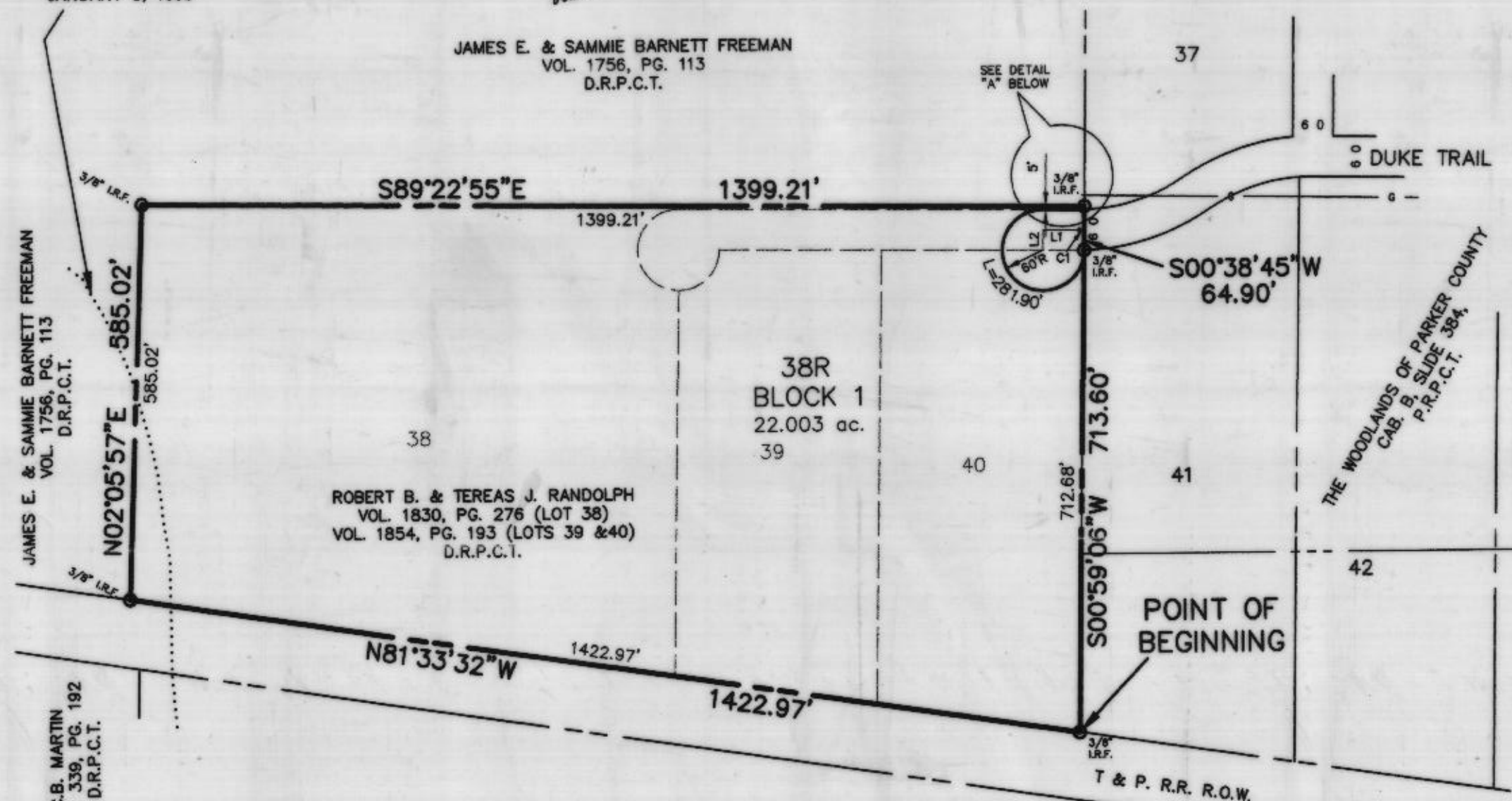


APPROXIMATE LOCATION OF EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY TEXAS UNINCORPORATED AREAS COMMUNITY PANEL NO. 4805200200C EFFECTIVE DATE JANUARY 3, 1999

**T & P R.R. CO. SURVEY,
SECTION 195
ABSTRACT NUMBER 1350**

JAMES E. & SAMMIE BARNETT FREEMAN
VOL. 1756, PG. 113
D.R.P.C.T.

NOTE:
ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (3/8) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.



386345

B-466

RECEIVED AND FILED
FOR RECORD
10:30 O'CLOCK A.M.

APR 12 2000

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER
I, Jeanne Brunson, Clerk of the County Court, do 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 same records of Parker County as stamped herein by me.

RECORDED APR 12 2000



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

Description of Property

BEING all of LOTS 38, 39 and 40, THE WOODLANDS OF PARKER COUNTY and a 0.069 acre tract of land situated in the T & P R.R. CO. SURVEY SECTION 195, ABSTRACT NO. 1350, Parker County, Texas, being all of that certain tract of land conveyed to Robert B. and Teresa J. Randolph, by deed recorded in Volume 1830, Page 276, and Volume 1854, Page 193, Dead Records, Parker County, Texas, being 22.003 acres more particularly described, as follows:

BEGINNING at a 3/8" iron rod found being the southeast corner of Lot 41, of said The Woodlands of Parker County, said iron rod being in the existing northerly right-of-way line of the T & P R.R.;

THENCE, North 81 degrees 33 minutes 32 seconds West, continuing along the existing north right-of-way of said T & P Railroad, 1422.97 feet to a 3/8" iron rod found for corner;

THENCE, North 02 degrees 05 minutes 57 seconds East, along the most westerly east line of a tract of land conveyed to James E. and Sammie Barnett Freeman according to the deed recorded in Volume 1756, Page 113, D.R.P.C.T., 585.02 feet to a 3/8" iron rod found for corner;

THENCE, South 89 degrees 22 minutes 55 seconds East, along the northerly south line of said Freeman tract, 1399.21 feet to a 3/8" iron rod found for corner;

THENCE, South 00 degrees 38 minutes 45 seconds West, 64.90 feet to a 3/8" iron rod found for corner, being the northwest corner of said Lot 41 and also being in the existing south right-of-way line of Duke Trail;

THENCE, South 00 degrees 59 minutes 06 seconds West, 713.60 feet to the POINT OF BEGINNING.

The tract of land herein described contains 22.003 acres of land.

STATE OF TEXAS

COUNTY OF PARKER

DOES HEREBY DEDICATE the same to be known as LOT 38R, BLOCK 1, THE WOODLANDS OF PARKER COUNTY, 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.

Robert B. Randolph
Robert B. Randolph

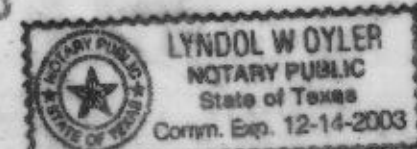
Teresa J. Randolph
Teresa J. Randolph

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Robert B. and Teresa J. Randolph, 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 31 day of April, 2000.

Lyndol W Oyler
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF PARKER

WE, Robert B. and Teresa J. Randolph, being the dedicator and owner of the attached plot of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.

Robert B. Randolph
Robert B. Randolph

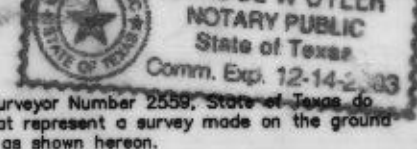
Teresa J. Randolph
Teresa J. Randolph

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Robert B. and Teresa J. Randolph, 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 31 day of April, 2000.

Lyndol W Oyler
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.

William L. Boomer
William L. Boomer, R.P.L.S. No. 2559



Revised
FINAL PLAT
LOT 38R, BLOCK 1,

**THE WOODLANDS
OF PARKER COUNTY**

BEING 22.003 ACRES OF LAND IN THE
THE T & P R.R. CO. SURVEY, SECTION 195, ABSTRACT NUMBER 1350
AND A REPLAT OF LOTS 38, 39 AND 40, BLOCK 1,
THE WOODLANDS OF PARKER COUNTY ACCORDING TO THE PLAT
RECORDED IN CABINET B, SLIDE 384, P.R.P.C.T.
PARKER COUNTY, TEXAS

PREPARED MARCH 12, 1999

LandCon Inc.
Engineers • Surveyors • Planners

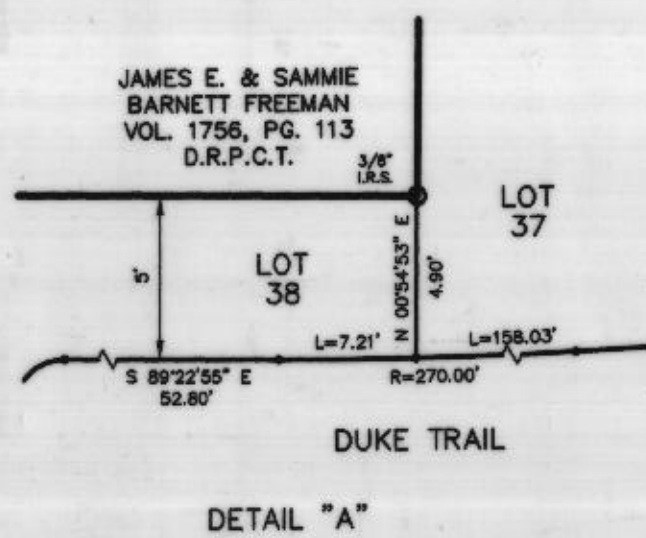
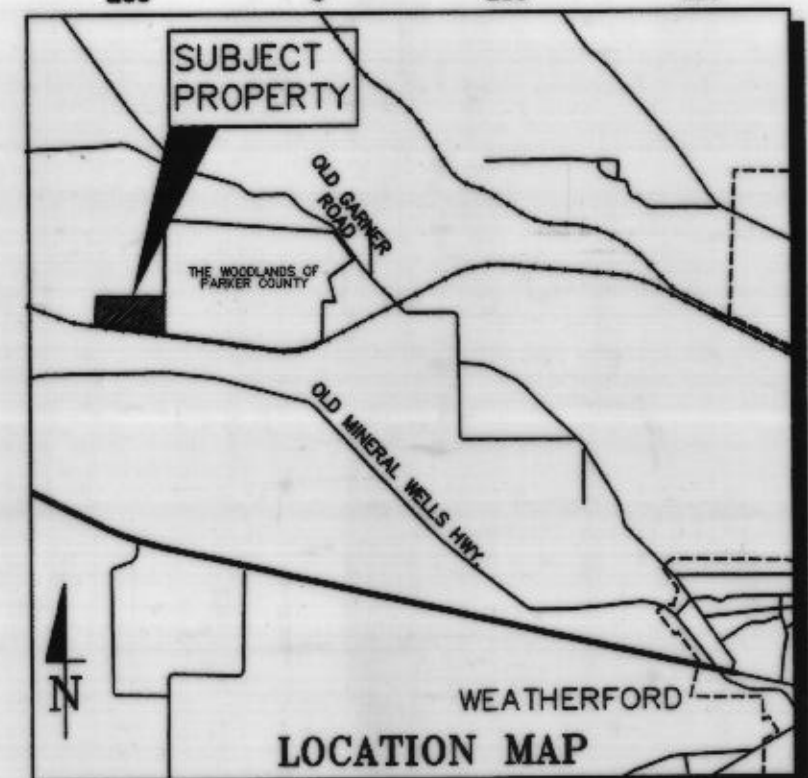
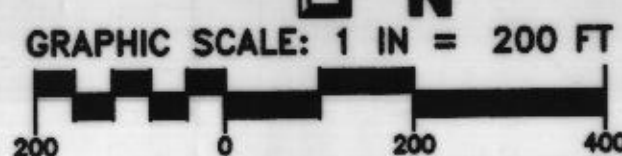
2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5065 FAX (817) 335-5067

OWNER:
ROBERT B. & TERESA J. RANDOLPH
1635 SADDLE CREEK CIRCLE #1714
ARLINGTON, TEXAS 76015
(817) 379-6565

LINE	DIRECTION	DISTANCE
L1	N89°22'55"W	52.80'
L2	S00°37'05"W	30.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	7.22'	3.61'	7.22'	S89°55'43"W	01°22'44"

**L. LEE SURVEY,
ABSTRACT NUMBER 825**



STATE OF TEXAS
COUNTY OF PARKER
I, Jeanne Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the _____ day of _____, 2000 at _____ o'clock, _____ M., in this _____ day of _____, 2000 at _____ o'clock, _____ M., in _____ Records of said County in Plat Cabinet _____ Pages

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2000.

Jeanne Brunson
Clerk, County Court
Parker County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, This the 12th day of April, 2000.

County Judges:
[Signatures]
Commissioner Precinct #1
[Signature]
Commissioner Precinct #2
[Signature]
Commissioner Precinct #3
[Signature]

LAND USE DATA:
TOTAL LAND AREA --- 22.003 ACRES
R-O-W DEDICATION --- 8,587.47 L.F.
TOTAL LOTS --- 1
EST. POPULATION --- 4
MIN. LOT SIZE --- 22.003 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
1. DRAINAGE & UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL REAR AND SIDE LOT LINES, AND 15.0' ON FRONT 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'