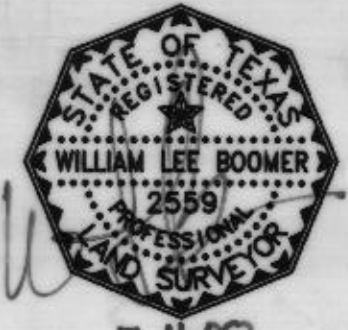


$\Delta = 32^{\circ}47'17''$
 $R = 1959.86'$
 $T = 576.59'$
 $L = 1121.55'$
 $CH = N82^{\circ}02'50''E$
 $1106.30'$

Description of Property
 26.703 acres situated in the 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 26.703 acres also being all of Lots 1-14, Block 1, Old Bankhead Acres according to the plat recorded in Cabinet B, Slide 385, Plat Records of Parker County, Texas and being more particularly described, as follows:
 BEGINNING at a 3/8" iron rod found being the northwest corner of a tract of land conveyed to Harmon Lee Conway (Tract 2) according to the deed recorded in Volume 1319, Page 811, Deed Records of Parker County, Texas, said iron rod also being in the existing south right-of-way line of the T. & P. R.R. railroad right-of-way;
 THENCE, South 00 degrees 35 minutes 45 seconds West, along the west line of said Conway tract, 1294.19 feet to a 3/8" iron rod set for corner;
 THENCE, South 86 degrees 14 minutes 31 seconds West, 89.50 feet to a 3/8" iron rod set for corner, being in the existing northerly right-of-way line of Old Bankhead Highway;
 THENCE, the following courses and distances along the existing northerly right-of-way line of said Old Bankhead Highway:
 North 46 degrees 31 minutes 34 seconds West, 111.16 feet to a 3/8" iron rod set for corner;
 North 57 degrees 46 minutes 40 seconds West, 75.05 feet to a 3/8" iron rod set for corner;
 North 64 degrees 18 minutes 42 seconds West, 107.27 feet to a 3/8" iron rod set for corner;
 North 71 degrees 42 minutes 42 seconds West, 79.77 feet to a 3/8" iron rod set for corner;
 North 75 degrees 07 minutes 18 seconds West, 363.98 feet to a railroad spike found for corner;
 North 75 degrees 15 minutes 00 seconds West, 484.27 feet to a 3/8" iron rod found for corner, being the southeast corner of Lot 15, Block 1, of said Old Bankhead;
 THENCE, North 00 degrees 42 minutes 27 seconds West, 764.93 feet to a 3/8" iron rod found being the northeast corner of said Lot 15, Block 1 and being in the existing south right-of-way line of said T. & P. R.R. right-of-way;
 THENCE, South 81 degrees 33 minutes 32 seconds East, along the existing south right-of-way line of said T. & P. R.R. right-of-way, 154.88 feet to a 3/8" iron rod found for corner and being the beginning of a curve to the left with a radius of 1959.86 feet and a long chord of North 82 degrees 02 minutes 50 seconds East, 1106.30 feet;
 THENCE, along said curve to the left and continuing along the existing south right-of-way line of said T. & P. R.R. right-of-way, passing through a central angle of 32 degrees 47 minutes 17 seconds an arc length of 1121.55 feet to the POINT OF BEGINNING
 The tract of land herein described contains 26.703 acres of land.
 STATE OF TEXAS
 COUNTY OF PARKER
 DOES HEREBY DEDICATE the same to be known as LOTS 1-22, BLOCK 1, SPRING GARDEN COMMONS, 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.

STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned authority, on this day personally appeared K. Wayne Lee 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 12 day of July, 2000.
 Notary Public in and for the State of Texas
 STATE OF TEXAS
 COUNTY OF PARKER
 I, K. Wayne Lee 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.
 K. Wayne Lee
 W.C.W., L.P.
 STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned authority, on this day personally appeared K. Wayne Lee 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 12 day of July, 2000.
 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
 LandCon Inc.
 P.O. Box 100247
 Fort Worth, Texas 76185-0247
 (817) 335-5065



LINE	DIRECTION	DISTANCE
L1	S86°14'31"W	89.50'
L2	N46°31'34"W	111.16'
L3	N57°46'40"W	75.05'
L4	N64°18'42"W	107.27'
L5	N71°42'42"W	79.77'

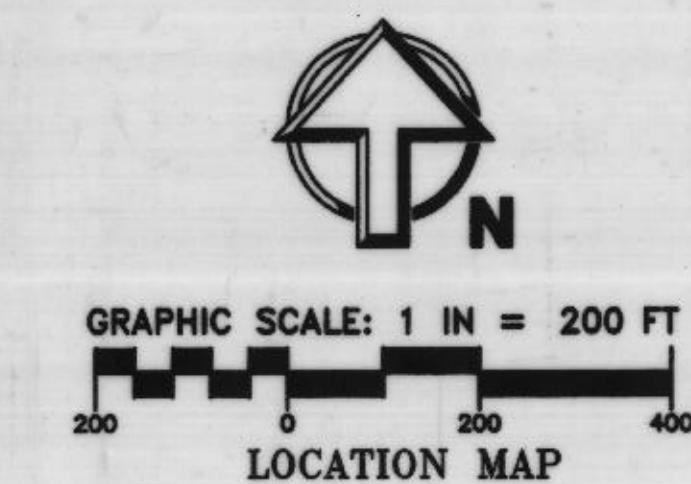
L. LEE SURVEY,
 ABSTRACT NUMBER 825

JERRY DON TANNER
 VOL. 1241, PG. 853
 D.R.P.C.T.

RECEIVED AND FILED
 FOR RECORD
 11:20 O'clock A.M.
 JUL 17 2000
 Jeane Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By L Mandi Deputy

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.
 RECORDED JUL 17 2000
 Jeane Brunson
 County Clerk, Parker County, Tex.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



LAND USE DATA:
 TOTAL LAND AREA --- 26.703 ACRES
 R-O-W DEDICATION --- 1,330.46 L.F.
 TOTAL LOTS --- 22
 EST. POPULATION --- 77
 MIN. LOT SIZE --- 1.000 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

STATE OF TEXAS
 COUNTY OF PARKER
 I, Jeane Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the _____ day of _____, 2000 at _____ o'clock, _____ M., and duly recorded this _____ day of _____, 2000 at _____ o'clock, _____ M., in _____ Records of said County in Plat Cabinet _____ Pages _____
 In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2000.

Jeane Brunson
 Clerk, County Court
 Parker County, Texas
 By: _____ Deputy
 STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED by the Commissioners Court of Parker County, Texas, This the 12th day of July, 2000.
 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

FINAL PLAT
 LOTS 1-22, BLOCK 1
SPRING GARDEN COMMONS

BEING 26.703 ACRES OF LAND IN THE L. LEE SURVEY, ABSTRACT NUMBER 825 BEING ALL OF LOTS 1-14, BLOCK 1, OLD BANKHEAD ACRES - PHASE ONE ACCORDING TO THE PLAT RECORDED IN CAB. B, SLIDE 385, P.R.P.C.T. PARKER COUNTY, TEXAS

PREPARED JANUARY 28, 2000

LandCon Inc.
 Engineers • Surveyors • Planners
 2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
 P.O. Box 100247, Fort Worth, Texas, 76185-0247
 (817) 335-5065 FAX (817) 335-8067