

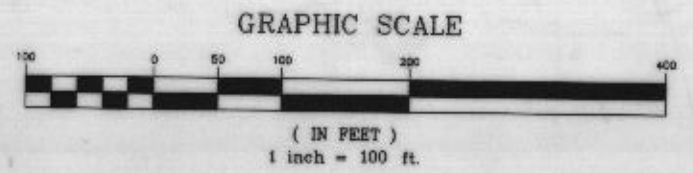
PARKER COUNTY, TEXAS
PARKER COUNTY COMMISSIONERS COURT
 Approved by the Commissioners Court on the 25th day of July, 2002.

BY: [Signature] COUNTY JUDGE
 BY: [Signature] COMMISSIONER Pet 1
 BY: [Signature] COMMISSIONER Pet 2
 BY: [Signature] COMMISSIONER Pet 3
 BY: [Signature] COMMISSIONER Pet 4

CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
 City Council and Planning & Zoning
 Approved by the City Council on the 25th day of July, 2002.

BY: [Signature] P & Z Chairman
 BY: [Signature] Mayor

NOTE: BEARINGS BASED PER DEED RECORDS IN V299, P552, D.R.P.C.T.
 NOTE: MONUMENTS HELD FOR CONTAINMENT AS SHOWN.
 NOTE: ALL LOT CORNERS ARE 1/2" IRON RODS EXCEPT AS SHOWN.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ▭ BUILDING
- ▨ ASPHALT
- ▩ CONCRETE
- X-X- FENCE LINE
- ⊗ POWER POLE
- E OVERHEAD POWER
- (CM) CONTROLLING MONUMENT

SIGHT VISIBILITY EASEMENT

TYPICAL
 25' X 25' X 25' EASEMENT

NO STRUCTURE, NO OBJECT, OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., MAY HEREINAFTER BE PLACED OR RECONSTRUCTED IN THE PUBLIC VISIBILITY EASEMENTS AS SHOWN ON THIS PLAT. THESE VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE PARKER COUNTY COMMISSIONERS AND THE PROPERTY REPLATTED.

Owners Certificate

Whereas Cayman Group, L.P. is the owners of a tract or parcel of land situated in the T. P. RR. Co. Survey, Abstract No.1386, Parker County, Texas, and the T. P. RR. Co. Survey, Abstract No.1433, Parker County, Texas being part of a tract conveyed to E. Morrow by deed recorded in Volume 522, Page 625, Deed Records, Parker County, Texas; Beginning at a 1/2" iron rod found for corner, being South 00°57'00" East, 757.80 feet, South 00°23'25" East, 586.84, feet, South 88°44'34" West, 339.60, South 00°41'03" East, 172.98 feet South 00°54'00" East, 336.96 feet, from the southwest corner of the Ebenezer Miller Survey, Abstract No.899; Thence South 00°54'00" East a distance of 1227.91 feet to a 1/2" iron rod found for corner; Thence North 89°52'53" West a distance of 1745.10 feet to a 30" oak tree found for corner; Thence North 75°20'47" West a distance of 208.76 feet to a 1/2" iron rod found for corner in Highland Road; Thence North 29°06'01" West with said Highland Road a distance of 86.64 feet to a 1/2" iron rod found for corner in the west line of said Highland Road; Thence North 00°44'59" East with the west line of said Highland Road a distance of 1099.78 feet to a 1/2" iron rod found for corner in said Highland Road; Thence South 89°52'53" East a distance of 1099.78 feet to the POINT OF BEGINNING and containing 55.40 acres of land, more or less as surveyed on the ground by others before November 8, 2001 and platted only by Texas Surveyors.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Cayman Group, L.P., Eddie Morrow and Hurene Morrow do hereby adopt this plat as a final plat of the Morrow Oaks Estates an addition to Parker County, Texas, and dedicate the use of all roads for county and public use.

WITNESS OUR HANDS AT PARKER COUNTY, TEXAS, this the 25 day of July, 2002.

[Signature] Darrell Odum - President
 [Signature] Howard F. Carter, Jr. - Vice President
 Hurene Morrow

Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No.480879-0125-1, effective date September 27, 1991, this property is located in Zone 'X', (Areas determined to be outside the 500 year flood plain).

Doc 00452692 Bk OR Vol 2028 Pg 867

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On: Jul 26, 2002 at 02:13P
 Document Number: 00452692
 Amount: .00
 By: Leann Franklin

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 named records of Parker County as stamped herein by me.

Jul 26, 2002

JERNE BRUNSON, COUNTY CLERK
 PARKER COUNTY

State of Texas
 County of Parker

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Darrell Odum and Howard F. Carter Jr., known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of July, 2002.

GARY L. WILKINSON
 Notary Public, State of Texas
 My Commission Expires 07-27-05

[Signature] Gary L. Wilkinson
 Notary Public

State of Texas
 County of Parker

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Hurene Morrow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___ 2002.

[Signature]
 Notary Public

State of Texas
 County of Johnson

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this replat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the Parker County, Texas.

[Signature] Donnie L. Tucker
 Donnie L. Tucker, RPLS 5144

State of Texas
 County of Johnson

GARY L. WILKINSON
 Notary Public, State of Texas
 My Commission Expires 07-27-05

[Signature] Gary L. Wilkinson
 Notary Public

State of Texas
 County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

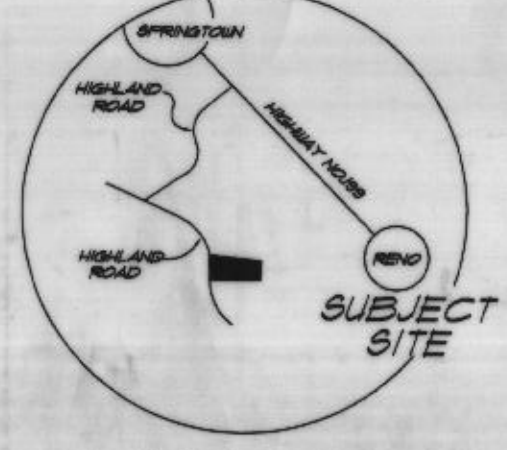
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of July, 2002.

[Signature] Gary L. Wilkinson
 Notary Public

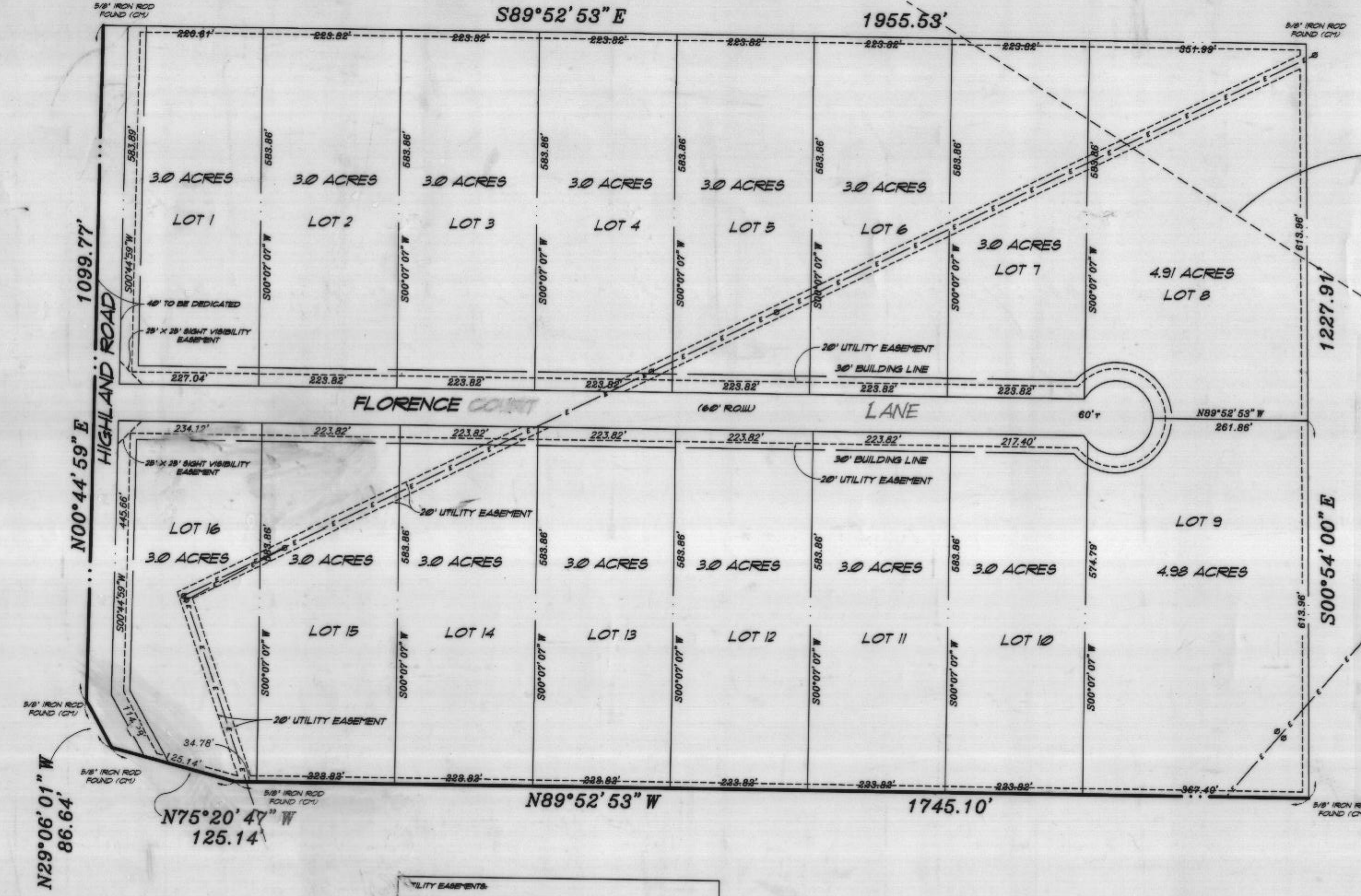
PROPOSED UTILITY SUPPLIERS
 1) Tri County Electric Cooperative
 2) Verizon Telephone

OWNER
 Eddie and Hurene Morrow
 Axtle, Texas 76020
 120 Hankins Drive
 Phone: 817-237-3967

DEVELOPER
 The Cayman Group, L.P.
 Springtown, Texas 76082
 Phone: 817-220-0505
 Phone: 817-220-5501



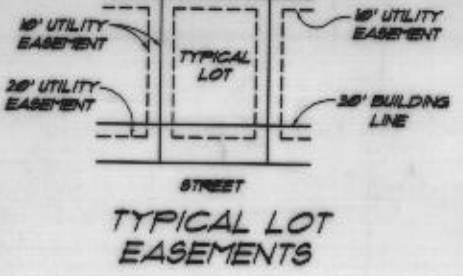
VICINITY MAP
 NOT TO SCALE



NOTE: PROPOSED USE RESIDENTIAL.
 NOTE: 1/2" IRON RODS WILL BE SET AT EACH LOT CORNER AND AT EACH POINT OF CURVATURE, AND POINT OF TANGENCY, UPON APPROVAL OF FINAL PLAT.
 NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 NOTE: THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
 NOTE: PROPERTY DOES NOT LIE WITHIN A PORTION OF SPRINGTOWN E.T.J.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY Wires, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS IN ANY WAY ENCUMBERING OR INTERFERING WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLATS AND ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF BUSINESS HOURS TO ENTER UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRS, OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS.



FINAL PLAT
 OF
Morrow Oaks Estates

IN THE
 T. & P. RR. CO. SURVEY, ABSTRACT NO.1386
 AN ADDITION TO PARKER COUNTY, TEXAS

DATE: FEBRUARY 28, 2002
 DEVELOPERS:
 The Cayman Group, L.P.
 Springtown, Texas 76082
 Phone: 817-220-0505
 Phone: 817-220-5501

SCALE: 1" = 100'

SURVEYOR:
 DONNIE L. TUCKER
 P.O. BOX 1855
 BURLESON, TEXAS 76097
 PHONE: (817) 293-9206

November 6, 2001
 PREPARED BY:
TEXAS SURVEYORS
 "LAND SURVEYING"
 (ANY WHERE IN TEXAS)

P.O. Box 1855
 Burleson, Texas 76097
 Office: 817-293-9206
 Fax: 817-293-9207

