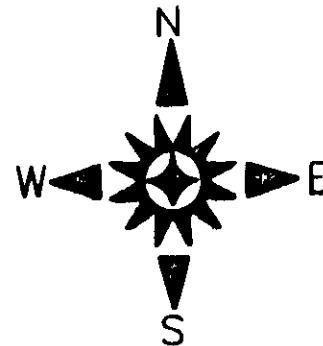


Clinton W. Farris
 REGISTERED PROFESSIONAL LAND SURVEYOR
 SURVEYING & MAPPING SERVICES
 P.O. BOX 204, JAMESON, TEXAS 75844
 "Open Space and Energy City Neighbor's Handbook" Rev. 10/14



C-490

Doc# 818302
 Book 2488 Page 226



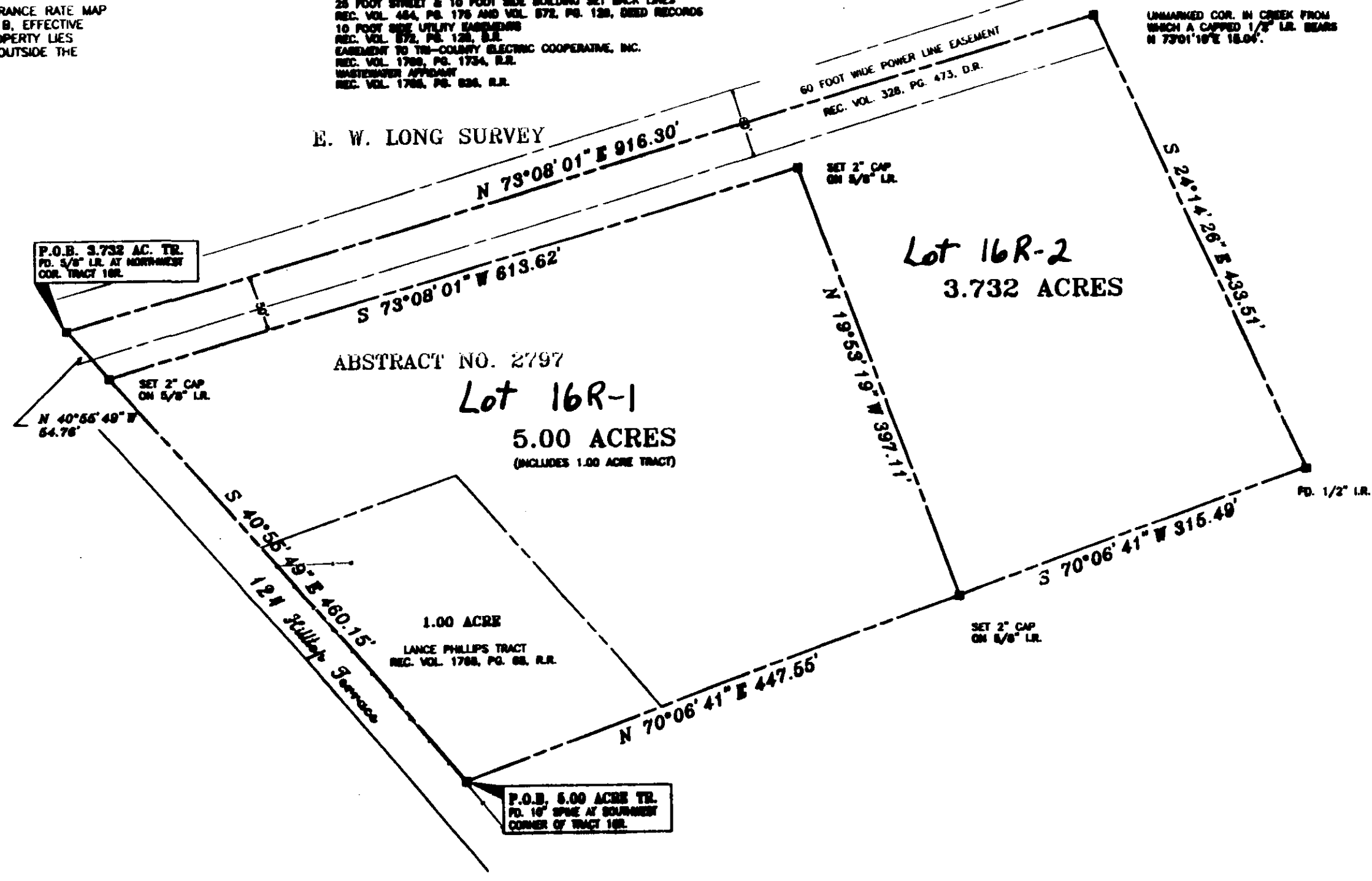
ACCT. NO.: 15870
 SCH. DIST.: RR
 CITY: CC
 MAP NO.: 3000

TRACT 16R OF THE RESUBDIVISION OF
 WEATHERFORD MINI-RANCH ESTATES
 AN ADDITION TO PARKER COUNTY, TEXAS
 RECORDED IN VOL. 361A, PG. 082, PLAT RECORDS

SCALE: 1 INCH = 100 FEET
 Bearings are based on call described along the
 southwest line of Tract 16-R as mentioned herein.

TRACT AS SHOWN IS SUBJECT TO:
 25 FOOT STREET & 10 FOOT SIDE BUILDING SET BACK LINES
 REC. VOL. 454, PG. 179 AND VOL. 572, PG. 128, GRID RECORDS
 10 FOOT SIDE UTILITY EASEMENTS
 REC. VOL. 572, PG. 128, S.R.
 EASEMENT TO THE-COUNTRY ELECTRIC COOPERATIVE, INC.
 REC. VOL. 1708, PG. 1754, S.R.
 UNDERMINER AGREEMENT
 REC. VOL. 1788, PG. 826, S.R.

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP
 COMMUNITY-PANEL NO. 480520 0200 B, EFFECTIVE
 DATE: SEPTEMBER 27, 1991, THIS PROPERTY LIES
 WITHIN ZONE "X" DETERMINED TO BE OUTSIDE THE
 500-YEAR FLOODPLAIN.



Surveyor's Descriptions

3.732 ACRE TRACT
 Tract of land containing 3.732 acres in the E. W. Long Survey, Abstract No. 2797, Parker County, Texas and being a part of a 2.73 acre tract conveyed to Mary Barbee Patino Phillips recorded in Volume 1576, Page 525, Real Records of Parker County within Tract No. 16R of a re-subdivision of the Weatherford Mini-Ranch Estates of Parker County as recorded in Volume 361A, Page 82, Plat Records of Parker County. Said 3.732 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found on the east side of Hilltop Terrace (paved road) at the northeast corner of the said 3.732 acre tract, being the northeast corner of the said 2.73 acre tract and the northeast corner of the said Tract No. 16R.

THENCE North 73 degrees 08 minutes 01 seconds East for a distance of 916.30 feet to an unmarked corner which landed in a creek at the northeast corner of the said 3.732 acre tract, being the northeast corner of the said 2.73 acre tract from which a capped 1/2 inch iron rod found bears North 73 degrees 01 minutes 19 seconds East 15.04 feet.

THENCE South 84 degrees 14 minutes 20 seconds East for a distance of 433.51 feet to a 1/2 inch iron rod found at the southeast corner of the said 3.732 acre tract, being the southeast corner of the said 2.73 acre tract.

THENCE South 70 degrees 06 minutes 41 seconds West for a distance of 315.49 feet to a 2 inch cap on a 5/8 inch iron rod set at the most southerly southeast corner of the said 3.732 acre tract, being on the south line of the said 2.73 acre tract.

THENCE North 19 degrees 53 minutes 19 seconds West for a distance of 397.11 feet to a 2 inch cap on a 5/8 inch iron rod set within the said 2.73 acre tract.

THENCE South 73 degrees 08 minutes 01 seconds East for a distance of 613.62 feet to a 2 inch cap on a 5/8 inch iron rod set on the east side of the said road at the most westerly southwest corner of the said 3.732 acre tract, being on the west line of the said 2.73 acre tract.

THENCE North 40 degrees 55 minutes 40 seconds West for a distance of 54.78 feet to the place of beginning.

5.00 ACRE TRACT
 Tract of land containing 5.00 acres in the E. W. Long Survey, Abstract No. 2797, Parker County, Texas being all of a 1.00 acre tract conveyed to Lance Todd Phillips recorded in Volume 1788, Page 88, Real Records of Parker County and a part of a 2.73 acre tract conveyed to Mary Barbee Patino Phillips recorded in Volume 1576, Page 525, Real Records of Parker County within Tract No. 16R of a re-subdivision of the Weatherford Mini-Ranch Estates of Parker County as recorded in Volume 361A, Page 82, Plat Records of Parker County. Said 5.00 acre tract being more particularly described as follows:

BEGINNING at a 10 inch spike found on the east side of Hilltop Terrace (paved road) at the southeast corner of the said 5.00 acre tract, being the southeast corner of the said 1.00 acre tract and the said Tract No. 16R.

THENCE North 70 degrees 06 minutes 41 seconds East for a distance of 447.55 feet to a 2 inch cap on a 5/8 inch iron rod set at the southeast corner of the said 5.00 acre tract, being on the south line of the said 2.73 acre tract.

THENCE North 19 degrees 53 minutes 19 seconds West for a distance of 397.11 feet to a 2 inch cap on a 5/8 inch iron rod set at the northeast corner of the said 5.00 acre tract within the said 2.73 acre tract.

THENCE South 73 degrees 08 minutes 01 seconds East for a distance of 613.62 feet to a 2 inch cap on a 5/8 inch iron rod set on the east side of the said road at the northeast corner of the said 5.00 acre tract, being on the west line of the said 2.73 acre tract.

THENCE South 40 degrees 55 minutes 40 seconds East for a distance of 460.15 feet to the place of beginning.

THE STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas,
 this 24th day of November, 2006.

 County Judge

 Commissioner Precinct #1

 Commissioner Precinct #3

 Commissioner Precinct #2

 Commissioner Precinct #4

I, LANCE T PHILLIPS
 being the dedicator and developer of the
 attached plat of said subdivision, do hereby
 certify that it is not within the Extra-Territorial
 Jurisdiction of any City or Town.

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.

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day
 personally appeared _____ 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.

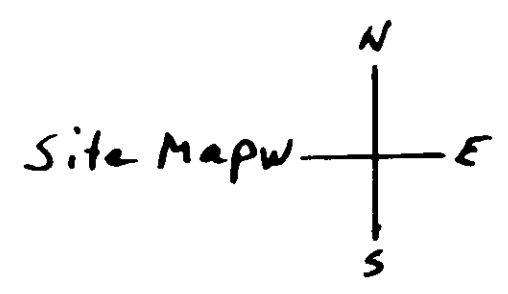
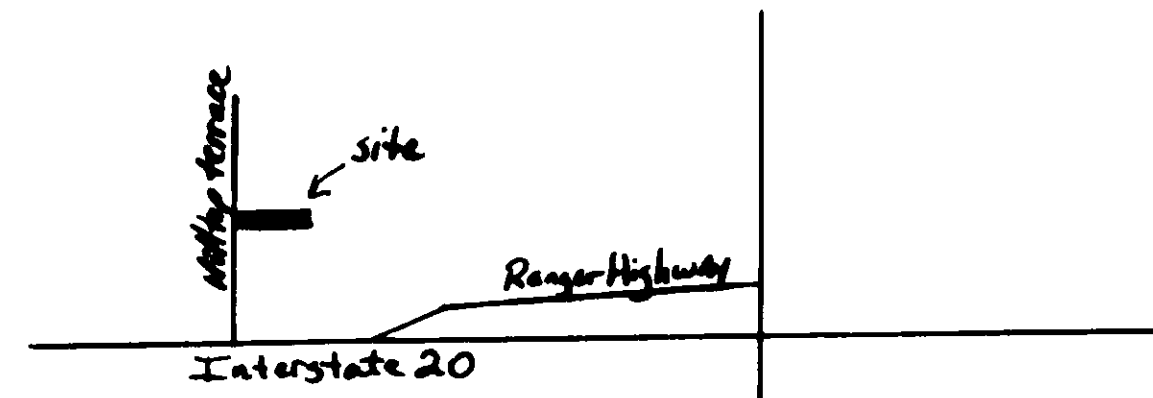
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON
 this the _____ day of _____, 2006.

 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 Lance Phillips
 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 24th
 day of November, 2006.

 Notary Public in and for State of Texas



Doc# 818302 Fees: \$65.00
 11/08/2006 10:34AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS

This plat represents a survey conducted on the ground under my supervision
 on May 5, 2004.

 Clinton W. Farris, R.L.S.

This plat or description is not intended to express or imply a warranty or
 guarantee of ownership or that there are no encumbrances on the tract
 described. It is not intended to imply that any adjoining tracts referenced on
 this document have been actually surveyed on the ground. Any assessments
 of record, restrictive easements or encumbrances that may be shown are only
 from visible inspection and are not intended to reflect a survey based on a
 current title search.

Plat No.: J0405052
 Cor. File: J8805011