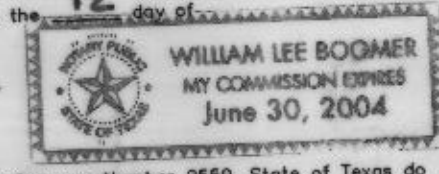
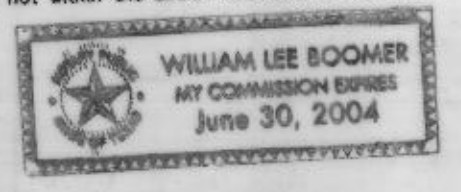


L. LEE SURVEY,
ABSTRACT NUMBER 825

Description of Property
 23.073 acres situated in the LLEE SURVEY, ABSTRACT NO. 825, Parker County, Texas, being a portion of that certain tract of land conveyed to W.C.W., L.P., by deed recorded in Volume 1800, Page 1801, Deed Records, Parker County, Texas, a portion of said 23.073 acres also being all of Lots 15-22, Block 1, Old Bankhead Acres according to the plat recorded in Cabinet B, Slide 385, Plat Records of Parker County, Texas and being more particularly described, as follows:
 BEGINNING at a 1/2" iron rod found being the southwest corner of Lot 22, Block 1, Spring Garden Commons according to the plat recorded in Cabinet B, Slide 505, Plat Records of Parker County, Texas, said iron rod also being in the existing north right-of-way line of Old Mineral Wells Highway;
 THENCE, North 75 degrees 15 minutes 00 seconds West, along the existing northerly right-of-way line of said Old Mineral Wells Highway, 851.05 feet to a 3/8" iron rod found for corner;
 THENCE, North 79 degrees 13 minutes 39 seconds West, continuing along the existing northerly right-of-way line of said Old Mineral Wells Highway, 200.76 feet to a 3/8" iron rod found for corner;
 THENCE, North 82 degrees 04 minutes 46 seconds West, continuing along the existing northerly right-of-way line of said Old Mineral Wells Highway, 433.49 feet to a 3/8" iron rod found for corner;
 THENCE, North 04 degrees 59 minutes 20 seconds West, 98.73 feet to a 3/8" iron rod found for corner;
 THENCE, North 00 degrees 35 minutes 45 seconds West, 566.73 feet to a 3/8" iron rod found for corner, being in the existing south right-of-way line of the T & P.R.R. right-of-way;
 THENCE, South 81 degrees 33 minutes 32 seconds East, along the existing south right-of-way line of the T & P.R.R. right-of-way, 1458.63 feet to a 1/2" iron rod found for corner, being the northwest corner of Lot 18, Block 1, of said Spring Garden Commons;
 THENCE, South 00 degrees 42 minutes 27 seconds East, along the west line of Lots 15-22, Block 1, of said Spring Garden Commons, 764.93 feet to the POINT OF BEGINNING.
 The tract of land herein described contains 23.073 acres of land.
 STATE OF TEXAS
 COUNTY OF PARKER
 DOES HEREBY DEDICATE the same to be known as LOTS 23-41, BLOCK 1, SPRING GARDEN COMMONS ? PHASE THREE, an addition to Parker County, Texas and dedicate to the public the right-of-ways and easements as shown on this plat.
 STATE OF TEXAS
 COUNTY OF PARKER
 The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all right-of-ways, easements, and public places thereon shown for the purpose and consideration therein.

STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned authority, on this day personally appeared K. Wayne Lee of W.C.W., L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of June 2002
 Notary Public in and for the State of Texas
 STATE OF TEXAS
 COUNTY OF PARKER
 I, K. Wayne Lee of W.C.W., L.P., being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.
 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 K. Wayne Lee of W.C.W., L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of June 2002
 Notary Public in and for the State of Texas
 I, William L. Boomer, Registered Professional Land Surveyor Number 2559, State of Texas do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N31°07'06"W	28.71'
L2	S58°41'19"W	27.76'
L3	N34°45'01"W	28.54'
L4	S55°08'01"W	27.97'
L5	N25°28'52"W	225.72'
L6	N02°08'17"W	184.97'
L7	N44°35'25"W	83.94'
L8	N27°47'25"W	60.02'
L9	N55°34'53"W	212.83'
L10	N48°05'40"W	122.29'
L11	N41°07'04"W	57.91'
L12	N32°16'03"W	95.54'
L13	N06°25'02"W	66.70'
L14	N40°30'44"E	120.70'
L15	N49°10'53"E	200.48'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	80.94'	40.71'	80.69'	N07°01'16"E	15°27'27"
C2	330.00'	69.03'	34.64'	68.90'	N05°17'05"E	11°59'04"
C3	270.00'	52.84'	26.50'	52.75'	N04°53'55"E	11°42'45"
C4	300.00'	64.09'	32.17'	63.97'	N05°24'45"E	12°14'25"
C5	330.00'	50.10'	25.10'	50.05'	N03°38'30"E	08°41'53"
C6	270.00'	38.07'	19.07'	38.04'	N03°19'56"E	08°04'47"
C7	200.00'	28.22'	17.037'	25.938'	N41°08'00"W	80°51'05"



LAND USE DATA:
 TOTAL LAND AREA --- 23.073 ACRES
 R-O-W DEDICATION --- 1,065.62 L.F.
 TOTAL LOTS --- 19
 EST. POPULATION --- 66
 MIN. LOT SIZE --- 1,000 ACRES
 PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:
 1. UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 4. ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE:
 SIDE YARDS - 15.0'
 FRONT YARDS - 40.0'

MIN. F.F. DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED by the Commissioners Court of Parker County, Texas, this the 24 day of June 2002.

Al Smith
 County Judge

Shoaf
 Commissioner Precinct #1

Clude F. Shaw
 Commissioner Precinct #3

Mark Dobb
 Commissioner Precinct #2

Sherry Blaylock
 Commissioner Precinct #4

Judge Pro Tem

NOTE:
 ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

Doc 00449615 Bk OR 2020 Vol 363 Pg
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Jun 24, 2002 at 09:27A
 Document Number: 00449615
 Amount: .00
 By: Faye Woody
 STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
 Jun 24, 2002
 JENNE BRUNSON, COUNTY CLERK
 PARKER COUNTY

FINAL PLAT
 LOTS 23-41, BLOCK 1
**SPRING GARDEN COMMONS
 PHASE THREE**

BEING 23.073 ACRES OF LAND IN THE L. LEE SURVEY, ABSTRACT NUMBER 825 BEING ALL OF LOTS 15-29, BLOCK 1, OLD BANKHEAD ACRES - PHASE ONE ACCORDING TO THE PLAT RECORDED IN CAB. B, SLIDE 385, P.R.P.C.T. PARKER COUNTY, TEXAS

PREPARED FEBRUARY 16, 2002

OWNER:
 W.C.W., L.P.
 3220 SOUTHLAKE BLVD. SUITE C
 SOUTHLAKE, TEXAS 76092
 (817) 379-6565

LandCon
 Engineers • Planners • Surveyors
 2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
 P.O. Box 100247, Fort Worth, Texas, 76185-0247
 (817) 335-5065 FAX (817) 335-5067