

STATE OF TEXAS
COUNTY OF PARKER

I, Carey McKay of W.C.W., L.P., being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.

Carey McKay
W.C.W., L.P.

STATE OF TEXAS
COUNTY OF PARKER

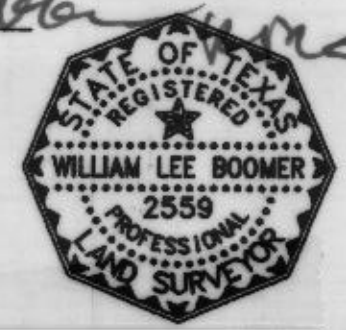
BEFORE ME, the undersigned authority, on this day personally appeared Carey McKay of W.C.W., L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of June, 2002.

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 R.P.L.S. No. 2559



Doc 00448686 Bk 08 Vol 2017 Pg 1335
PCB - 705

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jun 12, 2002 at 10:38A

Document Number: 00448686
Amount: .00

By Faye Moody

STATE OF TEXAS COUNTY OF PARKER
I 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 named records of Parker County as stamped herein by me.

Jun 12, 2002

JANE BRIDGES, COUNTY CLERK
PARKER COUNTY

Description of Property

5.572 acres situated in the L. LEE SURVEY, ABSTRACT NO. 825, Parker County, Texas, being a portion of that certain tract of land conveyed to W.C.W., L.P., by deed recorded in Volume 1800, Page 1801, Deed Records, Parker County, Texas, said 5.572 being more particularly described, as follows:

BEGINNING at a 1" iron rod found being the northwest corner of a tract of land conveyed to Jerry Don Tanner according to the deed recorded in Volume 1241, Page 853, D.R.P.C.T. and being in the existing southerly right-of-way line of Old Mineral Wells Highway;

THENCE, North 88 degrees 35 minutes 07 seconds West, along the north line of a tract of land conveyed to Mary Beth Davis according to the deed recorded in Volume 1074, Page 1041, D.R.P.C.T., 883.71 feet to a 3/8" iron rod found for corner being the northwest corner of said Davis tract;

THENCE, South 89 degrees 17 minutes 33 seconds East, 103.57 feet to a 1/2" iron rod set for corner with a yellow cap stamped "LandCon Inc";

THENCE, North 88 degrees 58 minutes 24 seconds West, 161.47 feet to a 1/2" iron rod set for corner with a yellow cap stamped "LandCon Inc";

THENCE, North 01 degree 01 minutes 36 seconds East, 300.30 feet to a 1/2" iron rod set for corner with a yellow cap stamped "LandCon Inc", said iron being the beginning of a curve to the right with a radius of 220.00 feet and a long chord bearing North 05 degrees 14 minutes 33 seconds East, 32.35 feet;

THENCE, along said curve to the right, passing through a central angle of 08 degrees 25 minutes 53 seconds an arc length of 32.37 feet to a 1/2" iron rod set for corner with a yellow cap stamped "LandCon Inc";

THENCE, North 58 degrees 21 minutes 58 seconds East, 27.63 feet to a 1/2" iron rod set for corner with a yellow cap stamped "LandCon Inc", said iron rod being in the existing south right-of-way line of said Old Mineral Wells Highway;

THENCE, South 75 degrees 19 minutes 53 seconds East, along the existing southerly right-of-way line of said Old Mineral Wells Highway, 645.56 feet to a 3/8" iron rod found for corner;

THENCE, South 75 degrees 30 minutes 56 seconds East, continuing along the existing southerly right-of-way line of said Old Mineral Wells Highway, 305.93 feet to a 3/8" iron rod found for corner;

THENCE, South 68 degrees 45 minutes 48 seconds East, continuing along the existing southerly right-of-way line of said Old Mineral Wells Highway, 107.39 feet to a 3/8" iron rod found for corner;

THENCE, South 62 degrees 59 minutes 23 seconds East, continuing along the existing southerly right-of-way line of said Old Mineral Wells Highway, 97.10 feet to a 3/8" iron rod found for corner;

THENCE, South 11 degrees 03 minutes 08 seconds East, continuing along the existing southerly right-of-way line of said Old Mineral Wells Highway, 48.29 feet to the POINT OF BEGINNING.

The tract of land herein described contains 5.572 acres of land.

STATE OF TEXAS
COUNTY OF PARKER

DOES HEREBY DEDICATE the same to be known as LOTS 1-5, BLOCK 2, SPRING GARDEN COMMONS, PHASE TWO, 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.

Carey McKay
W.C.W., L.P.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Carey McKay of W.C.W., L.P., 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 22 day of June, 2002.

Notary Public in and for the State of Texas



STATE OF TEXAS

COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, This the 11th day of June, 2002.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

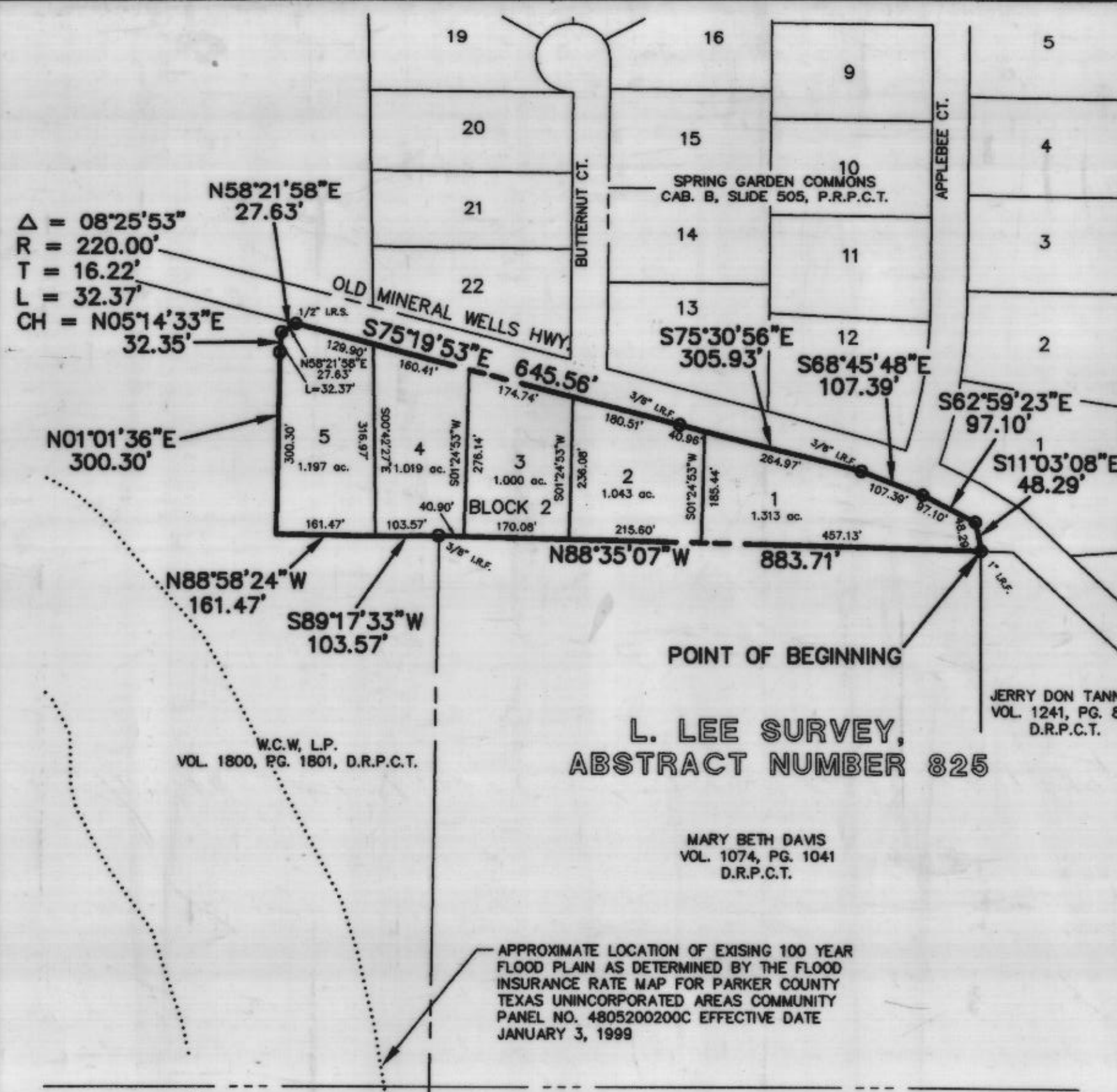
Commissioner Precinct #4

NOTE:

ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

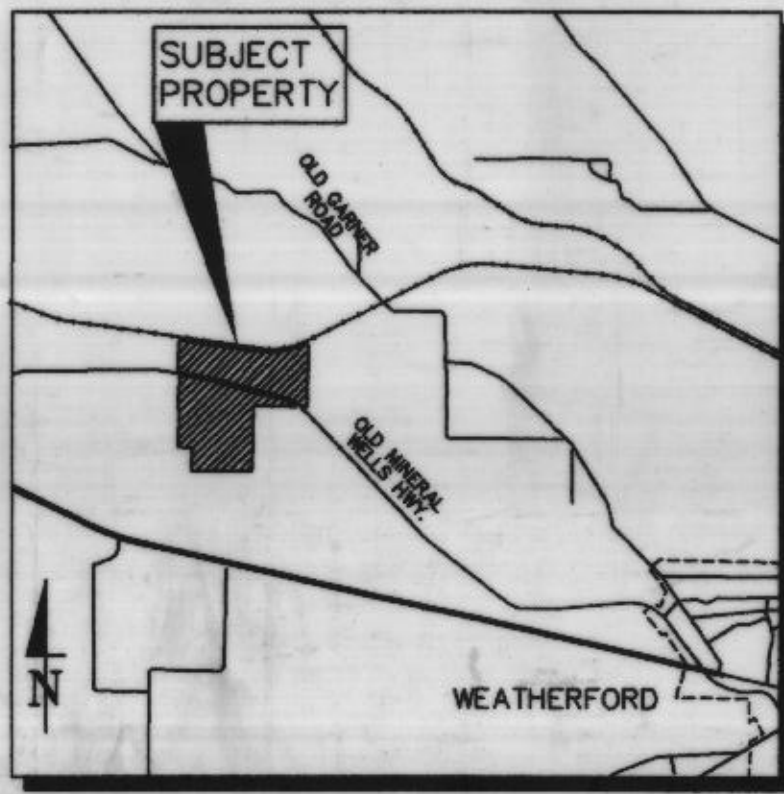
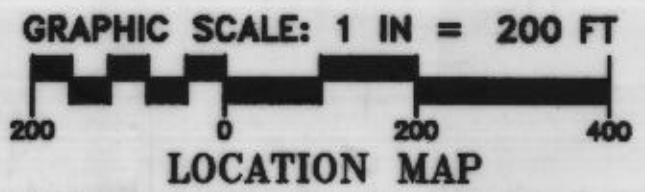
OWNER:

W.C.W., L.P.
3220 SOUTHLAKE BLVD. SUITE C
SOUTHLAKE, TEXAS 76092
(817) 379-6565



S.R. BARBER SURVEY,
ABSTRACT NUMBER 204

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



LAND USE DATA:
TOTAL LAND AREA --- 5.106 ACRES
R-O-W DEDICATION --- 0- L.F.
TOTAL LOTS --- 6
EST. POPULATION --- 24
MIN. LOT SIZE --- 0.774 ACRES
PROPOSED LAND USE --- RESIDENTIAL

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
- 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'

NO PORTION OF THE SUBJECT TRACT IS WITHIN AN 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