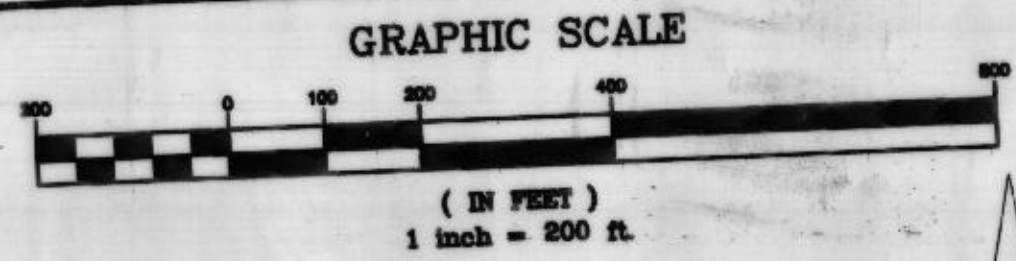


STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on this date and first recorded in the volume and page of the public records of Parker County as the named records of Parker County as stamped hereon by me.
APR 23 1996



DEDICATION
STATE OF TEXAS
COUNTY OF PARKER
WHEREAS, the undersigned owner of the following described property situated in the I & G.N. Railroad Company Survey Abstract No. 1998, Parker County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron pin found at the northwest corner of Lot 1, Block 2, McDavid Estates Phase I as recorded in Cabinet A, Slide 782, Plat Records, Parker County, Texas, said point also being in the east right-of-way line of Highway 5 (old F.M. 1545);
THENCE: Continuing along the east line of Highway 5, the following calls:
N 07 degrees 55 minutes 55 seconds W a distance of 360.55 feet to a 1/2" iron rod set which is the beginning of a curve to the left;
Along the curve to the left with a radius of 1312.86 feet and an arc length of 259.01 feet through a central angle of 11 degrees 18 minutes 13 seconds which chord bears N 13 degrees 35 minutes 02 seconds W a distance of 258.59 feet to a 1/2" iron rod set;
N 19 degrees 14 minutes 08 seconds W a distance of 17.70 feet to a 1/2" iron rod which is the beginning of a curve to the left;
Along the curve to the left with a radius of 2332.06 feet and an arc length of 447.32 feet through a central angle of 10 degrees 59 minutes 04 seconds which chord bears N 24 degrees 35 minutes 30 seconds W a distance of 446.63 feet to a 1/2" iron rod set;
N 30 degrees 14 minutes 08 seconds W a distance of 397.24 feet to a 1/2" iron rod set;
THENCE: departing the east right-of-way line of said Highway 5 in a northeasterly direction N 59 degrees 50 minutes 45 seconds E a distance of 225.00 feet to a 1/2" iron rod set;
THENCE: S 30 degrees 09 minutes 15 seconds E a distance of 50.98 feet to a 1/2" iron rod set;
THENCE: N 59 degrees 50 minutes 45 seconds E a distance of 225.00 feet to a 1/2" iron rod set;
THENCE: N 30 degrees 09 minutes 15 seconds W a distance of 56.40 feet to a 1/2" iron rod set;
THENCE: N 59 degrees 50 minutes 45 seconds E a distance of 200.00 feet to a 1/2" iron rod set;
THENCE: S 88 degrees 52 minutes 54 seconds E a distance of 802.60 feet to a 1/2" iron rod set;
THENCE: S 52 degrees 23 minutes 07 seconds E a distance of 122.93 feet to a 1/2" iron rod set;
THENCE: S 37 degrees 36 minutes 53 seconds W a distance of 336.53 feet to a 1/2" iron rod set;
THENCE: S 66 degrees 20 minutes 23 seconds W a distance of 35.75 feet to a 1/2" iron rod set;
THENCE: S 23 degrees 39 minutes 37 seconds E a distance of 313.77 feet to a 1/2" iron rod set, said point also being the beginning of a non tangent curve to the right;
THENCE: along said curve to the right whose radius is 530.00 with an arc length of 118.45 feet through a central angle of 12 degrees 48 minutes 19 seconds which chord bears S 62 degrees 23 minutes 32 seconds W a distance of 118.20 feet to a 1/2" iron rod set;
THENCE: S 30 degrees 50 minutes 49 seconds E a distance of 231.65 feet to a 1/2" iron rod set;
THENCE: S 71 degrees 14 minutes 14 seconds E a distance of 152.34 feet to a 1/2" iron rod set, said point also being the northwest corner of Lot 1, Block 3, Phase III McDavid Estates as recorded in Cab B-76, Slide 275219, P.C.P.R.;
THENCE: S 09 degrees 53 minutes 32 seconds W a distance of 317.73 feet along the west line of said lot 13 and a portion of lot 12 of said Phase III McDavid Estates to a 1/2" iron rod set;
THENCE: N 88 degrees 51 minutes 28 seconds W a distance of 456.69 feet along the north line of lots 10 and 9 of said Phase III McDavid Estates to a 1/2" iron rod set, said point also being the northwest corner of said lots 9 and 8 of McDavid Estates Phase III;
THENCE: S 01 degrees 08 minutes 32 seconds W a distance of 497.00 feet along the west line of lots 7 and 8 of said Phase III McDavid Estates to a 1/2" iron rod set, said point also being the southwest corner of said lot 7 and being in the north line of Phase I McDavid Estates as recorded in Cab. A Slide 782 P.R.P.C. and in the north line of Lot 1, Block 3 said Phase I McDavid Estates;
THENCE: N 77 degrees 03 minutes 11 seconds W a distance of 212.07 feet to a 1/2" iron rod found, along the said north line of Phase I McDavid Estates said point also being the northwest corner of said Lot 1, Block 3 also in the west line of Woodridge Dr.;
THENCE: S 86 degrees 05 minutes 14 seconds W a distance of 330.81 feet to the POINT OF BEGINNING and containing 39.38 acres of land.
Do, hereby, dedicate same to be known as: Lots 2-9, Block 2, Lots 1-9, and 30-33 Block 4, and Lots 1-9 Block 5 McDavid Estates Phase IV on Addition to the Parker County, Texas and dedicate to the public the easements and rights-of-way as shown on this plat.
EXECUTED this the 16 day of APRIL 1996
William R. McDavid
Bradford G. McDavid
Notary Public in and for the State of Texas



Δ = 11°18'13"
R = 1312.86'
T = 129.93'
L = 259.01'
LCB = N 13°35'02" W
L = 258.59'

N 19°14'08" W Δ = 10°59'04"
R = 2332.06'
T = 224.35'
L = 447.32'
LCB = N 24°35'30" W
L = 446.63'

WILLIAM R. McDAVID
BRADFORD G. McDAVID
VOL. 1623, PG. 868 PCDR

Lienholder does, hereby, dedicate same to be known as Lots 2-9, Block 2, Lots 2-9, & Lots 30-33, Block 4, and Lots 1-9, Block 5, McDavid Estates, on addition in Parker County, Texas and dedicate to the public the easements and rights-of-way as shown on this plat.

EXECUTED this the 16 day of April 1996
William R. McDavid
Lienholder

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, SANDRA EDDLEMAN, A Notary Public in and for the state of Texas, on this day personally appeared William R. McDavid known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he/she) executed the same in the capacity indicated as the act and deed of said corporation for the purposes and consideration therein expressed.

Given my hand and seal of office this the 16 day of APRIL, A.D. 1996

Notary Public in and for the state of Texas
Sandra Eddleman

THE STATE OF TEXAS
COUNTY OF PARKER
We, the undersigned being the dedicators and owner of the attached plat of said subdivision, do hereby certify that it is within the one half (1/2) mile Extra-Territorial Jurisdiction of the city of Willow Park, Parker County, Texas.

WILLIAM R. McDAVID
BRADFORD G. McDAVID

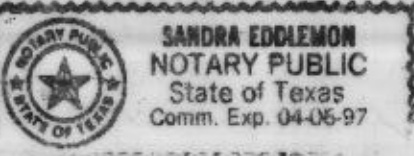


FINAL PLAT

LOTS 2 - 9, BLOCK 2
LOTS 1 - 9, & 30 - 33, BLOCK 5
LOTS 1 - 9, BLOCK 6

PHASE IV
A SUBDIVISION OF 39.38 ACRES OF LAND
IN THE I & G.N. RAILROAD COUNTY
ABSTRACT - 1993
PARKER COUNTY, TEXAS

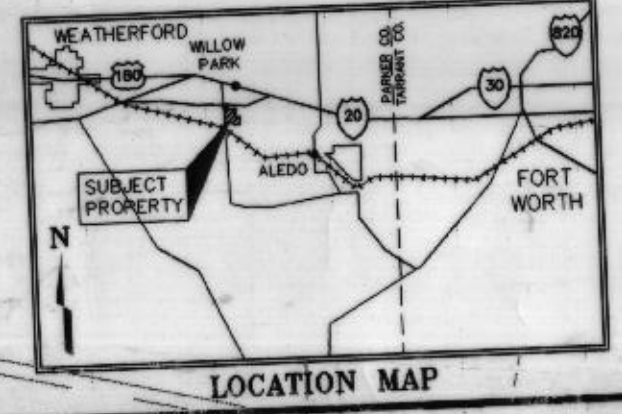
APRIL 5, 1996



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND
BY: Sandra Eddleman
DATE: 4-10-96

NOTE:
TYPICAL LOT 200' X 225'
AVERAGE LOT 1 ACRE +
SMALLEST LOT 1 ACRE
OWNER:
BRADFORD G. McDAVID
WILLIAM R. McDAVID
1713 McDAVID CT.
ALEDO, TEXAS 76008

- NOTE: 16
1. IRON PINS SET AT ALL PROPERTY CORNERS
 2. BUILDING LINES - SET AS SHOWN.
 3. NO BUILDING OR OBSTRUCTION SHALL BE BUILT OR ERRECTED IN ANY DRAINAGE OR UTILITY EASEMENT INCLUDING TREES AND SHRUBS ETC.
 4. BASE BEARING & CONTROL LINE PER DEED RECORDED IN VOL. 1623, PG. 868
 5. Δ = CONTROL MONUMENT



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners of Parker County, Texas
this the 16 day of April 1996
Ben Long
COUNTY JUDGE
Mark White
COMMISSIONER PRECINCT #2
Chris Carter
COMMISSIONER PRECINCT #1
Rena Eddleman
COMMISSIONER PRECINCT #4

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL
NOTE:
THIS PLAT IS VALID IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
PLAT APPROVED DATE: 4/16/96
BY: [Signature]
BY: [Signature]

E-10327/9304000/PWD/03-11-1996/PLAT-4