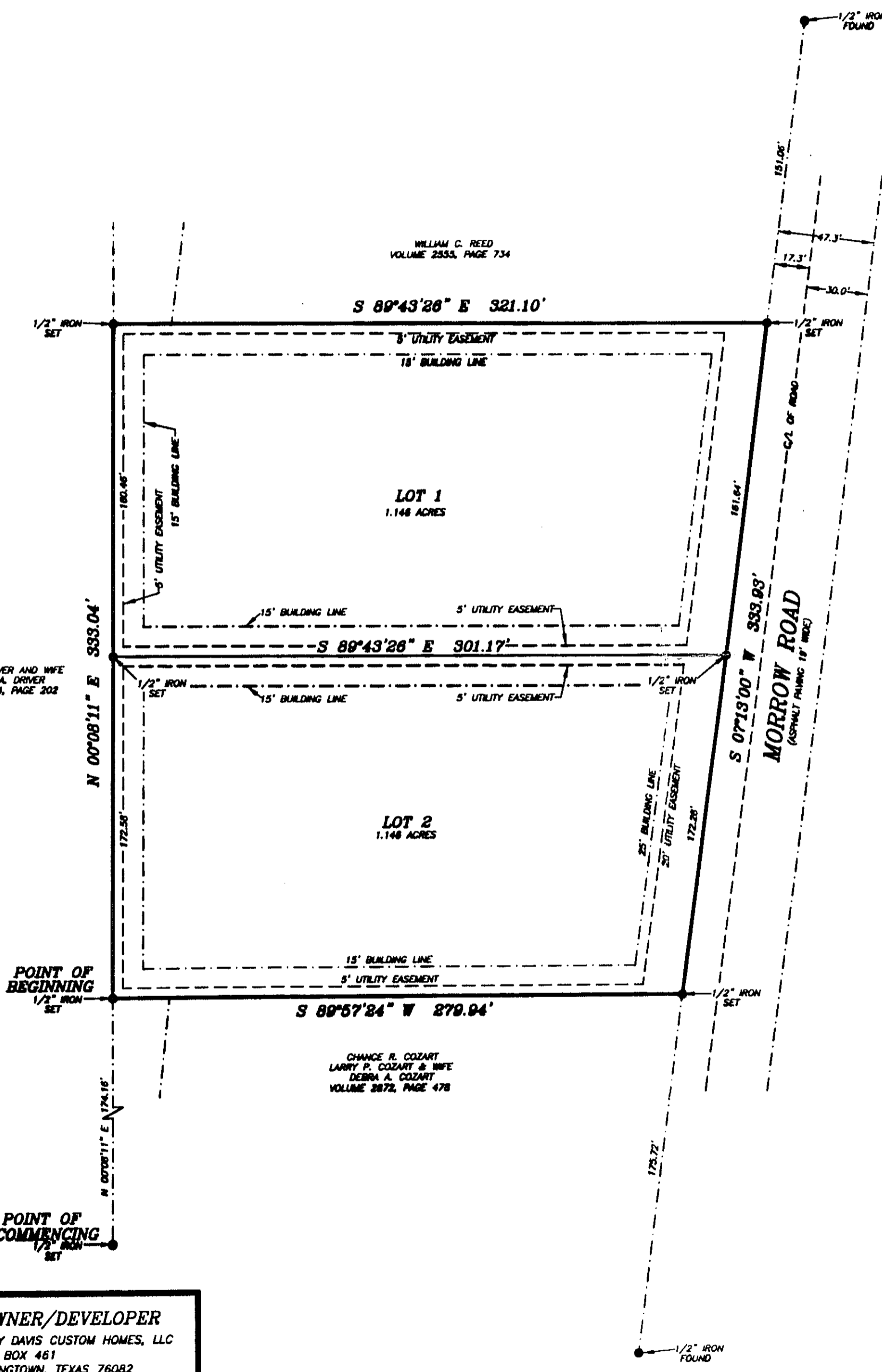
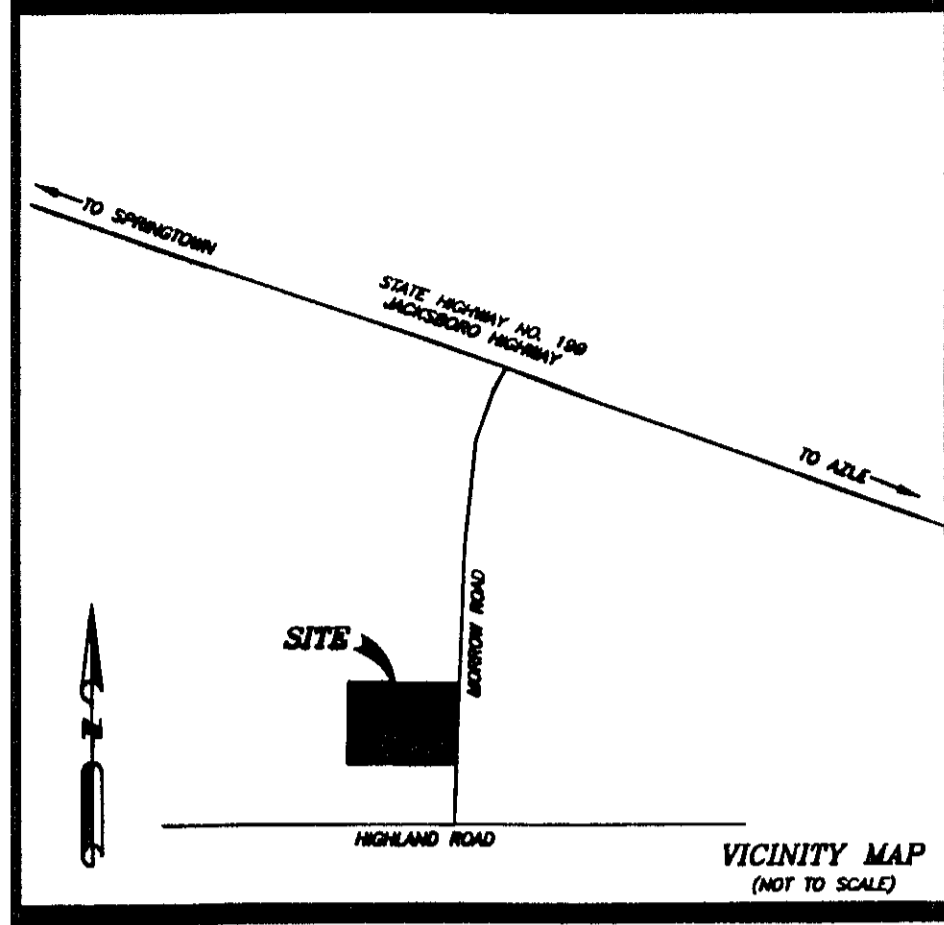


D199



THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE EAST LINE OF VOLUME 2913, PAGE 885, R.R.P.C.T.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE COMPANY, IN TITLE COMMITMENT C.F. NO. 8381201558.
THE EASEMENT RECORDED IN VOLUME 1008, PAGE 1089, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.
SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

JOHN H. DRIVER AND WIFE
PATRICIA A. DRIVER
VOLUME 694, PAGE 202

WILLIAM C. REED
VOLUME 2555, PAGE 734

CHANCE R. COZART
LARRY P. COZART & WIFE
DEBRA A. COZART
VOLUME 2872, PAGE 478

STATE OF TEXAS |
COUNTY OF PARKER |

KNOW ALL MEN BY THESE PRESENTS, That Andy Davis Custom Homes, LLC, is the owner of the following described real property to wit:

2.292 acre of land situated in the MARY THOMAS SURVEY, ABSTRACT NO. 1304, Parker County, Texas, being a portion of that certain tract of land described by deed to Andy Davis Custom Homes, LLC recorded in Volume 2913, Page 885, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2" iron set in the North line of Highland Road, said iron being per deed call EAST, 299.05 feet of the southwest corner of the said MARY THOMAS SURVEY, said iron being for the Southwest corner of said Volume 2913, Page 885 and for the Southeast corner of that certain tract of land described in deed to John H. Driver and wife Patricia A. Driver, recorded in Volume 694, Page 202, Deed Records, Parker County, Texas;

THENCE N 00°08'11" E, with the common line of said Volume 2913, Page 885 and said Volume 694, Page 202, 174.16 feet to a 1/2" iron set for the POINT OF BEGINNING;

THENCE N 00°08'11" E, with the common line of said Volume 2913, Page 885 and said Volume 694, Page 202, 333.04 feet to a 1/2" iron set;

THENCE S 89°43'26" E, at 28.53 feet passing the Southwest corner of that certain tract of land described in deed to William C. Reed, recorded in Volume 2555, Page 734, Real Records, Parker County, Texas, and continuing with the South line of said Volume 2555, Page 734, in all, 321.10 feet to a 1/2" iron set in the West line of Morrow Road, said iron being in the East line of said Volume 2913, Page 885 and at the Southeast corner of said Volume 2555, Page 734;

THENCE S 07°13'00" W, with the West line of said Morrow Road and with the East line of said Volume 2913, Page 885, 333.93 feet to a 1/2" iron set at the Northeast corner of that certain tract of land described in deed to Chance R. Cozart, Larry P. Cozart and wife Debra A. Cozart, recorded in Volume 2872, Page 478, Real Records, Parker County, Texas;

THENCE S 89°57'24" W, with the North line of said Volume 2872, Page 478, at 252.02 feet to a capped iron found at the Northwest corner of said Volume 2872, Page 478 and continuing in all, 279.94 feet to the POINT OF BEGINNING and containing 2.292 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Andy Davis Custom Homes, LLC, does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 & 2, Block 1,
REEB ADDITION
Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 17 day of August, 2012.

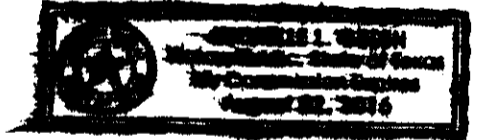
Andy Davis
Andy Davis

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Andy Davis, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of August, 2012.

Michelle Green
Notary Public State of Texas

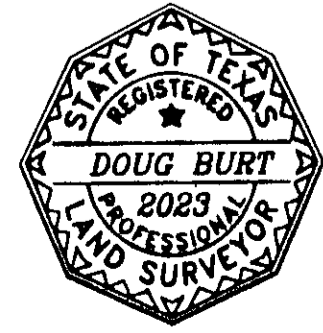
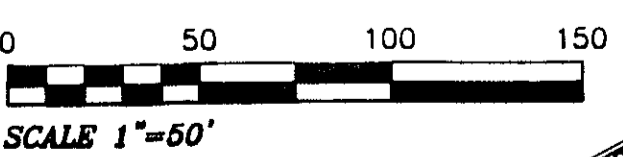


PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
July 25, 2012
APPROVAL DATE
Sarah Cookburn
CHAIRMAN
Debra L. Barrett
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
July 26, 2012
APPROVAL DATE
D. J. Hays
MAYOR
Shanna Bogan
CITY SECRETARY

ACCT. NO.: 16587
SCH. DIST.: SP
CITY: NONE
MAP NO.: K-6

PLAT SHOWING
Lots 1 & 2, Block 1,
REEB ADDITION,
AN ADDITION TO PARKER COUNTY, TEXAS
AND BEING 2.292 ACRES OF LAND SITUATED IN THE
MARY THOMAS SURVEY, ABSTRACT NO. 1304,
PARKER COUNTY, TEXAS.



OWNER/DEVELOPER
ANDY DAVIS CUSTOM HOMES, LLC
P.O. BOX 461
SPRINGTOWN, TEXAS 76082

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 20, 2013