

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, Whereas C.C.J. INC. being the owner of the following described real property:

Description for a 50.69 acre tract of land out of the T.&P. RR. Co. SURVEY, Abstract No. 1518 and the JOHN GORDON SURVEY, Abstract No. 521, Parker County, Texas.

BEGINNING at a 1/2" iron found in the Southerly line of Victory Lane, said iron being the most Northerly corner of Lot 8, WOODLAWN, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet , Slide , Parker County, Texas;

THENCE N 48°27'55" E, with the Southerly line of said County Road, 17.08 feet to a 1/2" iron set;  
THENCE N 65°39'09" E, continuing with the Southerly line of said County Road, 196.50 feet to a 1/2" iron set;  
THENCE S 81°23'52" E, continuing with the Southerly line of said County Road, 144.10 feet to a 1/2" iron set;  
THENCE S 58°43'28" E, continuing with the Southerly line of said County Road, 219.85 feet to a 1/2" iron set;  
THENCE S 89°02'36" E, continuing with the South line of said County Road, 346.62 feet to a 1/2" iron set;  
THENCE N 71°22'08" E, continuing with the Southerly line of said County Road, 344.97 feet to a 1/2" iron found in a curve to the left;  
THENCE with said curve to the left whose radius is 60.00 feet and whose central angle is 169°12'44" and whose chord bears N 76°45'45" E 119.46 feet being an arc length of 177.20 feet to a 1/2" iron found in the East line of said County Road;  
THENCE N 07°50'36" W, with the East line of said County Road, 60.00 feet to a 1/2" iron found;  
THENCE N 82°09'24" E, 164.18 feet to a 1/2" iron found;  
THENCE N 82°38'00" E, 250.43 feet to a 1/2" iron found;  
THENCE N 82°42'25" E, 184.57 feet to a 1/2" iron found;  
THENCE S 07°15'38" E, 86.71 feet to a 1/2" iron found;  
THENCE N 80°11'14" E, 391.99 feet to a 1/2" iron found;  
THENCE S 09°01'19" W, 80.01 feet to a 1/2" iron set;  
THENCE S 12°29'33" W, 145.83 feet to a 1/2" iron set;  
THENCE S 10°37'29" W, 635.32 feet to a 1/2" iron set;  
THENCE S 08°31'49" W, 390.58 feet to a 1/2" iron set;  
THENCE N 89°33'28" W, 303.62 feet to a 1/2" iron set;  
THENCE S 00°43'29" W, 635.38 feet to a 1/2" iron set;  
THENCE S 82°10'08" W, 1406.72 feet to a 1/2" iron set in the Northerly line of Prather Road;  
THENCE N 37°36'45" W, with the Northerly line of said County Road, 69.13 feet to a 1/2" iron found;  
THENCE N 82°10'08" E, 950.00 feet to a 1/2" iron found;  
THENCE N 32°00'15" W, 756.46 feet to a 1/2" iron found;  
THENCE N 02°36'50" E, 206.25 feet to a 1/2" iron found;  
THENCE N 13°22'59" E, 481.54 feet to a 1/2" iron found;  
THENCE N 66°12'16" W, 398.90 feet to a 1/2" iron found;  
THENCE S 50°58'05" W, 358.45 feet to a 1/2" iron found;  
THENCE N 40°01'12" W, 538.28 feet to the POINT OF BEGINNING and containing 50.69 acres of land.

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COUNTY OF PARKER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C.C.J. Inc. does hereby adopt this Plat designating the hereinabove described real property as Lots 1 thru 15, WOODLAWN PHASE III, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever, the streets and/or easements shown hereon.

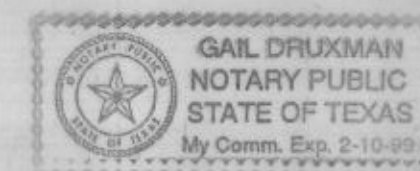
*Jim Thomason*  
Jim Thomason, Vice President C.C.J. Inc.

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 31st day of May, 1996 by Jim Thomason Vice President of C.C.J. Inc.

*Gail Druxman*  
Notary Public

2-10-99  
My Commission Expires



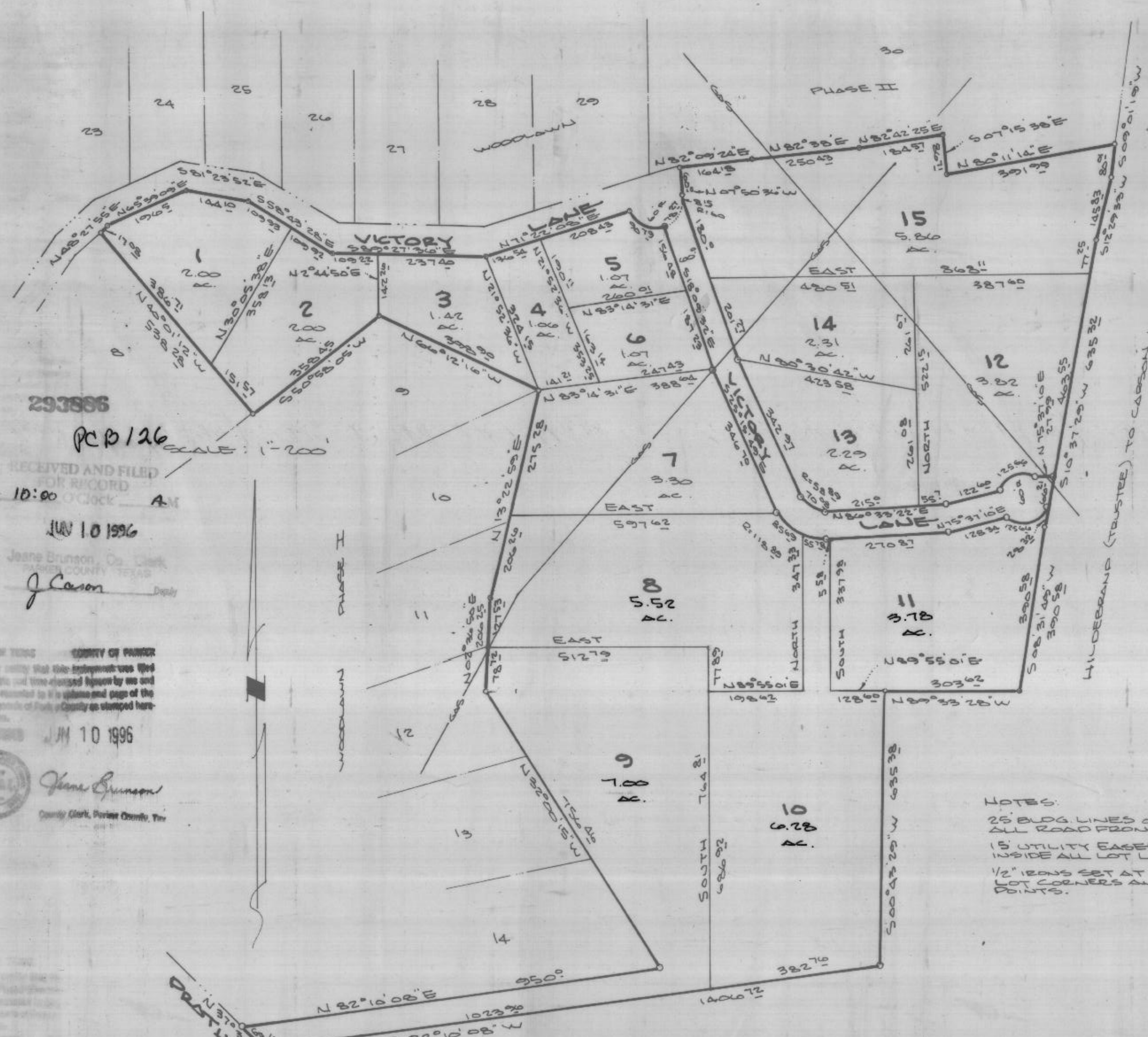
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS.  
THIS the 19 day of June, 1996.

*Ben Long* COUNTY JUDGE  
*Wanda* COMMISSIONER  
*My Carter* COMMISSIONER  
*Mark Delle* COMMISSIONER  
*Rina Peden* COMMISSIONER

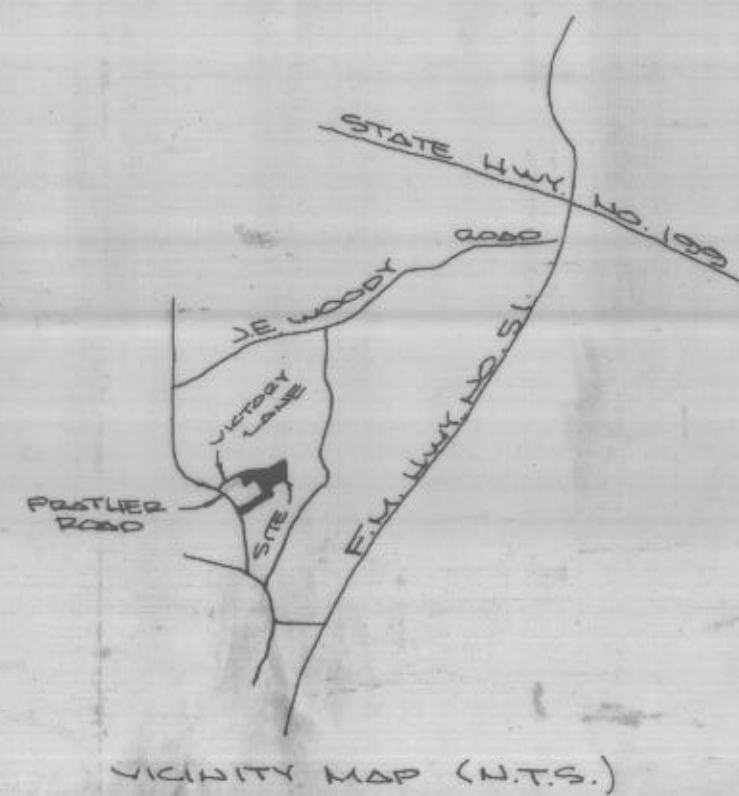


31/MAY/96  
*Doug Curt*

I certify that this is a true and accurate representation of this survey as made on the ground and that there are no visible easements or encroachments except as shown.



NOTES:  
25' BLDG LINES ON ALL ROAD FRONTAGE  
15' UTILITY EASEMENT INSIDE ALL LOT LINES.  
1/2" IRONS SET AT ALL LOT CORNERS AND ANGLE POINTS.



FINAL PLAT  
OF  
LOTS 1 THRU 15  
WOODLAWN  
PHASE III

AN ADDITION TO PARKER COUNTY, TEXAS.

BEING 50.69 AC. OUT OF T.&P. RR. CO. SURVEY, A-1518, AND THE JOHN GORDON SURVEY, A-521, PARKER COUNTY, TEXAS.

OWNER/DEVELOPER  
C.C.J. INC.  
3916 ANN ARBOR CT.  
FT. WORTH, TEXAS  
76109

293886  
PCB/26  
RECEIVED AND FILED FOR RECORD  
10:00 O'Clock AM  
JUL 10 1996  
Jesse Brunson, Co. Clerk  
PARKER COUNTY TEXAS  
*J. Cason* Deput

STATE OF TEXAS  
COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time checked herein by me and was duly recorded in a public and open page of the record books of Park County as stamped hereon by me.  
JUL 10 1996  
*Jesse Brunson*  
County Clerk, Parker County, Tex.

D.K.B. & ASSOCIATES  
1615A Jay Bird Ln.  
Springtown, Texas  
221-5888