

STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED by the Commissioners Court of Parker County, Texas, This the 28 day of FEB 2001.

[Signatures]
 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.

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480520 0125 C, JANUARY 3, 1997

LAND USE DATA:
 TOTAL LAND AREA --- 19.240 ACRES
 R-O-W DEDICATION --- 1,301.16 L.F.
 TOTAL LOTS --- 9
 EST. POPULATION --- 32
 MIN. LOT SIZE --- 1.029 ACRES
 PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

- UTILITY EASEMENTS SHALL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS SHALL HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS SHALL HAVE A MINIMUM 60.0' RADIUS.
- ALL FRONT BUILDING LINES SHALL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES SHALL BE 10.0 FEET. ALL REAR BUILDING LINES SHALL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS SHALL BE:
 SIDE YARDS - 15.0'
 FRONT YARDS - 40.0'
- EACH LOT SHALL BE SERVED BY AN INDIVIDUAL PRIVATE WATER WELL.
- EACH LOT SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY AND SHALL BE AN AEROBIC SYSTEM.
- 20' x 20' P.O.S.E. AT STREET INTERSECTION

Description of Property
 BEING a 19.240 acre tract of land situated in the JOSEPH S. AMOS SURVEY, ABSTRACT NO. 2; Parker County, Texas, being a portion of that certain tract of land conveyed to Advantage Opportunities, L.L.C., by deed recorded in Volume 1870 Page 1047 Deed Records, Parker County, Texas, also being all of Lots 1-5, Block 1 and Lots 1-5, Block 2, Carter Hills according to the plat recorded in Cabinet 6, Slide 17 Plat Records of Parker County, Texas, said 19.240 acres also being more particularly described, as follows:

BEGINNING at a 100d nail found at the most northerly northeast corner of the herein described tract at a southeast corner of that certain tract of land conveyed to W.V. Rainey and wife, Willie Hattie Rainey according to the deed recorded in Volume 1219, Page 1345, D.R.P.C.T., said nail being the called northeast corner of said AMOS SURVEY;

THENCE, along the common lines of said Rainey tract, generally along a fence, as follows:
 South 00 degrees 30 minutes 43 seconds West, 822.77 feet to a 4" wood fence post found for corner;
 South 00 degrees 29 minutes 37 seconds West, 206.23 feet to a 100d nail found for corner, said nail being the northeast corner of Lot 6, Block 1, of said Carter Hills;

THENCE, South 61 degrees 43 minutes 21 seconds West, along the common line of Lots 5 and 6, Block 1 of said Carter Hills, at 327.49 feet passing a 1/2" iron rod found being the southwest corner of said Lot 5, Block 1 and being in the existing easterly right-of-way line of Carter Hills Lane and continuing in all a distance of 387.50 feet to a 1/2" iron rod found being the northwest corner of Lot 6, Block 2, of said Carter Hills and also being in the existing westerly right-of-way line of said Carter Hills Lane;

THENCE, South 41 degrees 23 minutes 13 seconds West, along the common line of Lots 5 and 6, Block 2, of said Carter Hills, 393.26 feet to a 100d nail found for corner, said fence post being the southeast corner of a tract of land conveyed to William A. Carter and wife Jean Carter according to the deed recorded in Volume 1018, Page 999, D.R.P.C.T.;

THENCE, along the common line of said Carter tract, generally along a fence, as follows:
 North 89 degrees 44 minutes 10 seconds West, 115.53 feet to a 3" wood fence post found for corner;
 South 89 degrees 58 minutes 07 seconds West, 411.27 feet to a 1/2" iron rod set for corner being in the existing southeasterly right-of-way line of State Highway 51 (120.0' right-of-way) and being the beginning of a non-tangent curve to the right with a radius of 5669.65 feet and a long chord bearing North 31 degrees 10 minutes 50 seconds East, 73.14 feet;

THENCE, along said curve to the right and along the existing southeasterly right-of-way line of said State Highway 51, passing through a central angle of 01 degrees 00 minutes 38 seconds an arc length of 73.14 feet to a 1/2" iron rod set for corner;

THENCE, North 31 degrees 33 minutes 00 seconds East, continuing along the existing southeasterly right-of-way line of State Highway 51, 1695.34 feet to a 100d nail found for corner;

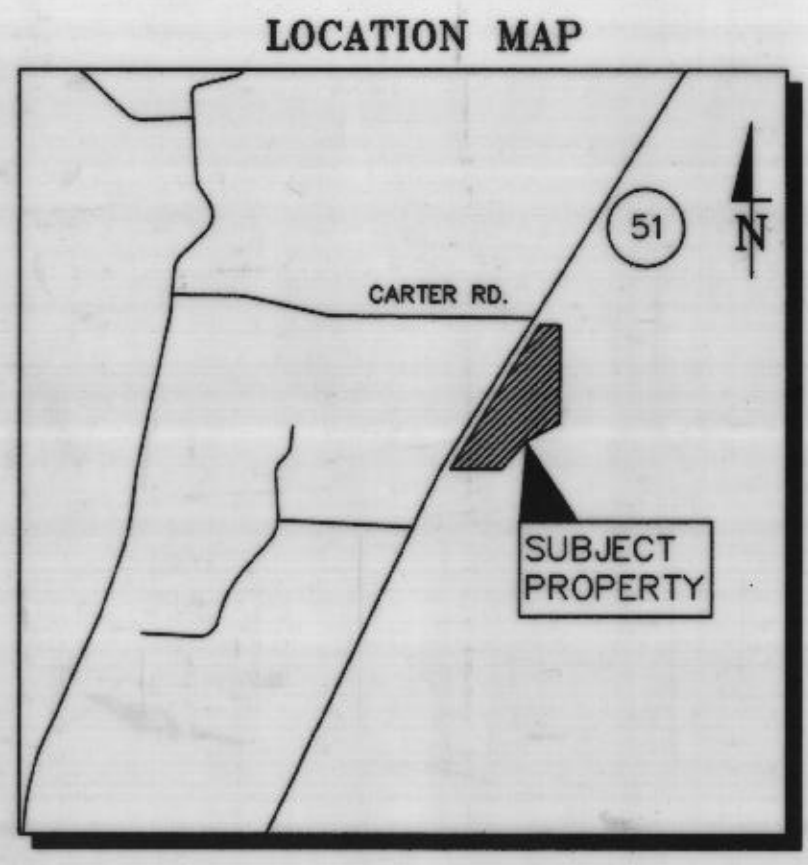
THENCE, South 89 degrees 59 minutes 13 seconds East, along the most northerly south line of said Rainey tract, 212.24 feet to the POINT OF BEGINNING.

The tract of land herein described contains 19.240 acres of land.

STATE OF TEXAS
 COUNTY OF PARKER
 DOES HEREBY DEDICATE the same to be known as LOTS 1R1, 1R2, 1R3, 2R, 3R, 4R and 5R, BLOCK 1; and LOTS 4R and 5R, BLOCK 2, CARTER HILLS, 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.

[Signature]
 DeWayne Moyer
 Advantage Opportunities, L.P.



STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned authority, on this day personally appeared DeWayne Moyer of Advantage Opportunities, 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 28 day of FEB 2001.

[Signature]
 Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF PARKER



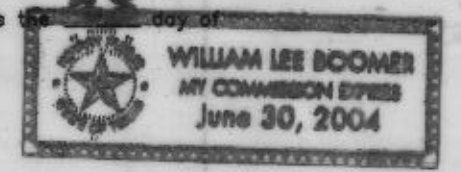
I, DeWayne Moyer of Advantage Opportunities, L.P., being the dedicatior and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.

STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned authority, on this day personally appeared DeWayne Moyer of Advantage Opportunities, 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 28 day of FEB 2001.

[Signature]
 Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF PARKER



I, Brent Mizell, Registered Professional Land Surveyor Number 1967, 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.

[Signature]
 Brent Mizell R.P.L.S. No. 1967
 Mizell Land Surveying, Inc.
 513 North Highway 1187
 Aledo, Texas 76008
 (817) 441-6199



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FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Mar 12, 2001 at 08:58H
 Document Number: 00410538
 Amount: .00
 By Faye Woody

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.

Mar 12, 2001

JERNE BRANSON, COUNTY CLERK
 PARKER COUNTY

REPLAT
 LOTS 1R1, 1R2, 1R3, 2R, 3R, 4R AND 5R, BLOCK 1, AND LOTS 4R AND 5R, BLOCK 2,

CARTER HILLS

BEING 19.240 ACRES OF LAND IN THE JOSEPH S. AMOS SURVEY, ABSTRACT NUMBER 2 PARKER COUNTY, TEXAS

PREPARED JANUARY 12, 2001

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) 336-5085 FAX (817) 336-5067

OWNER:
 ADVANTAGE OPPORTUNITIES, L.P.
 P.O. BOX 151473
 FORT WORTH, TEXAS 76108
 (817) 367-6167

SURVEYOR:
 MIZELL LAND SURVEYING
 513 NORTH HIGHWAY 1187
 ALEDO, TEXAS 76008
 (817) 441-6199