

OWNER/DEVELOPER
Kenneth Christie
 4086 I-20 Service Rd. South
 Willow Park, Texas 76087
 817-341-4242

TANGENT TABLE		
COURSE	BEARING	DISTANCE
T1	N 45°48'48"E	195.66'
T2	N 42°19'48"E	152.04'
T3	S 48°19'43"E	172.41'
T4	N 45°56'35"E	76.92'

CURVE TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C1	70.00'	69.26'	109.21'	89°23'29"	81°51'04"	98.47'	N 87°01'33"E
C2	100.00'	98.84'	158.02'	89°23'29"	57°17'46"	140.67'	N 87°01'33"E
C3	130.00'	128.63'	202.82'	89°23'29"	44°04'26"	182.87'	N 87°01'33"E
C4	254.00'	235.94'	380.27'	85°46'42"	22°33'27"	345.74'	N 88°48'56"E
C5	194.00'	171.63'	272.54'	40°31'55"	29°32'02"	134.40'	S 68°32'41"E
C6	194.00'	171.63'	272.54'	45°14'47"	29°32'02"	149.25'	N 68°33'58"E
C7	530.00'	443.32'	729.94'	30°15'48"	10°48'38"	276.70'	N 61°04'29"E
C8	470.00'	428.95'	671.71'	30°41'04"	12°11'26"	248.71'	N 61°17'07"E
C9	530.00'	443.32'	729.94'	24°08'12"	10°48'38"	221.68'	N 68°16'29"E
C10	470.00'	428.95'	671.71'	23°42'57"	12°11'26"	193.16'	N 68°26'07"E
C11	60.00'	223.91'	157.05'	149°59'56"	95°29'35"	115.91'	N 14°44'27"E
C12	60.00'	34.56'	62.71'	59°52'51"	95°29'35"	59.89'	S 60°19'10"E
C13	60.00'	60.12'	94.37'	90°07'09"	95°29'35"	84.94'	S 14°40'51"W
C14	60.00'	246.44'	159.84'	152°37'59"	95°29'35"	116.59'	N 76°18'59"W
C15	60.00'	34.82'	63.10'	60°15'08"	95°29'35"	60.23'	N 30°07'34"E
C16	60.00'	56.99'	91.17'	87°03'24"	95°29'35"	82.65'	N 76°13'10"E

THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED by the Commissioners Court of
 Parker County, Texas
 this 27th day of November 2002.

ABSENT
 County Judge

[Signature] Commissioner # 1
[Signature] Commissioner # 2
[Signature] Commissioner # 3
[Signature] Commissioner # 4

STATE OF TEXAS
 COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Jim & Pat Martin are the owners of the following described real property, to wit:

155.667 acres situated in the T. & P. RR. CO. SURVEY, Abst. No. 1401, Parker County, Texas, and being that certain tract of land conveyed to Inner Finance, Inc. by deed recorded in Volume 1953, Page 286, Real Records, Parker County, Texas, said 155.667 acres being more particularly described, as follows:

Beginning at a 1/2" iron found, said point being the southeast corner of Sweetwater Springs, Phase I, as recorded in Plat Cabinet B, Slide 623, Plat Records, Parker County, Texas;

THENCE North 1707.61 feet to a 1/2" iron found;
 THENCE South 65 degrees 04 minutes 16 seconds West 256.61 feet to a 1/2" iron found;

THENCE North 1268.60 feet to a 1/2" iron found in the south line of that certain tract of land conveyed to Robert P. Carr et al by deed recorded in Volume 1849, Page 1880, Real Records, Parker County, Texas, said point being the northeast corner of above mentioned Sweetwater Springs, Phase I;

THENCE South 89 degrees 39 minutes 28 seconds East 131.41 feet to a 6" cedar fence post found, said point being the southeast corner of said Carr tract, and the southwest corner of that certain tract of land conveyed to Alvin H. Bernhardt, and wife, Esmarie Bernhardt, (second tract) by deed recorded in Volume 279, Page 128, Deed Records, Parker County, Texas;

THENCE North 89 degrees 59 minutes 42 seconds East 2365.39 feet to a 8" wood fence post found in the west line of that certain tract of land conveyed to Lynwood W. Lesikar, by deed recorded in Volume 335, Page 238, Deed Records, Parker County, Texas, said point also being the southeast corner of that certain tract of land conveyed to said Bernhardt, (third tract) by deed recorded in Volume 279, Page 128, Deed Records, Parker County, Texas;

THENCE South 00 degrees 07 minutes 24 seconds East 1486.91 feet to a 8" steel fence post found, in the west line of that certain tract of land conveyed to Lynwood W. Lesikar, by deed recorded in Volume 475, Page 327, Deed Records, Parker County, Texas;

THENCE South 00 degrees 15 minutes 35 seconds East distance of 1378.63 feet to a 4" steel fence post found, said post being the northwest corner of that certain tract of land conveyed to W.A. Woody, Jr. and wife Dolores J. Woody, recorded in Volume 1329, Page 915, Real Records, Parker County, Texas;

THENCE West along the north line of that certain tract of land conveyed to Sweetwater Land and Cattle Company, by deed recorded in Volume 1692, Page 1374, Real Records, Parker County, Texas 2273.63 feet to the Point of Beginning, and containing 155.667 acres of land;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That Jim & Pat Martin do hereby adopt this Plat of the hereinabove described real property to be known as...

Lots 1 - 20
 SWEETWATER SPRINGS
 PHASE II
 Parker County, Texas

and does hereby dedicate to the public's use forever, the streets and easements shown hereon.

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.
 Nov 27, 2002
 JEANE DUNN, COUNTY CLERK
 PARKER COUNTY

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On: Nov 27, 2002 at 09:44A
 Document Number: 00463756
 Amount: \$5.00
 By: Faye Woody
 Doc 00463756 Bk Vol Pg
 00463756 OR 2059 1401
 PCB-757

**G. DULONG DE ROSNAY SURVEY
 ABST. NO. 2617**

ALVIN H. BERNHARDT AND WIFE
 ESMARIE BERNHARDT
 V. 279, P. 128
 SECOND TRACT

ALVIN H. BERNHARDT AND WIFE
 ESMARIE BERNHARDT
 V. 279, P. 128
 THIRD TRACT

LYNWOOD W. LESIKAR
 V. 335, P. 238
 FIRST TRACT

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27th day of November 2002.



Executed this the 27th day of Nov 2002

[Signature]
 Kenneth Christie
 President

STATE OF TEXAS
 COUNTY OF PARKER

I, Kenneth Christie being the dedicator and owner of the attached Plat of said subdivision, do hereby certify that it is not within a five (5) mile extra territorial jurisdiction of any incorporated city or town.

[Signature]

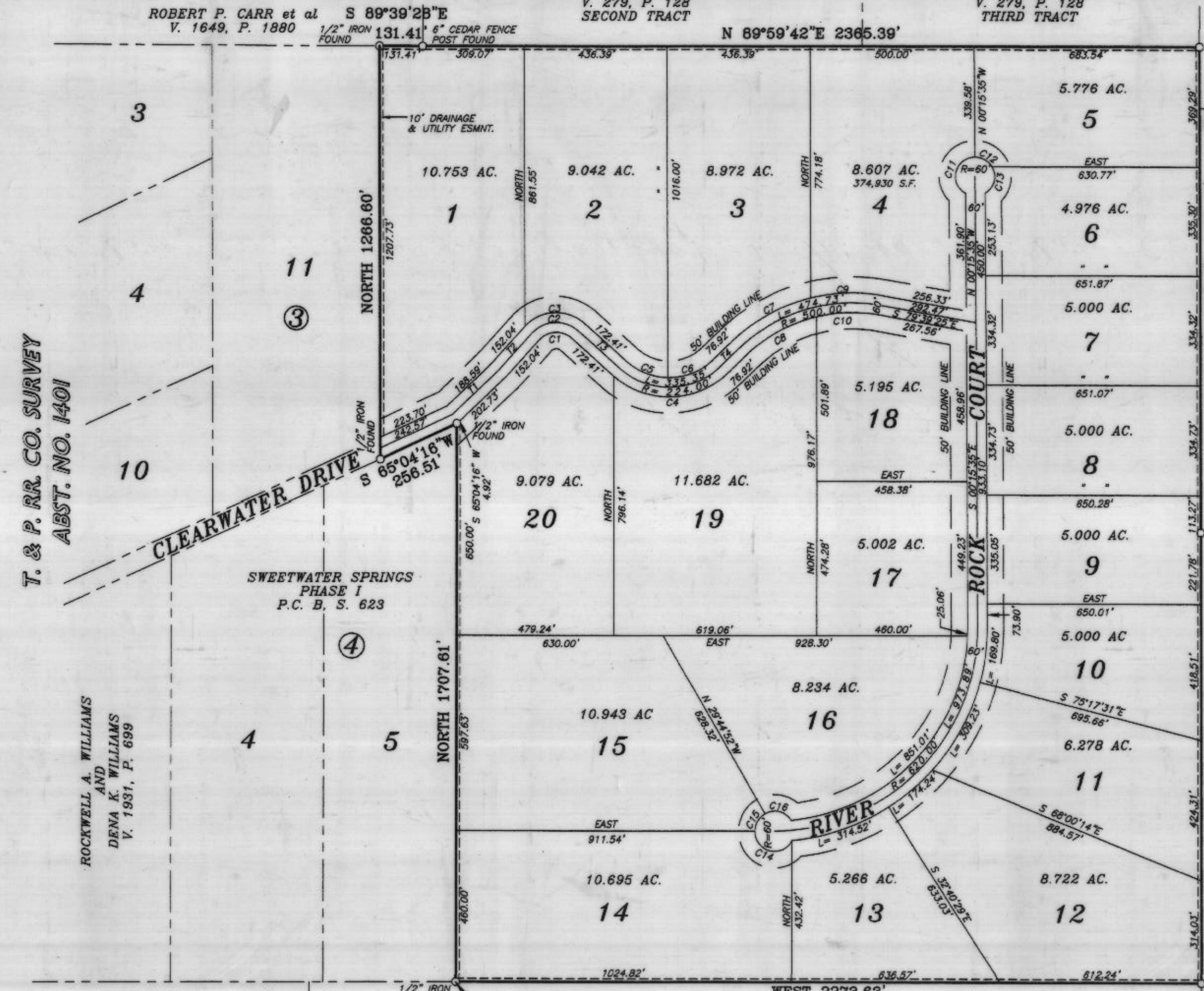
NOTES:

According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 480 520 0050 B Effective September 27, 1991 this property does not lie within a 100 year flood hazard area.

Capped "Stevens Surveying" 1/2" irons set at all corners unless otherwise noted.

Individual water wells and septic systems are proposed.

There shall be a 10' Utility and Drainage Easement adjacent to each street and also on the sides of each lot adjacent to one another and a 30' utility and drainage easement on the rear of all lots.



SWEETWATER LAND AND CATTLE COMPANY, LTD.
 V. 1682, P. 1374

POINT OF BEGINNING

SWEETWATER LAND AND CATTLE COMPANY, LTD.
 V. 1682, P. 1374

W.A. WOODY, JR. AND WIFE
 DOLORES J. WOODY
 V. 1329, P. 915
 THIRD TRACT

JEPHTHA MILLER SURVEY
 ABST. NO. 2331



I, Andrew E. Stevens, a Registered Professional Land Surveyor of the State of Texas do hereby certify that this plat was prepared from an actual on the ground survey and that this plat correctly represents that survey as made under my supervision.
[Signature]
 ANDREW E. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5395
 SEPTEMBER 25, 2002

A.J. BULLARD SURVEY
 ABST. NO. 2554

J.C. LANE SURVEY
 ABST. NO. 2638

**Final Plat
 Lots 1 - 20
 SWEETWATER SPRINGS
 Phase II**

Being 155.667 acres situated in the
 T. & P. RR. CO. SURVEY, ABST. NO. 1401
 Parker County, Texas

STEVENS LAND SURVEYING, INC.
 7300-B WEATHERFORD HWY.
 FORT WORTH, TEXAS 76116
 (817) 696-9776 (817) 696-9754

THIS PLAT FILED IN PLAT CABINET _____ SLIDE _____ DATED _____, 2002

00017.CRD
 00017P2.TF