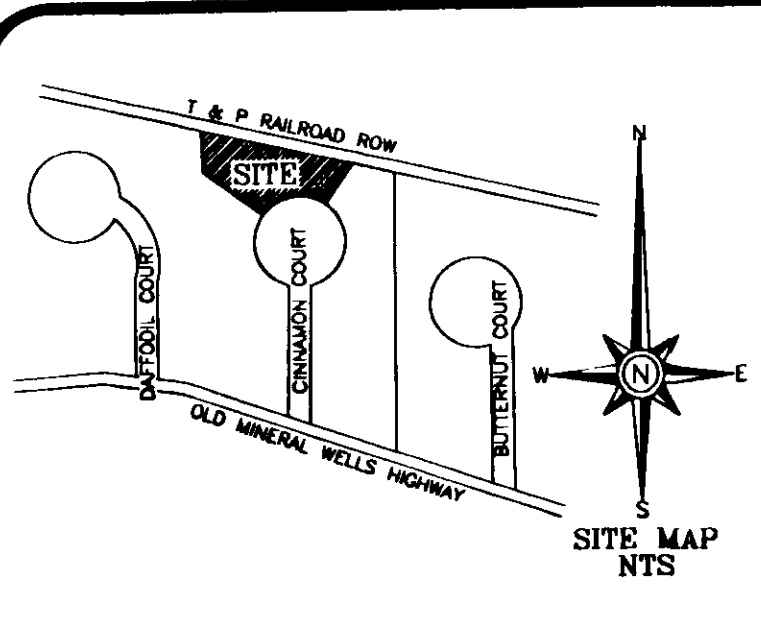


C-507

FINAL PLAT
LOTS 27R AND 28R, BLOCK 1
SPRING GARDEN COMMONS, PHASE THREE
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Lots 27 and 28, Block 1, Spring Garden
Commons, Phase Three, Parker County, Texas

ACCT. NO.: 17747
SCH. DIST.: M1
CITY: CO
MAP NO.: F.A.



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, D.D.F.W. TRIANGLE PROPERTIES, INC., acting by and through its authorized agent, being the sole owner of Lots 27 and 28, Block 1, SPRING GARDEN COMMONS, PHASE THREE, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 709, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of the T & P RR Company at the northeast corner of said Lot 27, said iron being N 81°33'32" E, 30.0 feet from an iron rod found at the northeast corner of said Phase Three;
THENCE S 53°18'32" W, 274.12 feet to an iron rod set at the southeast corner of said Lot 27 in a 60 foot cul-de-sac (Cinnamon Court) whose chord bears S 79°45'49" W, 107.43 feet;
THENCE with the right of way of said cul-de-sac with a central angle of 127°04'48" and a distance of 133.08 feet to a large nail found at the southeast corner of said Lot 28;
THENCE with the line of said Lot 28 the following courses and distances;
N 73°45'28" W, 253.59 feet to an iron rod found;
N 00°42'27" W, 196.88 feet to an iron rod found in the south right of way of said T & P RR Company;
THENCE S 81°33'32" E, with the south right of way of said T & P RR Company, 577.73 feet to the POINT OF BEGINNING and containing 2.157 acres (93948 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, D.D.F.W. TRIANGLE PROPERTIES, INC., acting by and through its authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 27R AND 28R, BLOCK 1, SPRING GARDEN COMMONS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, Being a replat of Lots 27 and 28, Block 1, Spring Garden Commons, Phase Three, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this _____ day of _____, 2006.

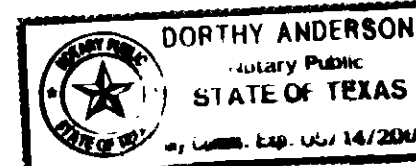
Kendall Lee
Kendall Lee

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 2006

Dorothy Anderson
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)

I, Kendall Lee, being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

Dorothy Anderson

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.

Diane Johnson, EVP

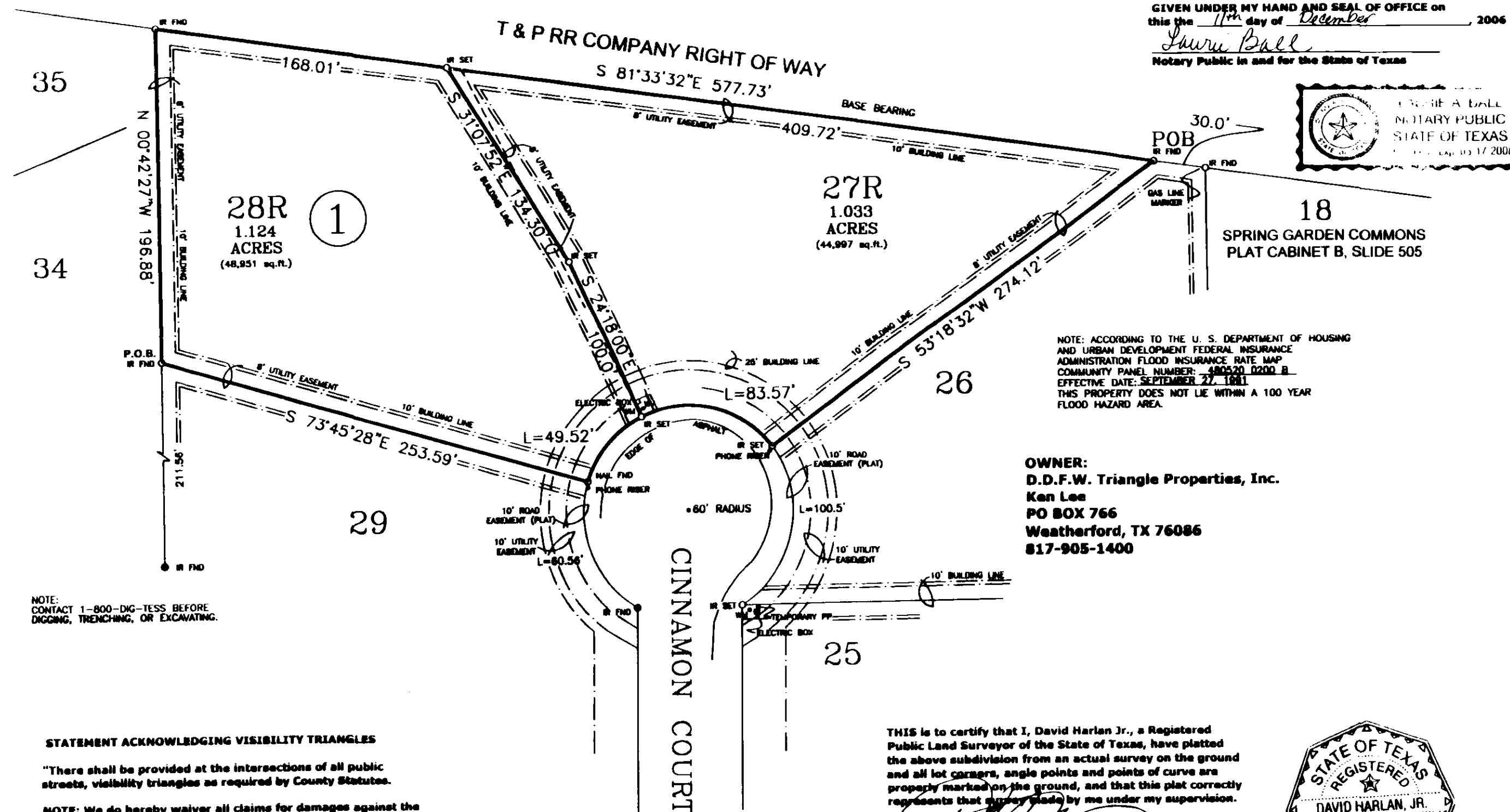
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Diane Johnson 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 _____ day of _____, 2006

Jauru Ball
Notary Public in and for the State of Texas



OWNER:
D.D.F.W. Triangle Properties, Inc.
Ken Lee
PO BOX 766
Weatherford, TX 76086
817-905-1400

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
November, 2006

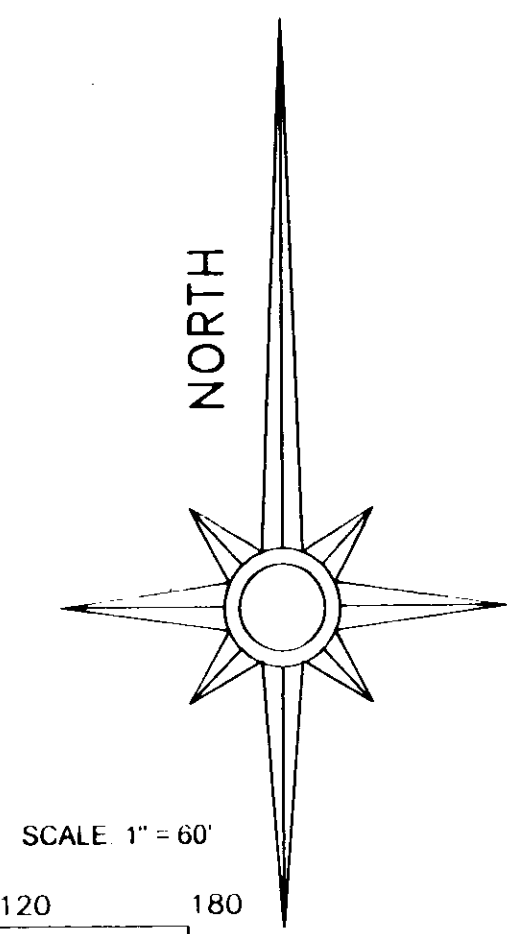


NOTE: CONTACT 1-800-DIG-TESS BEFORE DIGGING, TRENCHING, OR EXCAVATING.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.



HARLAN LAND SURVEYING, INC.
106 EURLKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341 2833