Springtown, Texas

221-5888

DEDICATION

STATE OF TEXAS COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, WHEREAS C.C.J. INC. being the owner of the following described real property.

Description for a tract of land out of the T. & P. RR. Co. SURVEY, SECTION 111, Abstract No. 1518 and the JCHN GORDON SURVEY, Abstract No. 521, Parker County,

BEGINNING at a 3/4" pipe found said pipe being for the Northwest corner of said CORDON SURVEY, said pipe also being the an inner corner of Lot 21, WOCKHAVEN, an Addition to Parker County, Texas, according to the Plat recorded in Plat Cabinet A, Slide 515, Plat Records, Parker County, Texas;

THENCE S 89'59'24" E, with the SBL of said Woodhaven Addition, 1343.26 feet to a 3/8" iron found for the Southeast corner of Lot 16 and the Southwest corner of said Addition;

THENCE N 89'45'19" E, continuing with the SEL of said Addition, at 721.18 feet passing the Southeast corner of said Lot 15 and continue in all 971.33 feet to a 3/8" iron found in the approximate center of what is known as Walnut Creek;

THENCE with the approximate center of said Creek the following calls:

8 03'59'36" E, 121.22 feet to a 3/8" iron found; 5 58'37'34" W, 89.33 feet to a 3/8" iron found; S 17'38'29" W, 74.11 feet to a 3/8" iron found; S 30'22'49" W, 156.84 feet to a 3/8" iron found; S 72'08'07" W, 145.13 feet to a 3/8" iron found; 8 04'42'58" W, 105.42 feet to a 3/8" iron found; 8 19'34'27" W, 168.91 feet to a 3/8" iron found; S 34'15'52" H, 254.67 feet to a 3/8" iron found; S 27'43'19" W, 157.55 feet to a 3/8" iron found; 5 73'04'40" W, 64.55 feet to a 3/8" iron found; S 13"16'34" W, 301.39 feet to a 3/8" iron found; S 09'01'19" W, 239.81 feet to a 3/8" iron found;

THENCE S 80'11'14" W, 391.99 feet to a fence post;

THENCE N 07'15'38" W, 86.71 feet to a fence post;

THERE S 82'42'25" W, 184.57 feet to a fence post;

THENCE S 82"38'00" W, 250.43 feet to a fence post;

THENCE S 82'09'24" W, 164.18 feet to a 1/2" iron set;

THENCE S 07'50'36" E, 60.00 feet to a 1/2" iron set at the beginning of a curve to the right whose radius is 60.00 feet;

THENCE with said curve to the right whose radius is 60.00 feet and whose chord bears S 76'45'45" W, 119.46 feet and whose central angle is 169'12'44" an arc length of 177.20 feet to a 1/2" iron set;

THENCE S 71'22'08" W, 344.97 feet to a 1/2" iron set;

THENCE N 89°27'36" W, 346.62 feet to a 1/2" iron set;

THENCE N 58'43'28" W, 219.85 feet to a 1/2" iron set; THENCE N 81'23'52" W, 144.10 feet to a 1/2" iron set; THENCE S 65"39'09" W, 196.50 feet to a 1/2" iron set; THENCE S 48"27"55" W, 83.64 feet to a 1/2" iron found; THENCE S 31'23'41" W, 156.39 feet to a 1/2" iron found; THENCE S 19'43'10" W, 45.37 feet to a 1/2" iron found; THENCE S 04'19'27" W, 248.74 feet to a 1/2" iron found;

THENCE SOUTH, 207.59 feet to a 1/2" iron found in the North line of Prather THENCE S 86'32'40" W, with the North line of said Prather Road, 60.11 feet to a,

1/2" iron found; THENCE NORTH, 213.48 feet to a 1/2" iron found; THENCE N 04°19'27" E, 259.11 feet to a 1/2" iron found; THENCE N 19°43'10" E, 59.61 feet to a 1/2" iron found; THENCE N 31°23'41" E, 171.53 feet to a 1/2" iron found;
THENCE N 40°49'46" W, 173.42 feet to a 1/2" iron found;
THENCE WEST, 1061.10 feet to a 1/2" iron found;
THENCE WEST, 1098.42 feet to a 1/2" iron found;
THENCE WEST, 1088.42 feet to a 1/2" iron found;

THENCE WEST, 1088.42 feet to a 1/2" iron found in the East line of Prather Road; THENCE N 00°01'57" E, with the East line of said Prather Road, 785.02 feet to a 3/8" iron found; THENCE S 89"51"08" E, with the SHL of said Woodhaven Addition, 3100.99 feet to a

3/4" pipe found: THENCE N 00°32'24" W, 363.76 feet to the POINT OF BEGINNING and containing 154.228 acres of land.

STATE OF TEXAS COUNTY OF PARKER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT

That C.C.J. INC. does hereby adopt this Plat designating the hereinabove described real property as Lots 1-30, MOODLAWN PHASE II, am Addition to Parker County, Texas, and being a Replat of Lots 1-3 Woodlawn Phase I, an Addition to Parker County, Texas according to the Flat recorded in Plat Cabinet B, Slide 515, Plat Records, Parker County, Texas, and do hereby dedicate to the public's use forever, the streets and/or easyments shown hereon.

> J. C. Draws Cristopher L. Thomason President

1/2 120NS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

I certify that this is a true and accurate representation of this survey as made on the ground and that there are no visible easements or encroachments except as SHEET 2 OF 2