



STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Livingston Clements Partnership and Opal Homes, Inc. are the owners of the following described real property, to wit:

2.001 acres situated in the MARY LEONARD SURVEY, Abst. No. 822, City of Springtown, Parker County, Texas, being a portion of the same property described in deeds recorded in Volume 1170, Page 611, and Volume 1458, Page 1337, Deed Records, Parker County, Texas, said 2.001 acres being more particularly described by metas and bounds, as follows:

Beginning at a 5/8" iron in concrete in the north line of Bonnie Belle Lane (a 50 foot R.O.W.) and the east line of Avenue "C" (a 50 foot R.O.W.), said point being N 00°31'57" W, 126.89 feet and S 77°44'59" E, 225.65 from the northwest corner of BONNIE BELLE PHASE II, an Addition to the City of Springtown, Parker County, Texas, according to the Plat recorded in Volume 362-A, Page 82, Plat Records, Parker County, Texas;

THENCE N 16°39'04" E, 336.52 feet to a 5/8" iron in concrete in the south line of that certain tract of land conveyed to Bruce's Auto Supply, by deed recorded in Volume 1368, Page 1869, Deed Records, Parker County, Texas;

THENCE S 74°05'06" E, along the south line of said Bruce's Auto Supply tract, 150.92 feet to a 5/8" iron in concrete at the southeast corner of said Bruce's Auto Supply tract and the southwest corner of that certain tract of land conveyed to D.G. Properties by deed recorded in Volume 1368, Page 77, Deed Records, Parker County, Texas;

THENCE S 76°01'43" E, along the south line of said D.G. Properties tract, 115.10 feet to a 5/8" iron in concrete at the northwest corner of that certain tract of land conveyed to Wayne Bryant by deed recorded in Volume 1399, Page 1429, Deed Records, Parker County, Texas;

THENCE S 16°38'57" W, along the west line of said Bryant tract, 323.43 feet to a 5/8" iron in concrete in the north line of said Bonnie Belle Lane;

THENCE N 77°44'59" W, along the north line of said Bonnie Belle Lane, 265.78 feet to the POINT OF BEGINNING and containing 2.001 acres (87,147 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Livingston Clements Partnership and Opal Homes, Inc. (owners) do hereby adopt this Plat of the hereinabove described real property to be known as...

Lot 2
M. LEONARD ADDITION NO. 822
City of Springtown
Parker County, Texas

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 4th day of March, 1992.

Livingston Clements Partnership
By: *Durant Clements*
Durant Clements

Opal Homes, Inc.
By: *Arvill Newby*
Arvill Newby

EXECUTED this the 4th day of March, 1992.

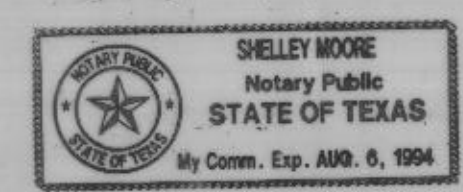
Livingston Clements Partnership
By: *Durant Clements*
Durant Clements

Opal Homes, Inc.
By: *Arvill Newby*
Arvill Newby

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Durant Clements of Livingston Clements Partnership, a Partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of March, 1992.

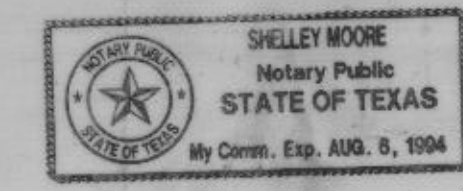


Shelley Moore
Notary Public, Parker County, Texas
My Commission Expires 8/6/94

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Arvill Newby of Opal Homes, Inc., a Corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said Corporation.

EXECUTED this the 4th day of March, 1992.



Shelley Moore
Notary Public, Parker County, Texas
My Commission Expires 8/6/94

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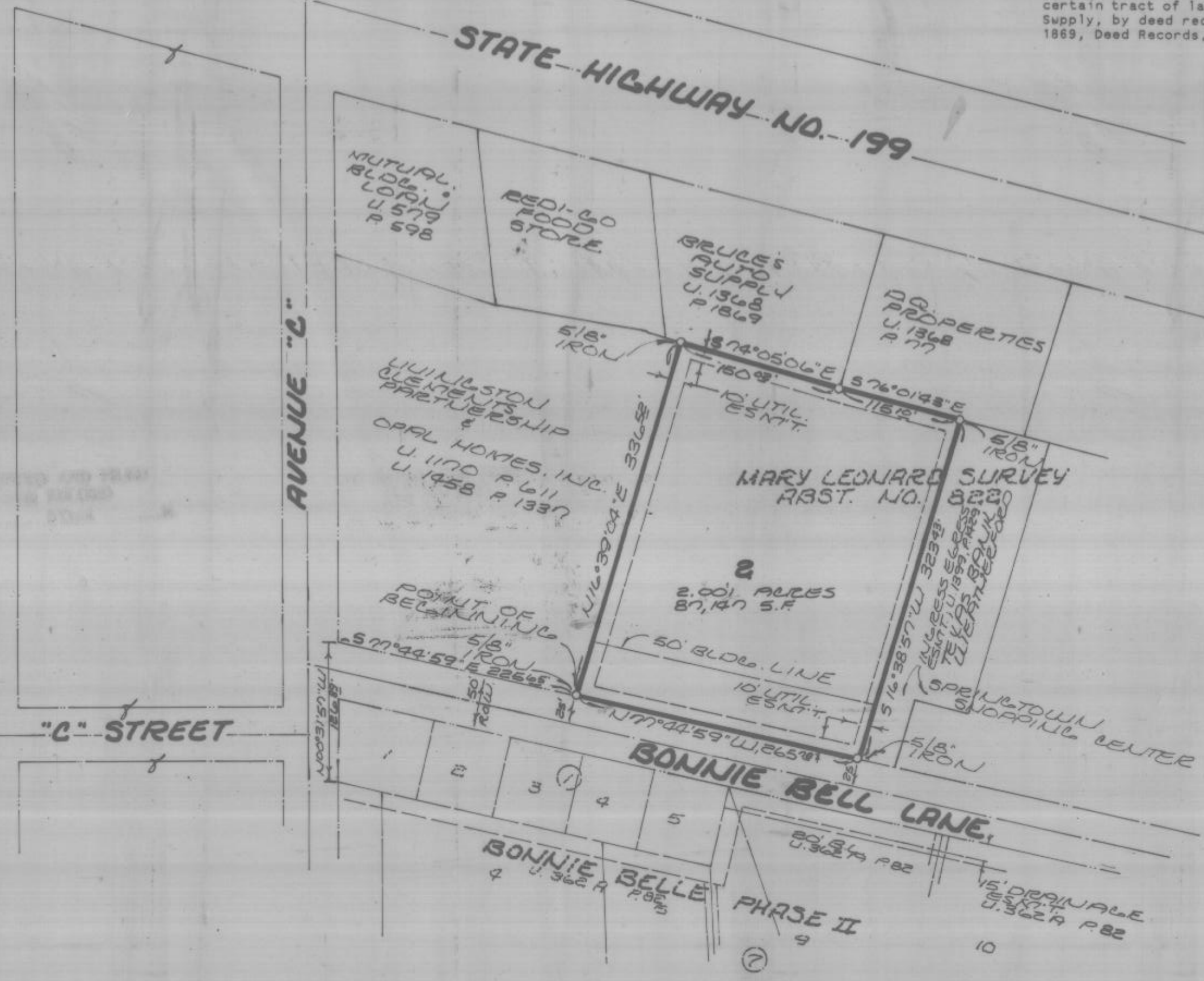
PCA 743

RECEIVED AND FILED FOR RECORD
12:15 O'Clock P. M.
APR 20 1992
CARBIE REED, 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 herein by me and was duly recorded in the volume and page of the official records of Parker County as stamped hereon by me.

RECORDED APR 20 1992
Carbie Reed
County Clerk, Parker County, Tex.

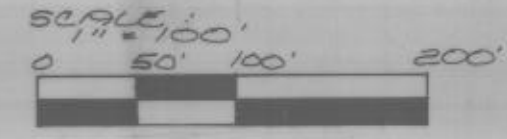
FARM TO MARKET HIGHWAY NO. 51



Owner Developer:
Livingston Clements Partnership
Opal Homes, Inc.
Post Office Box 32
Highway 199 East
Springtown, Texas 76082
817 523 6462

Approved by City Council
Duffen Hughes
Mayor
4-16-92
Date
Helen Harris
Attest: City Secretary
April 16, 1992
Date

Plat Showing
Lot 2
M. LEONARD ADDITION NO. 822
City of Springtown
Parker County, Texas
2.001 Acres Situated In The
M. LEONARD SURVEY
Abst. No. 822
City of Springtown
Parker County, Texas



Note: This property and all adjoining property is zoned commercial.

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

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