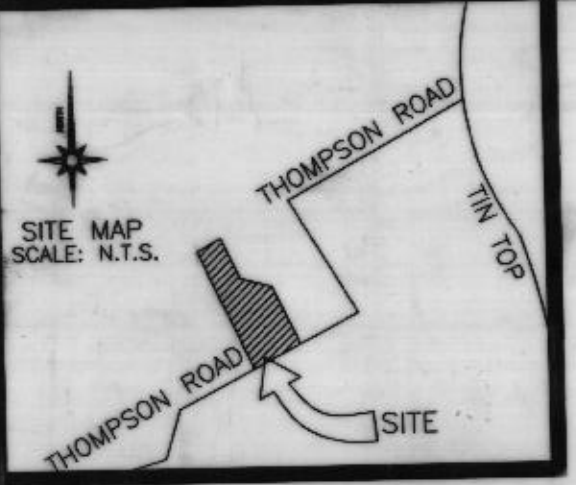


PCB 718



FINAL PLAT TWIN SPRINGS RANCH 52.924 ACRES SITUATED IN THE JOSEPH ROBINSON SURVEY, ABSTRACT No. 1122, PARKER COUNTY, TEXAS

Doc Bk Vol Pg
00452396 OR 2027 1335

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, STEVE McCUNE AND MARK WORTHINGTON being the sole owners of a 52.924 Acres situated in and being a portion of the JOSEPH ROBINSON SURVEY, ABSTRACT No. 1122, Parker County, Texas and being more particularly described by metes and bounds as follows:

PCB 718

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jul 24, 2002 at 10:47A
Document Number: 00452396
Amount: .00
By
Leann Franklin

BEGINNING at an iron rod found at the northwest corner of said 52.924 Acre Tract at a reentrance corner of a tract of land conveyed to Fariba Eshraghi by deed recorded in Volume 1747, Page 986, Real Records, Parker County, Texas, said iron being called by deed to be S 30°00'00" E, 265.0 feet from the northwest corner of said Joseph Robinson Survey;
THENCE N 60°09'00" E, 804.72 feet to an iron rod set;
THENCE S 24°15'39" E, 1000.0 feet to an iron rod set;
THENCE S 75°26'07" E, 701.80 feet to an iron rod found;
THENCE S 29°18'42" E, at 860.42 feet to an iron rod found in a fence and in all 888.64 feet to a point in Thompson Road, a county road;
THENCE S 60°09'00" W, with said Thompson Road, 1206.96 feet to a point at the southwest corner of said 52.924 Acre Tract;
THENCE with the west line of said 52.924 Acre Tract the following courses and distances:
N 29°52'43" W, at 25.49 feet passing a post and in all 1065.97 feet to an iron rod found;
N 29°32'00" W, 1309.05 feet to the POINT OF BEGINNING and containing 52.924 acres (2305.350 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, STEVE McCUNE AND MARK WORTHINGTON do hereby adopt this plat designating the hereinabove described real property TWIN SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, BEING A PLAT OF 52.924 ACRES SITUATED IN AND BEING A PORTION OF THE JOSEPH ROBINSON SURVEY, ABSTRACT No. 1122, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 22 day of July, 2002.
Steve McCune Mark Worthington

FARIBA ESHRAGHI
VOLUME 1747, PAGE 986

TRACT 4
15.666 ACRES
(682398 S.F.)

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County Texas, this 22 day of July, 2002.
County Judge
Commissioner Precinct #1 Commissioner Precinct #2
Commissioner Precinct #3 Commissioner Precinct #4

K. R. CLARK
VOLUME 1975, PAGE 946

K. R. CLARK
VOLUME 1955, PAGE 1956

TRACT 3
11.000 ACRES
(479160 S.F.)

TRACT 2
12.859 ACRES
(0.281 ACRE IN ROAD)
(561366 S.F.)

JEFF S. COWEN
VOLUME 1963, PAGE 1862

TRACT 1
11.377 ACRES
(0.377 ACRE IN ROAD)
(495588 S.F.)

FARIBA ESHRAGHI
VOLUME 1747, PAGE 986

J.C. PICKARD, etal
VOLUME 1474, PAGE 1650

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

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



DEVELOPER:
STEVE McCUNE &
MARK WORTHINGTON
1701 SANTA FE DRIVE
WEATHERFORD, TEXAS 76086
(817) 341-1467

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Jan Pitt
Title

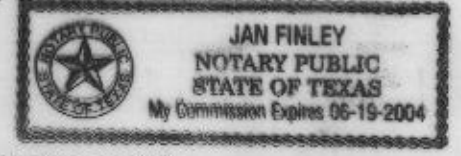
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Jan Pitt known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of July, 2002.
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Mark Worthington 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 the 22 day of July, 2002.
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Steven R. McCune 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 the 22 day of July, 2002.
Notary Public in and for the State of Texas

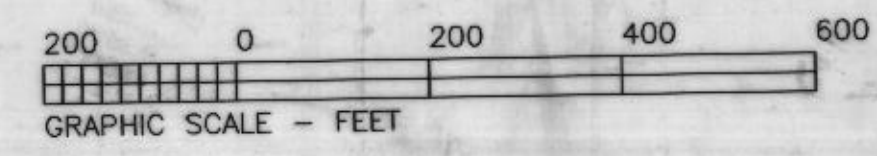


THE STATE OF TEXAS)
COUNTY OF PARKER)
I, Mark Worthington being the dedicant and owner of the attached plot of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of the City of Weatherford (or other city), Parker County, Texas.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
*There shall be provided at the intersections of all public streets, visibility triangles

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48080 0200 B EFFECTIVE DATE: SEPT. 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



SCALE: 1" = 200'

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