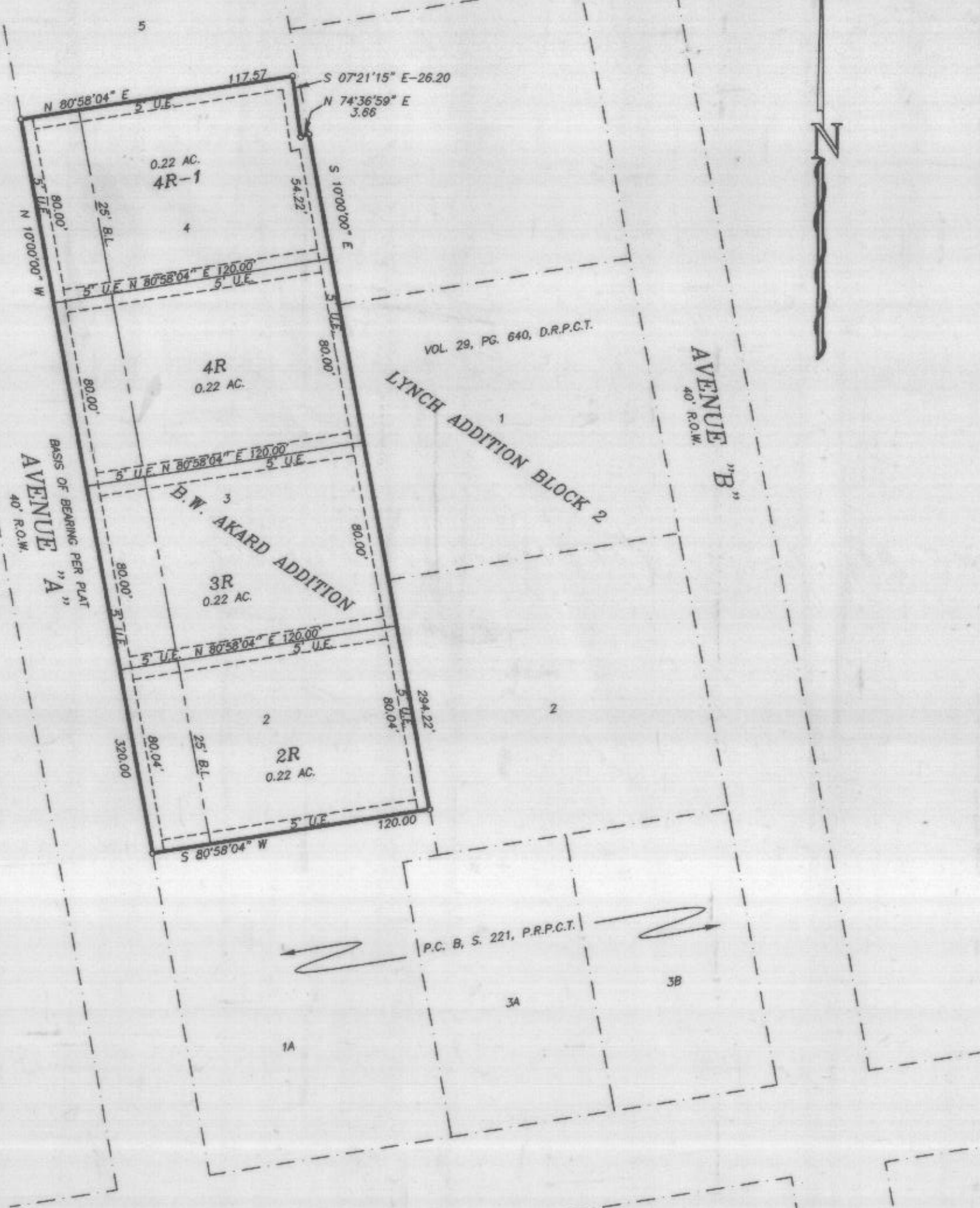


VOL. 29, PG. 640, D.R.P.C.T.



- NOTE: 25' FRONT BUILDING LINE.
- NOTE: 10' FRONT UTILITY EASEMENT.
- NOTE: 5' SIDE & REAR UTILITY EASEMENT.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- NOTE: ELECTRIC SERVICE PROVIDED BY T.U. ELECTRIC.
- NOTE: WATER AND SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 480520-0005-B, DATED DEC. 18, 1985, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

OWNER: COORDINATED EFFORTS PARTNERSHIP, LTD.
 P.O. BOX 24705
 FT. WORTH, TEXAS, 76124
 VOL. 1818, PG. 1744,
 D.R.P.C.T.

DKB & ASSOCIATES, LLC
 323 HWY. NO. 199 E.
 SPRINGTOWN, TEXAS, 76082
 220-5888 FAX: 220-2678
 JSR 99418P

DEDICATION

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, Coordinated Efforts Partnership, LTD. Being the owner of a tract of land out of the B.W. Akard Addition, Parker County, Texas, and being recorded in Vol. 1818, Pg. 1744, Deed Records, Parker County, Texas, and being described by metes and bounds as follows.

Description for all of Lot 3, and a portion of Lots 2 & 4, B.W. AKARD ADDITION, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 29, Pg. 640, Deed Records, Parker County, Texas.

BEGINNING at 1/2" iron found in the East line of Avenue "A" said iron being for the Northwest corner of said Lot 4 and the Southwest corner of Lot 5 of said B.W. AKARD ADDITION;

- THENCE N 80°58'04" E, 117.57 feet to a ?" pipe found;
- THENCE S 07°21'15" E, 26.20 feet to a ?" pipe found;
- THENCE N 74°36'59" E, 3.66 feet to a 1/2" iron found;
- THENCE S 10°00'00" E, 294.22 feet to a 1/2" iron found;
- THENCE S 80°58'04" W, 126.05 feet to a 1/2" iron found in the East line of said Avenue A;
- THENCE N 10°00'00" W, with the East line of said Avenue A, 320.00 feet to the POINT OF BEGINNING and containing 0.88 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Coordinated Efforts Partnership, LTD does hereby adopt this plat as Lots 2R, 3R, 4R, AND 4R-1 of the B.W. Akard Addition, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and/or easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 24th day of August, 1999.

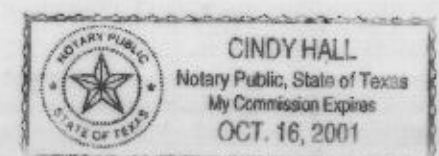
Coordinated Efforts Partnership, LTD
Patrick Murphy
 Patrick Murphy, President of
 Development Capital Investments, LLC.
 General Partner

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Murphy, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 24th day of August, 1999.

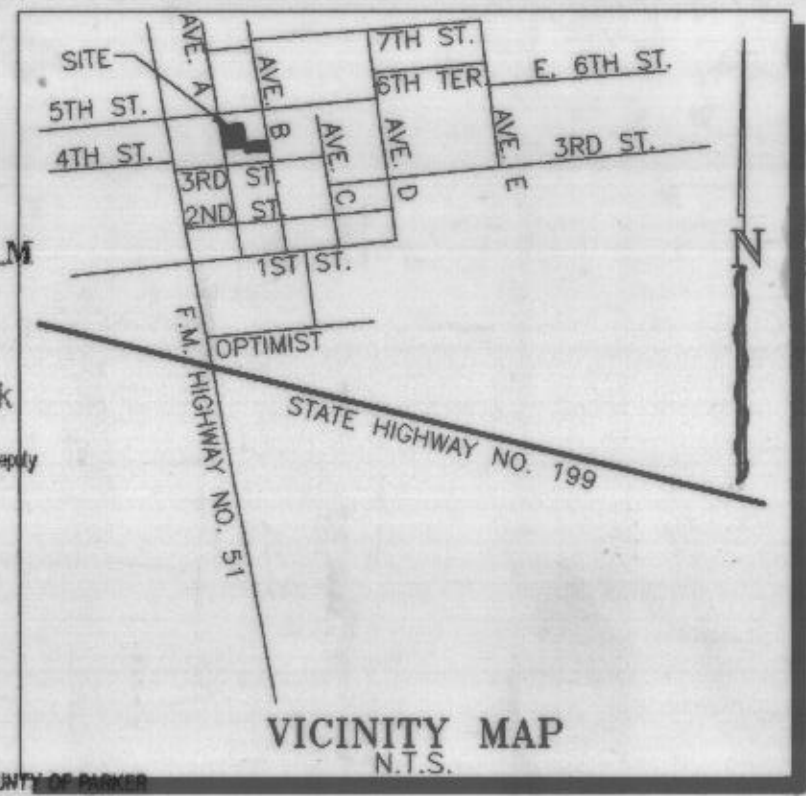
Cindy Hall
 Notary Public, State of Texas
 10-16-01
 My Commission Expires



THIS PLAT FILED IN CABINET _____ SLIDE # _____ DATE: _____

370651
 B-402
 RECEIVED AND FILED
 FOR RECORD
 3:05 O'Clock P.M.
 AUG 27 1999

Jeané Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By *Jeané Brunson* Deputy



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.
 RECORDED AUG 27 1999

Jeané Brunson
 County Clerk, Parker County, Tex.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BY REASON OF COLOR, CREED, RACE, SEX, AND/OR DISABILITY IS HEREBY REPEALED AND IS UNLAWFUL UNDER FEDERAL LAW.

CITY OF SPRINGTOWN
 PARKER COUNTY, TEXAS
 PLANNING & ZONING
 8-12-1999
 APPROVAL DATE
Allen R. Stevens
 CHAIRMAN
Cindy Hall
 SECRETARY

CITY OF SPRINGTOWN
 PARKER COUNTY, TEXAS
 CITY COUNCIL
 August 19, 1999
 APPROVAL DATE
Robert E. Wilson
 MAYOR
Cindy Hall
 SECRETARY

RE-PLAT
 SHOWING
LOTS 2R, 3R, 4R & 4R-1
B.W. AKARD ADDITION
 AN ADDITION TO THE CITY OF SPRINGTOWN PARKER COUNTY, TEXAS, AND BEING A RE-PLAT OF LOTS 2, 3, AND 4 OF THE B.W. AKARD ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 29, PG. 641 DEED RECORDS, PARKER COUNTY, TEXAS.



This is to certify that I, Doug Burt, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.
Doug Burt
 Doug Burt, R.P.L.S. # 2023
 27 JULY 99