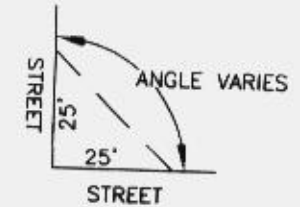


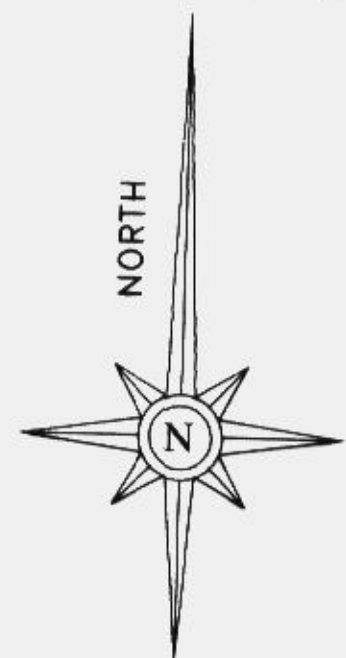
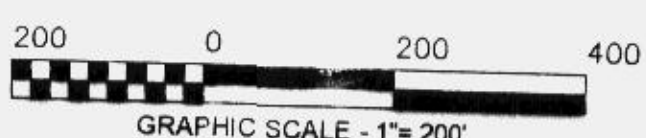
NOTE: ALL CORNERS ARE IRON RODS SET CAPPED (HARLAN 2074) UNLESS OTHERWISE NOTED.

NOTE: 5' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED.  
10' UTILITY EASEMENT ALONG ALL ROADS UNLESS OTHERWISE NOTED.  
50' FRONT BUILDING LINE.

TYPICAL VISIBILITY TRIANGLE EASEMENT (P.O.S.E.)



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4808000508 EFFECTIVE DATE: 8/27/1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS, AUGUST CAPITAL INVESTMENTS, LLC being the owners of the following described real property:

39.976 Acres situated in and being a portion of the J. M. DAVIS SURVEY, ABSTRACT No. 1731 and the T & P RAILROAD COMPANY SURVEY, SECTION 123, ABSTRACT No. 1370, Parker County, Texas and being the same Tract of land conveyed to August Capital Investments, LLC by deed recorded in Volume 2045, Page 1180, Real 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 State Highway No. 199, said iron being called by deed to be, South 223.66 feet, S00°30'33" W, 1195.14 feet and S 01°22'46" W, 140.11 feet from the northwest corner of said J. M. Davis Survey;

THENCE S 00°35'32" W, 619.92 feet to an iron rod found;

THENCE S 71°21'23" E, 739.35 feet to a point in the approximate center of Gonzales Creek;

THENCE with the approximate center of said Gonzales Creek the following call:

S 54°00'12" W, 277.83 feet to a point;

S 44°08'28" W, 130.08 feet to a point;

S 51°02'48" W, 27.41 feet to a point;

THENCE N 68°01'28" W, leaving said Gonzales Creek, 350.84 feet to a fence post;

THENCE N 00°46'11" W, 471.23 feet to an iron rod found;

THENCE N 87°42'51" W, 1556.61 feet to an iron rod found in the north right of way line of Meadowview Trail;

THENCE N 88°52'42" W, with the north right of way line of said Meadowview Trail, 321.37 feet to an iron rod found;

THENCE N 89°49'29" W, continuing with the north right of way line of said Meadowview Trail, 344.66 feet to an iron rod found;

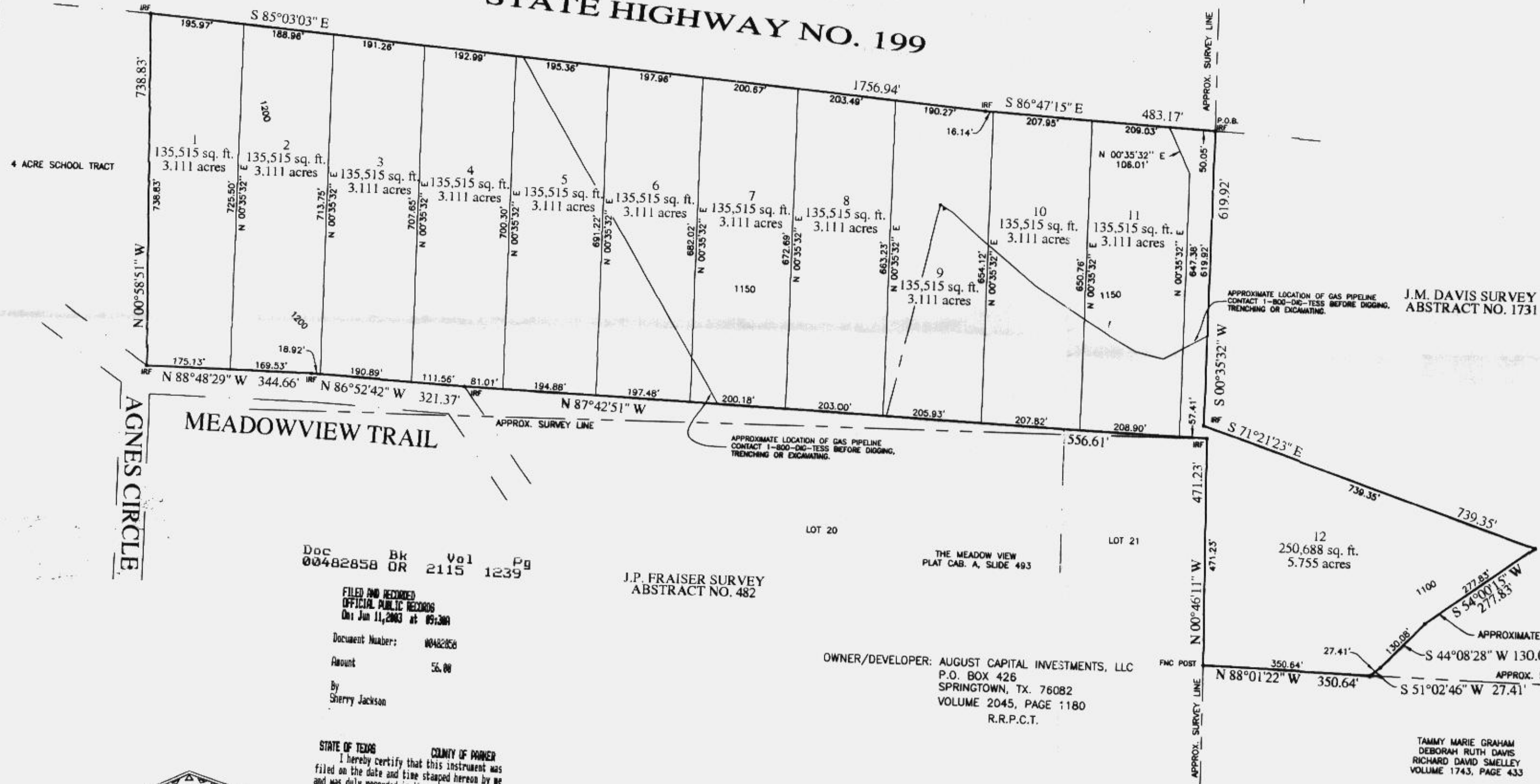
THENCE N 00°58'51" W, 739.35 feet to an iron rod found in the south right of way line of said State Highway No. 199;

THENCE S 85°03'03" E, with the south right of way line of said State Highway No. 199, 1758.84 feet to an iron rod found;

THENCE S 88°47'15" E, continuing with said south right of way line of State Highway No. 199, 483.17 feet to the POINT OF BEGINNING and containing 39.976 acres (1,741,353 square feet) of land.

T & P R R CO. SURVEY  
SECTION 123  
ABSTRACT NO. 1370

STATE HIGHWAY NO. 199



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, August Capital Investments LLC, does hereby adopt this plat designating the hereinabove described real property as Lots 1 through 12, AGNES II, AN ADDITION TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use for the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Springtown, Parker County, Texas this 10th day of June, 2003.

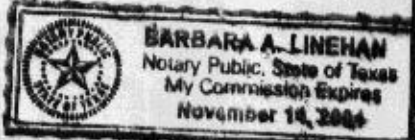
*Dana Bryant*  
Dana Bryant August Capital Investments, LLC

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Dana Bryant, 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 10th day of June, 2003.

*Barbara A. Linehan*  
Notary Public in and for the State of Texas



STATE OF TEXAS }  
COUNTY OF PARKER }

August Capital Investments, LLC 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 in Parker County, Texas.

*Dana Bryant*  
Dana Bryant August Capital Investments, LLC

STATE OF TEXAS }  
COUNTY OF PARKER }

August Capital Investments LLC, being the dedicator and owner of the attached plat do hereby certify that the aforesaid property does not have a lien.

*Dana Bryant*  
Dana Bryant August Capital Investments, LLC

J.J. CULWELL SURVEY  
ABSTRACT NO. 321

ACCT. NO : 10031  
SCH. DIST: 3P  
CITY: CO  
MAP NO: 4.5  
ALL OF ; 21370-014-000-50  
21781-004-000-00

FINAL PLAT  
LOTS 1 THROUGH 12  
AGNES II

39.976 ACRES SITUATED IN AND BEING A PORTION OF THE T & P R R Co. SURVEY, SECTION 123, ABSTRACT NO. 1370, AND THE J. M. DAVIS SURVEY, ABSTRACT NO. 1731 PARKER COUNTY, TEXAS

Doc 00482858 Bk OR Vol 2115 Pg 1239

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jun 11, 2003 at 09:30A

Document Number: 00482858  
Amount: \$6.00  
By Sherry Jackson

STATE OF TEXAS }  
COUNTY OF PARKER }

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.

Jun 11, 2003

JEANE HANSON, COUNTY CLERK  
PARKER COUNTY



HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
NOVEMBER 18, 2002

J.P. FRAISER SURVEY  
ABSTRACT NO. 482

OWNER/DEVELOPER: AUGUST CAPITAL INVESTMENTS, LLC  
P.O. BOX 426  
SPRINGTOWN, TX. 76082  
VOLUME 2045, PAGE 1180  
R.R.P.C.T.

COMMISSIONERS COURT  
PARKER COUNTY, TEXAS

APPROVED by the Commissioners Court of Parker County Texas this 11 day of June, 2003.

*Mark D. Smith*  
County Judge

*Almont*  
Commissioner Precinct #1

*John D. Smith*  
Commissioner Precinct #2

*Charles Z. Smith*  
Commissioner Precinct #3

*Almont*  
Commissioner Precinct #4