

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That James A. Sammons is the owner of the following described property to wit:

15.297 acres situated in the J.F. GOMER SURVEY, Abstract No. 496, Parker County, Texas, being a portion of that certain tract of land conveyed to James A. Sammons, et ux by deed recorded in Volume 1474, Page 1852, Real Records, Parker County, Texas, said 15.297 acres being more particularly described as follows:

BEGINNING at a 1/2" iron set in the west line of River Ranch Road (a 60' wide access easement recorded in Volume 1488, Page 1422, and Volume 1489, Page 380, Real Records, Parker County, Texas), said point being North 12 degrees 11 minutes East, 37.04 feet from the northeast corner of Lot 1, FARRIS SUBDIVISION according to the Plat recorded in Plat Cabinet A, Slide 735, Plat Records, Parker County, Texas;

THENCE North 71 degrees 42 minutes 34 seconds West for a distance of 491.06 feet to a 1/2" iron set;
THENCE North 54 degrees 30 minutes 38 seconds West for a distance of 252.45 feet to a 1/2" iron set;
THENCE North 04 degrees 58 minutes 46 seconds West for a distance of 816.09 feet to a point in the center of the Clear Fork of the Trinity River;

THENCE along the center of said Trinity River as follows:
South 26 degrees 58 minutes 17 seconds East for a distance of 119.06 feet;
South 76 degrees 25 minutes 53 seconds East for a distance of 63.02 feet;
North 52 degrees 34 minutes 15 seconds East for a distance of 379.72 feet;
South 81 degrees 07 minutes 10 seconds East for a distance of 53.85 feet;
South 19 degrees 47 minutes 54 seconds East for a distance of 174.76 feet;
South 72 degrees 04 minutes 09 seconds East for a distance of 104.29 feet;
North 80 degrees 42 minutes 55 seconds East for a distance of 81.76 feet;
THENCE South 03 degrees 14 minutes 43 seconds East for a distance of 941.68 feet to a fence post found;
THENCE South 12 degrees 07 minutes 22 seconds West for a distance of 30.89 feet to a 1/2" iron set;
THENCE South 12 degrees 11 minutes 00 seconds West for a distance of 62.96 feet to the POINT OF BEGINNING and containing 15.297 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That James A. Sammons does hereby adopt this Plat of the hereinabove described real property to be designated as...

LOT 3
FARRIS SUBDIVISION
PHASE 2
Parker County, Texas

and does hereby dedicate the easements shown hereon.

EXECUTED this the 11th day of July, 1996.

James A. Sammons
JAMES A. SAMMONS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared James A. Sammons, known to me to be 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 considerations therein expressed and in the capacity therein stated.

Brent A. Mizell
Notary Public, Parker County, Texas
My commission expires 10-27-96



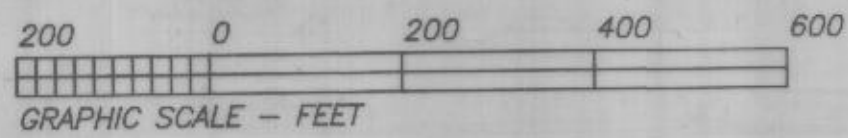
THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Brent A. Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR



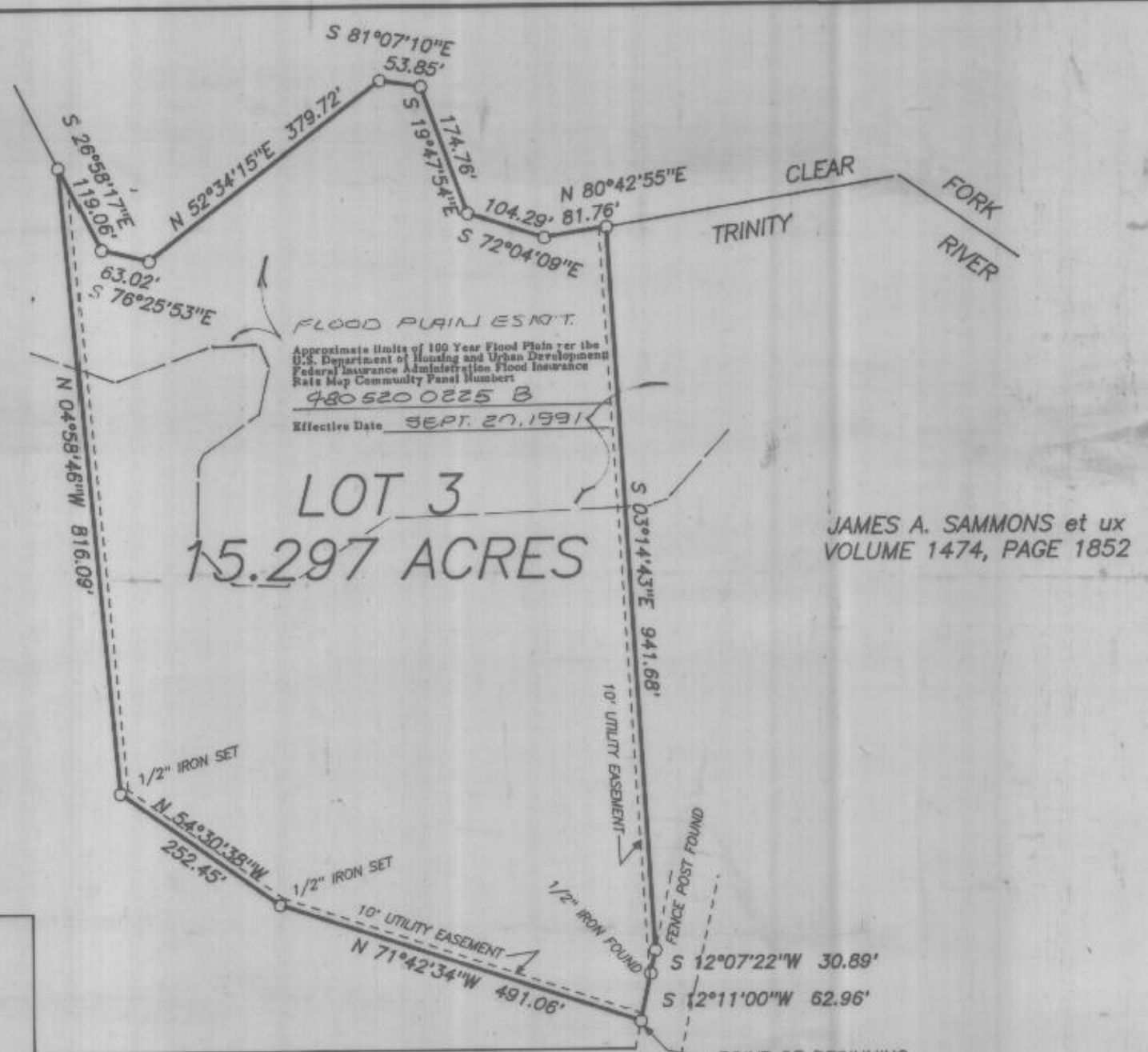
NOTE:
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.



KELLY ROAD

DATE: JUNE 25, 1996

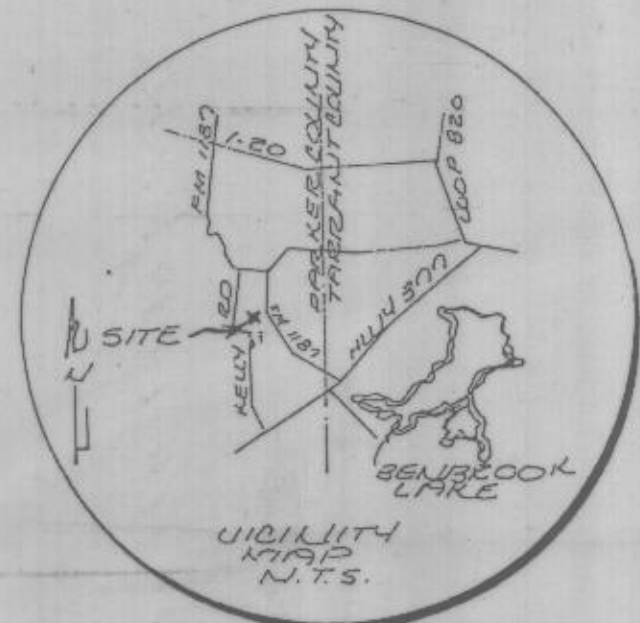
JAMES A. SAMMONS et ux
volume 1474, page 1852



295879
PCB 144
RECEIVED AND FILED
FOR RECORD
10:35 O'clock AM
JUL 15 1996
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me, and duly recorded in the volume and page of the record books of Parker County as indicated hereon by me.
RECORDED JUL 15 1996

Jeane Brunson
County Clerk, Parker County, Tex.



LOT 1
FARRIS SUBDIVISION
PLAT CAB. A, SLIDE 735

60' WIDE ACCESS EASEMENT
VOLUME 1488, PAGE 1422
VOLUME 1489, PAGE 380

4097' FROM LOT 3
TO KELLY ROAD
RANCH

STATE OF TEXAS
COUNTY OF PARKER
Approved by the Commissioners Court of Parker County, Texas, this the 15 day of July, 1996
Bar Long County Judge
Walter Commissioner Precinct No. 3
Bob Carter Commissioner Precinct No. 3
Mark Webb Commissioner Precinct No. 2
Ronald Eden Commissioner Precinct No. 4

FINAL PLAT
LOT 3
FARRIS SUBDIVISION
PHASE 2
BEING 15.297 ACRES SITUATED IN THE
J.F. GOMER SURVEY
ABSTRACT NO. 496
PARKER COUNTY, TEXAS

OWNER-DEVELOPER:
JAMES A. SAMMONS
2630 WEST FREEWAY NO. 218
FORT WORTH, TEXAS 76102
(817) 335-3216

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

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