deed recorded in Volume 1877, Page 942 and Volume 1877, Page 924 of the Real Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at the intersection of the existing east right-of-way line of Church Road (County Road 1070 - variable width public right-of-way) and the southerly right-of-way of Antler Ridge Drive (variable width private right-of-way) according to the plat recorded in Cabinet B, Slide 727, Plat Records, Parker County, Texas;

THENCE along the southerly right-of-way line of said Antler Ridge Drive the following courses and distances:

N 89°42'29" E, 322.29 feet to a ½" iron set at the beginning of a curve to the right, whose radius is 1000.00 feet and whose long chord bears S 83°54'43" E, 222.24 feet;

Along said curve, in a easterly direction, through a central angle of 12°45'35", a distance of 222.70 feet to a ½" iron set;

S 77°31'56" E, 66.24 feet to a ½" iron set at the beginning of a curve to the right, whose radius is 580.00 feet and whose long chord bears S 45°51'12" E, 609.18 feet;

Along said curve, in a southeasterly direction, through a central angle of 63°21'28", a distance of 641.37 feet to a ½" iron set;

S 14°10'28" E, 961.85 feet to a ½" iron set at the beginning of a curve to the left, whose radius is 680.00 feet and whose long chord bears S 19°56'28" E, 136.65 feet;

Along said curve, in a southeasterly direction, through a central angle of 11°32'00", a distance of 136.88 feet to a ½" iron set;

THENCE S 64°31'09" W, leaving the southerly right-of-way line of said Antler Ridge Drive, a distance of 400.00 feet to a ½" iron set;

THENCE S 17°42'26" W, 1478.37 feet to a ½" iron set;

THENCE N 86°47'57" W, 515.14 feet to a ½" iron set in the existing easterly right-of-way line of said Church Road;

THENCE along the easterly right-of-way line of said Church Road the following courses and distances:

N 01°57'24" W, 155.72 feet to a ½" iron set;

N 00°14'01" W, 558.14 feet to a ½" iron set;

N 00°17'31" W, 326.44 feet to the POINT OF BEGINNING and containing 66.292 acres of land.



DUNAWAY ASSOCIATES, Inc.
ENGINEERS - PLANNERS - SURVEYORS
1601 Harrison Circle, Suite 100
Fort Worth, TX, 76107-3812
Phone: (817) 350-1181
Fax: (817) 350-7437

DEDICATION OF PLAY
EXHIBIT "A"
REPLAT OF A PORTION OF PHASE II

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

Lots 7, 8 and 9, Block 3
DEER RIDGE ESTATES
An Addition to Parker County, Texas
According to Plat recorded in
Cabinet C, Slide 15
Plat Records, Parker County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mill Stream Company (Owner), acting by and through the undersigned, its duly authorized agent, does hereby adopt the Plat of the herein above described real property to be designated as...

Lots 8R and 9R, Block 3
DEER RIDGE ESTATES
Parker County, Texas

EXECUTED this the _____ day of _____, 2005.

Mill Stream Company, a Texas Corporation

James R. Dunaway, Principal

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James R. Dunaway, Principal of Mill Stream Company, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein expressed and as the act and deed of said Mill Stream Company.

Notary Public, Parker County, Texas

My Commission Expires _____



Dunaway
Associates, L.P.

Engineers
Planners
Surveyors
Landscape Architects

1801 Mainman Circle, Suite 100, Fort Worth, TX 76107
Tel: (817) 385-4121, Fax: (817) 385-7437

DEDICATION OF PLAT

EXHIBIT "A"
PHASE III

STATE OF TEXAS }

COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

57.331 acres situated in the William Elliot Survey, Abstract No. 2383, Parker County, Texas, being a portion of that certain tract of land conveyed to Parker 1102 Holdings, Ltd., by deed recorded in Volume 1877, Page 942 and Volume 1877, Page 924 of the Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southeast corner of Lot 1, Block 3, Deer Ridge Estates - Phase II, an addition in Parker County, Texas, according to the plats recorded in Cabinet C, Slide 15, and Cabinet C, Slide 263, Plat Records, Parker County, Texas, said point being in the southerly right-of-way line of Antler Ridge Drive (a variable width private street) according to the plat recorded in Cabinet B, Slide 727, said Plat Records, said point also being in a curve to the left having a radius of 680.00 feet and a chord bearing and distance of South 58°00'58" East, 726.89 feet;

THENCE with the southerly right-of-way line of said Antler Ridge Drive and with said curve to the left in a southeasterly direction, through a central angle of 64°37'00", an arc distance of 766.88 feet to a 1/2 inch iron rod set;

THENCE North 89°40'32" East, continuing with the southerly right-of-way of said Antler Ridge Drive, a distance of 809.10 feet to a 1/2 inch iron rod set;

THENCE South 11°13'17" West, departing the southerly right-of-way line of said Antler Ridge Drive, a distance of 643.51 feet to a 1/2 inch iron rod set;

THENCE South 30°17'29" West, a distance of 725.94 feet to a 1/2 inch iron rod set;

THENCE South 89°40'32" West, a distance of 641.80 feet to a 1/2 inch iron rod set;

THENCE North 86°47'57" West, a distance of 1,104.91 feet to a 1/2 inch iron rod set in the westerly line of Block 2, said Deer Ridge Estates - Phase II;

THENCE North 17°42'26" East, with the westerly line of said Deer Ridge Estates - Phase II, a distance of 1,478.37 feet to a 1/2 inch iron rod set;

THENCE North 64°31'09" East, continuing with the westerly line of said Deer Ridge Estates - Phase II, a distance of 400.00 feet to the **POINT OF BEGINNING** and containing 57.331 acres of land.



Dunaway
Associates, L.P.

Engineers
Planners
Surveyors
Landscape Architects

1501 Meador Circle, Suite 110, Fort Worth, TX 76107
Tel: (817) 885-1121, Fax: (817) 885-7487

Exhibit A**Phase 4**

BEING a 85.032 acre tract of land situated in the H.R. & J.H. Lovelace Survey, Abstract Number 2134, the J. P. Hill Survey, Abstract Number 2119 and the J. P. Hill Survey, Abstract Number 696, Parker County, Texas, being a portion of the tract of land described in the deed to Parker 1102 Holdings, Ltd., recorded in Volume 1877, Page 942 and Volume 1877, Page 924, Real Records, Parker County, Texas, said 85.032 acre tract of land being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way line of Antler Ridge Drive (80' right-of-way) and the easterly right-of-way line of Wapiti Drive (variable width right-of-way), both being Lot 1, Block 1A, Deer Ridge Estates, Phase 1 an Addition to Parker County, Texas, for the southwest corner of Lot 51, Block 1, Deer Ridge Estates, Phase 1 an Addition to Parker County, Texas according to the plat recorded in Cabinet B, Slide 727, Real Records, Parker County, Texas being on a curve to the right whose radius is 1,240.00 feet and whose chord bears South 88°17'51" East, 50.94 feet;

THENCE with the northerly right-of-way line of Antler Ridge Drive the following:

Southeasterly with said curve through a central angle of 02°21'14" an arc distance of 50.94 feet to a 1/2" iron found for the POINT OF BEGINNING;

Southeasterly continuing with said curve through a central angle of 26°34'31" an arc distance of 575.15 feet with a chord bearing of South 73°49'15" East and a chord distance of 570.01 feet to a 1/2" iron found;

South 67°42'49" East, a distance of 160.00 feet to a 1/2" iron found;

South 60°31'58" East, a distance of 440.95 feet to a 1/2" iron found on the most southerly southeast corner of Block 1, said Deer Ridge Estates;

THENCE with the easterly line of said Block 1, the following:

North 12°45'57" East, a distance of 318.06 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 29°28'02" East, a distance of 325.57 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 68°40'10" East, a distance of 335.26 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 58°23'26" East, a distance of 764.98 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set on a northerly line of said Parker 1102 Holdings, Ltd. tract;

THENCE with the northerly line of said Parker 1102 Holdings, Ltd. tract the following:

South 60°37'08" East, a distance of 831.20 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

South 59°32'19" East, a distance of 600.43 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set on the easterly line of said Parker 1102 Holdings, Ltd. tract;

THENCE with the easterly line of said Parker 1102 Holdings, Ltd. tract the following:

South 00°44'21" West, a distance of 439.72 feet to a 5/8" iron found;

South 00°18'50" West, at 697.68 feet passing a fence post for property corner, continuing in all a distance of 720.74 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE South 67°34'16" West, a distance of 844.21 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE South 00°27'30" East, a distance of 31.76 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE South 89°32'29" West, a distance of 577.83 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set on the westerly right-of-way line of said Antler Ridge Drive;

THENCE with the westerly right-of-way line of said Antler Ridge Drive, North 00°27'31" West, a distance of 70.50 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE departing the westerly right-of-way line of said Antler Ridge Drive, South 89°32'29" West, a distance of 396.00 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE North 00°27'31" West, a distance of 220.00 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE North 89°32'29" East, a distance of 113.21 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE North 00°08'41" East, a distance of 187.38 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

THENCE North 35°33'16" East, a distance of 291.13 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set in the southerly right-of-way line of said Antler Ridge Drive, in a non-tangent curve to the left, the radius point of said curve being situated South 53° 04' 31" East, a distance of 560.00 feet;

THENCE with the southerly right-of-way line of said Antler Ridge Drive the following:

Northwesterly with said curve through a central angle of 43°06'03", an arc distance of 421.26 feet with a chord bearing of North 58°28'30" West and a chord distance of 411.40 feet to a 1/2" iron rod with red cap stamped "Fulton Surveying" set;

North 80°01'32" West, a distance of 113.13 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

South 54°58'28" West, a distance of 14.14 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 80°01'32" West, a distance of 60.00 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 35°01'32" West, a distance of 14.14 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 80°01'32" West, a distance of 370.41 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set for the point of curvature of a curve to the right having a radius of 790.00 feet and whose chord bears North 70°16'45" West, 267.47 feet;

Northwesterly with said curve through a central angle of 19°29'33", an arc distance of 268.77 feet to a 1/2" iron rod with red cap stamped "Fulton Surveying" set;

North 60°31'58" West, a distance of 32.06 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

South 74°28'02" West, a distance of 14.14 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 60°31'58" West, a distance of 60.00 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 15°31'58" West, a distance of 14.14 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set;

North 60°31'58" West, a distance of 309.18 feet to a 1/2" iron rod with a red cap stamped "Fulton Surveying" set for the point of curvature of a curve to the left having a radius of 1,160.00 feet and whose chord bears North 73°50'44" West, 533.44 feet;

Northwesterly with said curve through a central angle of 26°35'09", an arc distance of 538.25 feet to a 1/2" iron rod with red cap stamped "Fulton Surveying" set;

THENCE departing the southerly right-of-way line of said Antler Ridge Drive, North 02°53'29" East, a distance of 80.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 85.032 acres (3,704,011 square feet) of land.

Exhibit A

Phase 4 Replat

BEING a 23.405 acre tract of land situated in the J.P. Hill Survey, Abstract Number 2119, Parker County, Texas, being a portion of the tract of land described in the deed to Parker 1102 Holdings, Ltd., recorded in Volume 1877, Page 942 and Volume 1877, Page 924, Real Records, Parker County, Texas, said 23.405 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron with a red cap stamped "Fulton Surveying" found on the northerly line of said Parker 1102 Holdings, Ltd. tract, said iron also being the northeast corner of Lot 37, Block 1, Deer Ridge Estates - Phase 1, an addition to Parker County, Texas according to the plat recorded in Cabinet B, Slide 727, Real Records, Parker County, Texas;

THENCE, with the northerly line of said Parker 1102 Holdings, Ltd. tract, South 60°37'08" East, a distance of 831.20 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE, continuing with the northerly line of said Parker 1102 Holdings, Ltd. tract, South 59°32'19" East, a distance of 408.02 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set on the westerly right-of-way line of Browline Way (60' right-of-way) being Lot 1, Block 4A, Deer Ridge Estates, an addition to Parker County, Texas, according to the plat recorded in Cabinet D, Slide 243, Document Number 201312978, Real Records, Parker County, Texas;

THENCE with the westerly right-of-way line of said Browline Way the following:

South 14°14'17" East, a distance of 14.07 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set;

South 31°03'46" West, a distance of 279.92 to a 1/2" iron with a red cap stamped "Fulton Surveying" set for the point of curvature of a curve to the right having a radius of 470.00 feet and whose chord bears South 46°19'07" West, 247.34 feet;

Southwesterly with said curve through a central angle of 30°30'42", an arc distance of 250.29 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set;

South 61°34'28" West, a distance of 646.87 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set, said iron being the northeast corner of Lot 10, Block 6, said Deer Ridge Estates;

THENCE, departing the westerly right-of-way line of said Browline Way, North 28°25'32" West, a distance of 420.20 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found for the northwest corner of Lot 7, Block 6, said Deer Ridge Estates;

THENCE North 61°01'47" East, a distance of 64.08 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found for the most northeasterly corner of Lot 6, Block 6, said Deer Ridge Estates;

THENCE North 31°36'34" West, a distance of 828.54 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found on the easterly line of said Block 1, Deer Ridge Estates - Phase 1;

THENCE, with the easterly line of said Block 1, North 58°23'26" East, a distance of 459.08 feet to the POINT OF BEGINNING; CONTAINING a computed area of 23.405 acres (1,019,522 square feet) of land.

Return to:

Rattikin Title Company
3707 Camp Bowie Blvd, #120
Fort Worth, Texas 76107

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OFFICIAL PUBLIC RECORDS



Jeane Brunson

201401255

01/24/2014 08:43:46 AM

Fee: \$74.00

Jeane Brunson, County Clerk

Parker County, Texas

AMENDMENT