

GENERAL NOTES
 50' FRONT BUILDING LINE
 10' SIDE BUILDING LINE
 5' SIDE BUILDING LINES ON CORNER LOTS
 5' UTILITY EASEMENT ALONG ALL ROADS AND PERIMETER OF SUBDIVISION
 10' UTILITY EASEMENT CENTERED ALONG ALL LOT LINES
 1/2" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
 30'X30' PUBLIC OPEN SPACE EASEMENT AT ALL INTERSECTING ROADS.

OWNERS ACKNOWLEDGMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, Jerry Grubis and Scotty Stevens being the owners of that certain tract of land recorded in Volume 2379, Page 1638, and Volume 2379, Page 1676 Official Records, Parker County, Texas.

1.044 acres being all of Lot 1, SPRING HEIGHTS ADDITION, an addition to the County of Parker, Texas, according to the Plat or Map thereof recorded in Volume 361-A, Page 73, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron set in the north line of Cardinal Drive, said iron being for the southeast corner of said Lot 1, same being for the southwest corner of Lot 2 of said Addition;
 THENCE S 88°29'32" W, with the north line of said Cardinal Drive, 216.38 feet to a 1/2" iron set in the east line of Quail Drive;
 THENCE N 01°47'46" W, with the east line of said Quail Drive, 613.89 feet to a 1/2" iron set in the south line of Thomas Road;
 THENCE N 89°05'16" E, with the south line of said Thomas Road, 216.40 feet to a 1/2" iron set;
 THENCE S 01°47'46" E, 611.64 feet to the POINT OF BEGINNING and containing 3.044 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Jerry Grubis and Scotty Stevens do hereby adopt this plat as Lots 1R1, 1R2 1R3, SPRING HEIGHTS ADDITION, an addition to Parker County, Texas, and hereby dedicate to the public's use forever all streets, alleys, parks, water courses, drains, easements, right-of-ways and public places shown hereon for the purpose and consideration herein expressed.

Witness our hands on this the 8 day of FEB, 2006.

Jerry Grubis
 Jerry Grubis
Scotty Stevens
 Scotty Stevens

STATE OF TEXAS
 COUNTY OF PARKER

Jerry Grubis and Scotty being the dedicators and owners of the attached plat do hereby certify that the above property is not within the Extrajurisdictional jurisdiction of any City or Town.

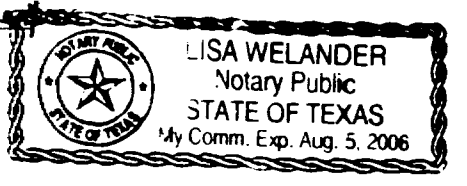
Jerry Grubis
 Jerry Grubis
Scotty Stevens
 Scotty Stevens

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Jerry Grubis known to me to be the person 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 8 day of February, 2006.

Lisa Welander
 Notary Public, State of Texas

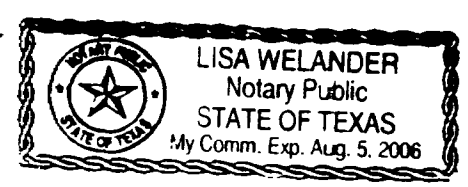


STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Scotty Stevens known to me to be the person 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 8 day of February, 2006.

Lisa Welander
 Notary Public, State of Texas



**COMMISSIONERS COURT
 PARKER COUNTY, TEXAS**

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: FEBRUARY 8, 2006

ABSENT
 MARK BAILEY COUNTY JUDGE

Danny Choate
 DANNY CHOATE
 COMMISSIONER PRECINCT #1

Joe Brinkley
 JOE BRINKLEY
 COMMISSIONER PRECINCT #2

ABSTAIN
 JOHN ROTH
 COMMISSIONER PRECINCT #3

Jim Webster
 JIM WEBSTER
 COMMISSIONER PRECINCT #4

**FINAL PLAT
 SPRING HEIGHTS ADDITION
 LOTS 1R1, 1R2 AND 1R3**
 AN ADDITION TO PARKER COUNTY, TEXAS
 BEING A REPLAT OF LOT 1
 SPRING HEIGHTS ADDITION
 PARKER COUNTY, TEXAS

ACCT. NO.: 17750
 SCH. DIST.: 07
 CITY: CO
 MAP NO.: K-4

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

OWNER/DEVELOPER:
 JERRY GRUBIS
 300 MILL ROAD
 SPRINGTOWN, TEXAS 76082
 VOL. 2379, PG. 1676, O.R.P.C.T.

OWNER/DEVELOPER:
 SCOTTY STEVENS
 P.O. BOX 1012
 SPRINGTOWN, TEXAS 76082
 VOL. 2379, PG. 1638, O.R.P.C.T.

PLAT CAB
 C-366

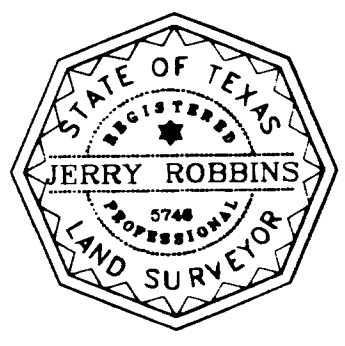
Doc# 585838
 Book 2489 Page 751

Doc# 585838 Fees: \$66.00
 02/10/2006 10:04AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 JEANE BRUNSON, COUNTY CLERK

NOTE:
 ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 4805210078-B EFFECTIVE DATE: SEPT 27 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

This is to certify that I, JERRY ROBBINS, 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.

Jerry Robbins
 JERRY ROBBINS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5748
 07/FEB/2006



LONE STAR SURVEYING LLC
 108 SHADY LANE
 AZLE, TEXAS 76020
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 FAX 817-270-4181
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