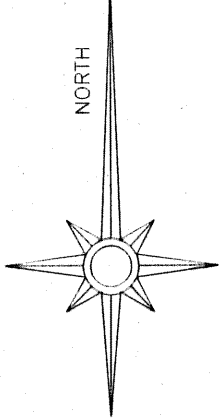
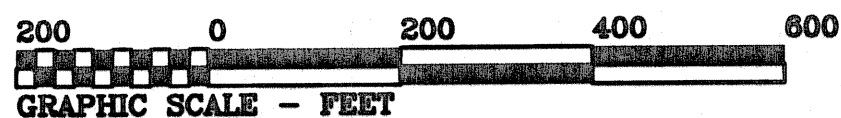


C-519



W. N. COZORT SURVEY
ABSTRACT NO. 245

| Curve | Radius | Tangent | Length | Delta | Degree | Chord | Chord Bear. |
|-------|--------|---------|---------|------------|-----------|---------|---------------|
| C1 | 60.00' | 109.60' | 128.39' | 122°36'13" | 95°29'25" | 105.26' | N 83°05'35" W |
| C2 | 60.00' | 77.25' | 109.25' | 104°19'32" | 95°29'35" | 94.77' | N 30°22'18" E |
| C3 | 60.00' | 21.76' | 41.76' | 39°52'59" | 95°29'35" | 40.92' | N 17°31'42" E |
| C4 | 60.00' | 45.05' | 77.25' | 73°48'19" | 95°29'35" | 72.05' | N 39°18'42" E |
| C5 | 60.00' | 44.94' | 77.15' | 73°40'06" | 95°29'35" | 71.94' | S 66°57'06" E |
| C6 | 60.00' | 79.27' | 110.75' | 108°43'24" | 95°29'35" | 95.68' | S 82°43'39" W |
| C7 | 60.00' | 77.83' | 109.69' | 104°44'51" | 95°29'35" | 95.04' | N 08°00'36" E |

NOTE: THE EXISTING OVERHEAD
ELECTRIC LINE IS TO BE RELOCATED
AS SHOWN PER THE ELECTRIC CO.

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS
UNLESS OTHERWISE NOTED.

NOTE: THE MINIMUM FINISHED FLOOR ELEVATION
FOR LOT 19, BLOCK 1 SHALL BE 905.75 FEET AS
CALCULATED BY GRANT ENGINEERING OF FORT
WORTH, TEXAS.

NOTE: ALL INTERIOR SIDE LOT LINES IN BLOCK 1
HAVE A 10 FOOT DRAINAGE EASEMENT AND THE
REAR LINES OF ALL LOTS IN BLOCK 1 HAVE A 20
FOOT DRAINAGE EASEMENT EXCEPT LOTS 11, 12, &
13 PER GRANT ENGINEERING, FORT WORTH, TX.

NOTE: DRAINAGE EASEMENT AREAS FOR LOTS 1 &
19, BLOCK 1, ARE AS SHOWN ON PLAT PER GRANT
ENGINEERING, FORT WORTH, TX.

NOTE: BENCHMARK ELEVATIONS PROVIDED BY
GRANT ENGINEERING, FORT WORTH, TX.
TRAIL #120 = ELEVATION 914.631
TRAIL #122 = ELEVATION 924.829

NOTE: A PORTION OF THIS PROPERTY IS IN A
FLOOD ZONE ACCORDING TO FIRM COMMUNITY
PANEL NO. 480520 0200 B, DATED 09-27-91.

NOTE: TRACTS 1 - 9 ADJOINING TRACTS ARE PART
OF AN UNRECORDED SUBDIVISION. RESTRICTIONS AND
TRACT DESCRIPTIONS ARE DESCRIBED IN VOL. 1026,
PG. 1074.

NOTE: A PART OF THIS PROPERTY APPEARS TO BE
INSIDE THE ANNETTA NORTH CITY LIMITS (SHOWN ON
PLAT) AND ALL OF THIS PROPERTY APPEARS TO BE
IN THE EXTRA-TERRITORIAL JURISDICTION (ETJ).
ACCORDING TO PLAT FILED IN PLAT CABINET "C",
SLIDE 282 OF THE PLAT RECORDS OF PARKER
COUNTY, TEXAS.

NOTE: A 10' UTILITY EASEMENT SHALL BE ALONG
ALL FRONT AND SIDE LOT LINES, AND A 15' UTILITY
EASEMENT ALONG THE REAR OF ALL LOTS.

NOTE: ALL FRONT LOT LINES SHALL HAVE A 50'
BUILDING LINE SETBACK.

NOTE: WATER WILL BE SUPPLIED BY THE CITY OF
WEATHERFORD.

NOTE: SEWER WILL BE ON SITE FACILITIES AS
APPROVED BY PARKER COUNTY AND LOCATED AT THE
REAR OF THE LOTS.

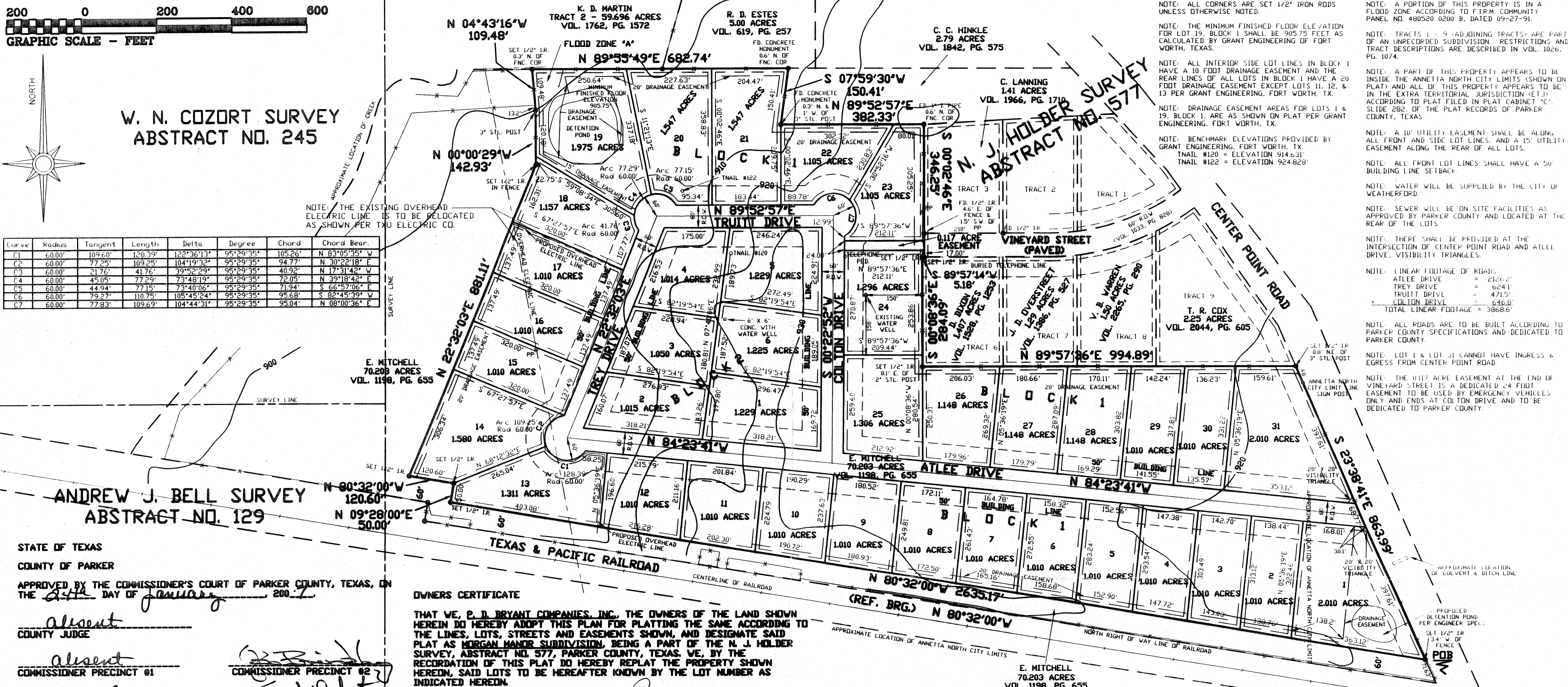
NOTE: THERE SHALL BE PROVIDED AT THE
INTERSECTION OF CENTER POINT ROAD AND ATLEE
DRIVE, VISIBILITY TRIANGLES.

NOTE: LINEAR FOOTAGE OF ROADS:
ATLEE DRIVE = 2166.2'
TREY DRIVE = 624.1'
TRUITT DRIVE = 471.5'
COLTON DRIVE = 546.8'
TOTAL LINEAR FOOTAGE = 3868.6'

NOTE: ALL ROADS ARE TO BE BUILT ACCORDING TO
PARKER COUNTY SPECIFICATIONS AND DEDICATED TO
PARKER COUNTY.

NOTE: LOT 1 & LOT 31 CANNOT HAVE INGRESS &
EGRESS FROM CENTER POINT ROAD.

NOTE: THE 0.117 ACRE EASEMENT AT THE END OF
VINEYARD STREET IS A DEDICATED 24 FOOT
EASEMENT TO BE USED BY EMERGENCY VEHICLES
ONLY AND ENDS AT COLTON DRIVE AND TO BE
DEDICATED TO PARKER COUNTY.



ANDREW J. BELL SURVEY
ABSTRACT NO. 129

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON
THE 24th DAY OF January, 2007.

absent
COUNTY JUDGE

absent
COMMISSIONER PRECINCT #1

Sim Webster
COMMISSIONER PRECINCT #2

absent
COMMISSIONER PRECINCT #3

Sim Webster
COMMISSIONER PRECINCT #4

OWNERS CERTIFICATE

THAT WE, P. D. BRYANT COMPANIES, INC., THE OWNERS OF THE LAND SHOWN
HEREIN DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO
THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID
PLAT AS MORGAN MANOR SUBDIVISION, BEING A PART OF THE N. J. HOLDER
SURVEY, ABSTRACT NO. 577, PARKER COUNTY, TEXAS, VE, BY THE
RECORDATION OF THIS PLAT DO HEREBY REPEAT THE PROPERTY SHOWN
HEREIN, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBER AS
INDICATED HEREIN.

EXECUTED THIS THE 24th DAY OF Jan, 2007.

BY: P. D. Bryant
(P. D. BRYANT COMPANIES, INC.)

STATE OF TEXAS
COUNTY OF PARKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th
January, 2007, BY P. D. BRYANT COMPANIES, INC.

Andie J. Hagman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF PARKER

THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING
TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE
DEDICATION OF THE STREETS AND EASEMENTS.

TITLE: First Nat'l Bank, Jackson
TX

Michael Price
REGISTERED PROFESSIONAL LAND SURVEYOR
5492
STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF PARKER

WE, P. D. Bryant
(P. D. BRYANT COMPANIES, INC.), DEDICATORS OF THIS PLAT, DO HEREBY
CERTIFY THAT IT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF
TOWN OF ANNETTA NORTH.

APPROVED THIS 9th DAY OF
January, 2007, BY THE COMMISSION
OF THE TOWN OF ANNETTA NORTH.

Barb Webster
MAYOR

Barb Webster
CITY SECRETARY

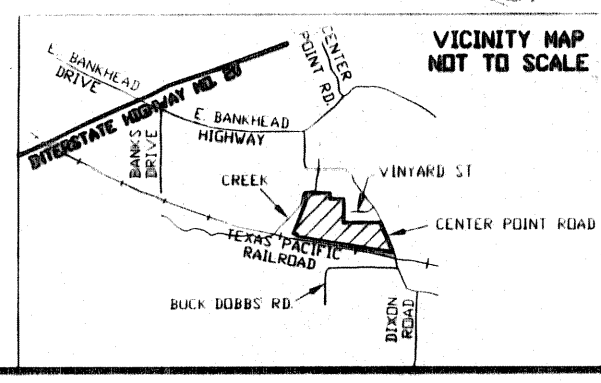
STATE OF TEXAS
COUNTY OF PARKER

I, Michael Price, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO
HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS
FILED FOR RECORD IN MY OFFICE THE 24th DAY OF January, 2006, AT 10:24 O'CLOCK A.M.,
AND DULY RECORDED THE 24th DAY OF January, 2006, AT 10:24 O'CLOCK A.M.,
IN BOOK 2505 RECORDS OF SAID COUNTY IN PLAT CABINET 1402 PAGES

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 24th DAY
OF January, 2006.

COUNTY CLERK
PARKER COUNTY, TEXAS

BY: Michael Price
DEPUTY



FIELD NOTES

Of a 50,000 acres tract of land out of the N. J. Holder Survey, Abstract No. 577, Parker County, Texas; being part of a certain 70,203 acres tract described in Volume 1198, Page 655, of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod in the east line of said 70,203 acres tract and in the west right of way line of Center Point Road for the southeast and beginning corner of this tract. Whence the southeast corner of said 70,203 acres tract bears S. 23 deg. 38 min. 41 sec. E. 71.63 feet and the southeast corner of the W. N. Cozort Survey, Abstract No. 245, is called to bear North 695.26 feet and West 2773.89 feet.

Thence N. 09 deg. 32 min. 00 sec. E. 2635.17 feet to a set 1/2" iron rod for a corner of this tract.

Thence N. 80 deg. 32 min. 00 sec. E. 50.00 feet to a set 1/2" iron rod for an ell corner of this tract.

Thence N. 80 deg. 32 min. 00 sec. W. 120.60 feet to a set 1/2" iron rod for the southwest corner of this tract.

Thence N. 22 deg. 32 min. 03 sec. E. 881.11 feet to a set 1/2" iron rod in a fence for a corner of this tract.

Thence N. 00 deg. 00 min. 29 sec. W. 142.93 feet along sold fence to a 3" steel post for a corner of this tract.

Thence N. 04 deg. 43 min. 16 sec. W. 109.48 feet along sold fence to a set 1/2" iron rod in the north line of said 70,203 acres tract and in the south line of a certain 59,696 acres tract described in Volume 1762, Page 1572, of the Real Records of Parker County, Texas, for the northwest corner of this tract.

Thence N. 89 deg. 55 min. 49 sec. E. at 347.05 feet pass a 2" steel post at the southeast corner of said 59,696 acres tract and the southwest corner of a certain 500 acres tract described in Volume 619, Page 257, of the Deed Records of Parker County, Texas, and in all 682.74 feet to a found concrete monument at the northwest corner of a certain 2.79 acres tract described in Volume 1842, Page 575, of the Real Records of Parker County, Texas, for the most northerly northeast corner of this and said 70,203 acres tract.

Thence S. 07 deg. 59 min. 30 sec. W. 150.41 feet to a found concrete monument at the southwest corner of said 2.79 acres tract for a corner of this and said 70,203 acres tract.

Thence N. 89 deg. 52 min. 57 sec. E. 382.33 feet along the south line of said 2.79 acres tract to a found 1" iron pipe at the northwest corner of a certain 1.41 acres tract described in Volume 1966, Page 1710, of the Real Records of Parker County, Texas, for a corner of this and said 70,203 acres tract.

Thence S. 00 deg. 02 min. 46 sec. E. at 286.25 feet pass a found 1/2" iron rod at the southwest corner of said 1.41 acres tract and in the north right of way line of Vineyard Street and in all 346.25 feet to a set 1/2" iron rod in the south right of way line of said Vineyard Street for a corner of this and said 70,203 acres tract.

Thence S. 89 deg. 57 min. 14 sec. W. 5.18 feet along the south right of way line of said Vineyard Street to a set 1/2" iron rod at the northwest corner of a certain 1.407 acres tract described in Volume 1528, Page 1253, of the Real Records of Parker County, Texas, for a corner of this and said 70,203 acres tract.

Thence S. 00 deg. 08 min. 36 sec. E. 284.09 feet to a set 1/2" iron rod at the southwest corner of said 1.407 acres tract for a corner of this and said 70,203 acres tract.

Thence N. 89 deg. 57 min. 36 sec. E. at 214.91 feet pass a found 1/2" iron pipe at the southeast corner of said 1.407 acres tract and at 622.53 feet pass a found 1/2" iron pipe at an ell corner of said 70,203 acres tract and at the southwest corner of a certain 2.25 acres tract described in Volume 2044, Page 605, of the Real Records of Parker County, Texas, and in all 994.89 feet to a set 1/2" iron rod in the east line of said 70,203 acres tract and in the west right of way line of said Center Point Road for the most easterly northeast corner of this tract.

Thence S. 23 deg. 38 min. 41 sec. E. 863.99 feet along the east line of said 70,203 acres tract and the west right of way line of said Center Point Road to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Michael Price, R.P.L.S. No. 5492
Price Surveying, 103 South Oak Avenue, Mineral Wells, TX 76067.
940-325-4841 JUNE 27, 2006.

DEVELOPER
P. D. BRYANT COMPANIES, INC.
DEAN BRYANT
ADDRESS: P. O. BOX 1117
MINERAL WELLS, TEXAS 76067
PHONE NO. - 940-745-1141

FINAL PLAT
MORGAN MANOR SUBDIVISION
PARKER COUNTY, TEXAS

OF A 50,000 ACRES TRACT OF LAND BEING DIVIDED
INTO 38 TRACTS) OUT OF THE N. J. HOLDER SURVEY,
ABSTRACT NO. 577, PARKER COUNTY, TEXAS.

PRICE SURVEYING 940-325-4841
103 S. OAK AVENUE JUNE 27, 2006
MINERAL WELLS, TX 76067 JN06287A FN060701

ACCT. NO.: 15286
SCH. DIST.: 10E
CITY: CO
MAP NO.: J-16