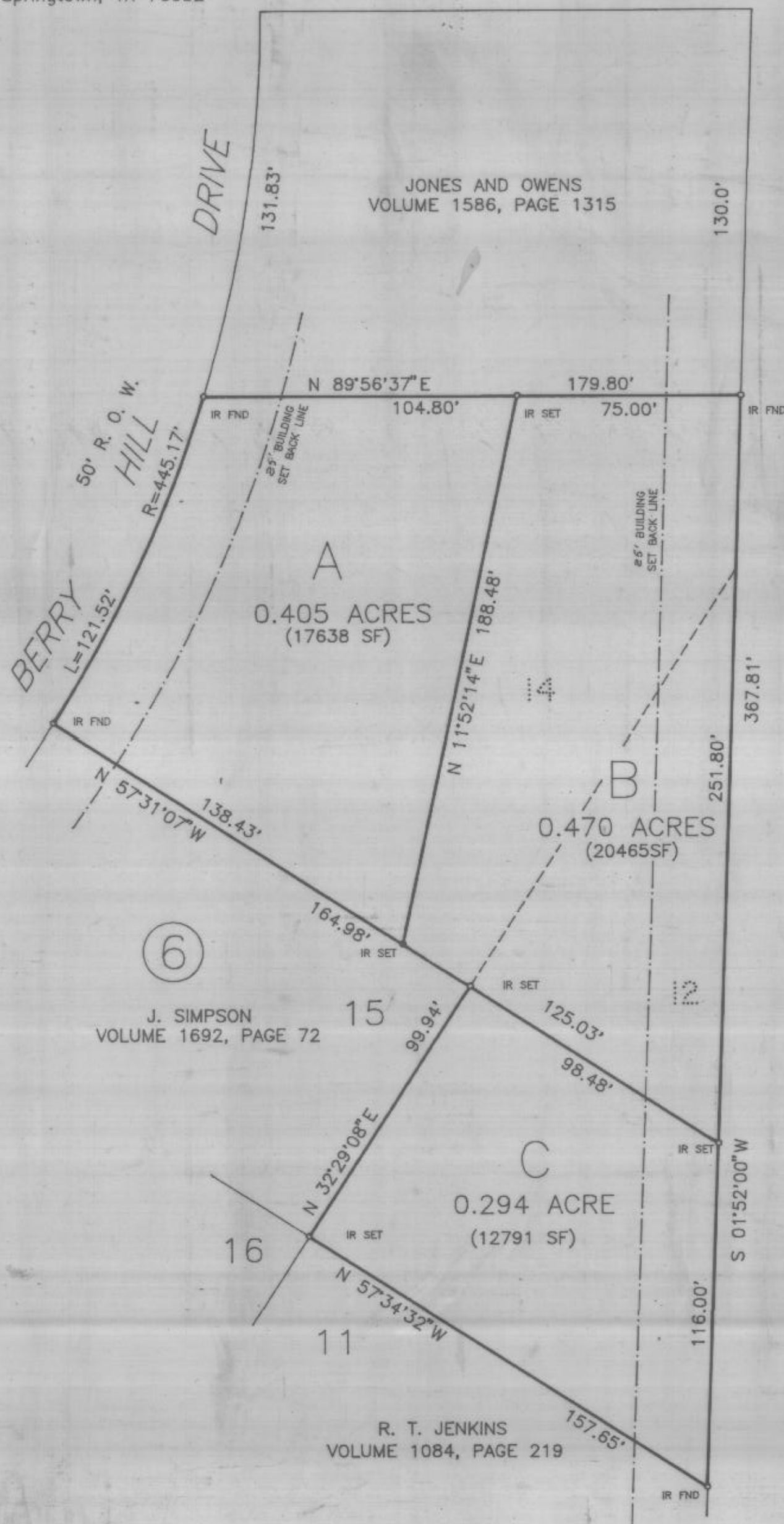


REVISED PLAT
 LOTS A, B AND C, BLOCK 6, SPRING BRANCH ACRES,
 AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER
 COUNTY, TEXAS

DEVELOPER:
 Sammie Thomas Bilbrey
 Michelle Renee Bilbrey
 220 Berryhill
 Springtown, TX 76082

WESTOVER LANE



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

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 1998.

Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared Sammie Thomas Bilbrey, known to me by 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of February, 1998.

Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, SAMMIE THOMAS BILBREY AND WIFE, MICHELLE RENEE BILBREY are the sole owners of a 1.169 Acres situated in and being all of Lot 12 and Lot 14, Block 6, SPRING BRANCH ACRES, A REVISION OF BROWN ESTATES, an subdivision in the City of Springtown, Parker County, Texas, as recorded in Volume 358, Page 761, Deed Records, Parker County, Texas and conveyed to same by deed dated 12/18/91 and recorded in Volume 1516, Page 1583, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Sage Trail, said iron being the common corner of Lot 11 and said Lot 12, Block 6;
 THENCE N 57°34'32" W, with said common line, 157.65 feet to an iron rod set at the most southerly corner of Lot 15, said Block 6;
 THENCE N 32°29'08" E, with the common line of said Lot 15 and said Lot 12, 99.94 feet to an iron rod set at the common corner of Lot 14 and said Lot 15;
 THENCE N 57°31'07" W, with said common line, 164.98 feet to an iron rod found in the east right of way line of Berry Hill Drive at the beginning of a non-tangent curve to the left with a radius of 445.17 feet and whose chord bears N 24°45'52" E, 121.15 feet;
 THENCE with the east right of way line of said Berry Hill Drive and said curve to the left through a central angle of 15°38'26" and a distance of 121.52 feet to an iron rod found at the common corner of said Lot 14 and Lot 13;
 THENCE N 89°56'37" E, with said common line, 179.80 feet to an iron rod found at the most northerly corner of said Lot 12 in the west right of way line of said Sage Trail;
 THENCE S 01°52' W, with the west right of way line of said Sage Trail, 367.81 feet to the POINT OF BEGINNING and containing 1.169 acres (50913 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SAMMIE THOMAS BILBREY AND WIFE, MICHELLE RENEE BILBREY, does hereby adopt this plat designating the hereinabove described real property as LOTS A, B AND C, BLOCK 6, SPRING BRANCH ACRES, an addition to the City of Springtown, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Springtown, Overton, Texas this 3rd day of Feb, 1998, Parker County,

Sammie Thomas Bilbrey
 Sammie Thomas Bilbrey
Michelle Renee Bilbrey
 Michelle Renee Bilbrey

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared Michelle Renee Bilbrey, known to me by 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of February, 1998.

Notary Public in and for the State of Texas

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 9.02 of the Subdivision Ordinance of the City."

"The owners of all corner lots shall maintain sight triangles in accordance with the City Subdivision Ordinance."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS PLANNING & ZONING COMMISSION:

DATE APPROVED: May 19, 1997
 CHAIRMAN: Allen Stevens
 SECRETARY: Cindy Hall
 SPRINGTOWN CITY COUNCIL:
 DATE APPROVED: June 19, 1997
 MAYOR: Thomas Sutz
 CITY SECRETARY: Cindy Hall

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074 1-26-98

329596

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 record records of Parker County as stated herein by me.

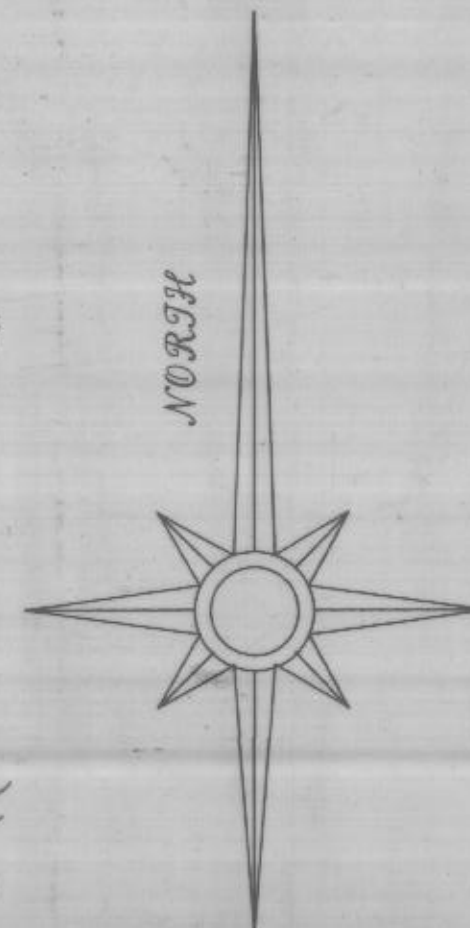
RECORDED FEB 18 1998

Jane Brunson
 County Clerk, Springtown, Texas

RECEIVED AND FILED
 IN RECORD A M
 FEB 18 1998
 Jeane Brunson, Co. Clerk
 PARKER COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

40 0 40 80 120
 GRAPHIC SCALE - FEET



SCALE: 1" = 40'

HARLAN LAND SURVEYING
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880