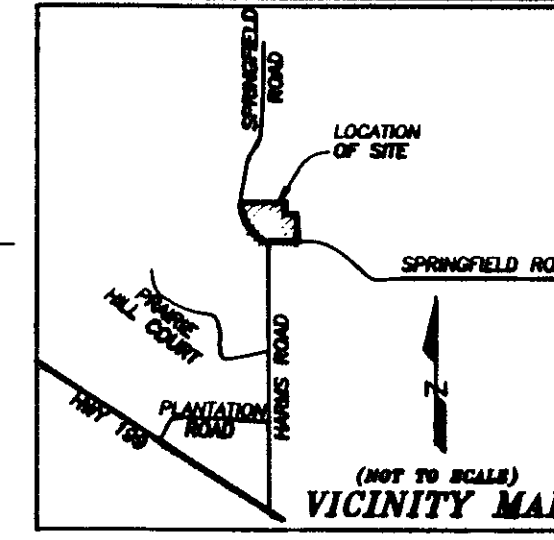


This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

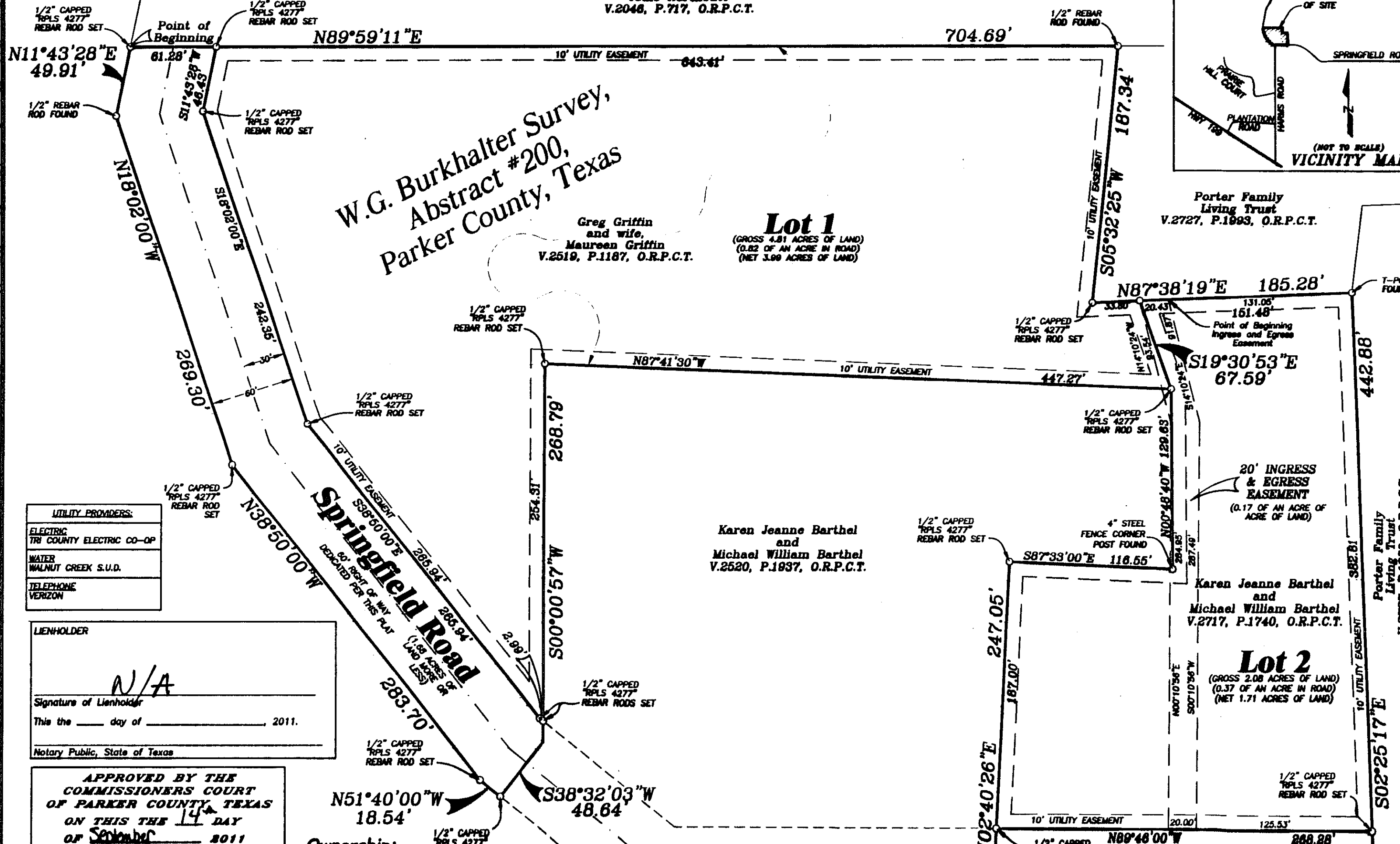
David Northcutt and spouse, Jodie Northcutt, V.2046, P.717, O.R.P.C.T.

Doc# 775174 Book 2888 Page 1046



STATE OF TEXAS PARKER COUNTY

WHEREAS We, Greg and Maureen Griffin, and Karen and Michael Barthel, being the owners of those certain tracts of land situated in the W.G. Burkhalter Survey, Abstract Number 200, Parker County, Texas, being all of that same tract of land described in a deed to Greg Griffin and wife, Maureen Griffin, recorded in Volume 2519, Page 1187, Official Records, Parker County, Texas, and a tract of land described in a deed to Karen Jeanne Barthel and Michael William Barthel, recorded in Volume 2717, Page 1740, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:



Beginning at a 1/2" capped "RPLS 4277" rebar rod set in the west line of Springfield Road, for the northwest corner of said Griffin Tract, same being the southwest corner of a tract of land described in a deed to David Northcutt and spouse, Jodie Northcutt, recorded in Volume 2046, Page 717, Official Records, Parker County, Texas;

Thence N89°59'11"E, at 61.28 feet passing a 1/2" capped "RPLS 4277" rebar rod set in the east line of Springfield Road, in all, 704.69 feet along the common line of said Griffin Tract and said Northcutt Tract to a 1/2" rebar rod found, same being the northwest corner of a tract of land described in a deed to the Porter Family Living Trust, recorded in Volume 2727, Page 1993, Official Records, Parker County, Texas;

Thence S05°32'25"W, 187.34 feet along a common line of said Griffin Tract and said Porter Tract to a 1/2" capped "RPLS 4277" rebar rod set;

Thence N87°38'19"E, at 33.80 feet passing the northwest corner of said Barthel Tract, in all, 185.28 feet along a common line of herein described tract and said Porter Tract to a T-Post found for an "old" corner of a tract of land described in a deed to the Porter Family Living Trust, recorded in Volume 2727, Page 1993, Official Records, Parker County, Texas;

Thence S02°25'17"E, at 60.06 feet passing a 1/2" capped "RPLS 4277" rebar rod set in the north line of Springfield Road, in all, 442.88 feet to a 1/2" capped "RPLS 4277" rebar rod set (Control Monument) in the south line of Springfield Road;

Thence N89°46'00"W, (Base Bearing), 273.62 feet along the south line of Springfield Road to a 1/2" capped "RPLS 4277" rebar rod set for the southwest corner of said Barthel Tract, same being the southeast corner of a tract of land described in a deed to Karen Jeanne Barthel and Michael William Barthel, recorded in Volume 2520, Page 1837, Official Records, Parker County, Texas;

Thence N02°40'26"E, 247.05 feet along a common line of said Barthel Tracts to a 1/2" capped "RPLS 4277" rebar rod set;

Thence S87°33'00"E, 116.55 feet along a common line of said Barthel Tracts to a 4" steel fence corner post found;

Thence N00°48'40"W, 129.63 feet along a common line of said Barthel Tracts to a 1/2" capped "RPLS 4277" rebar rod set for the southeast corner of said Griffin Tract;

Thence N87°41'30"W, 447.27 feet along a common line of said Griffin Tract and said Barthel Tract to a 1/2" capped "RPLS 4277" rebar rod set;

Thence S00°00'57"W, 268.79 feet along a common line of said Griffin Tract and said Barthel Tract to a point in Springfield Road;

Thence S38°32'03"W, 48.64 feet along a common line of said Griffin Tract and said Barthel Tract to a 1/2" capped "RPLS 4277" rebar rod set in the southwest line of Springfield Road;

Thence N51°40'00"W, 18.54 feet along the southwest line of Springfield Road to a 1/2" capped "RPLS 4277" rebar rod set;

Thence N38°50'00"W, 283.70 feet continuing along the southwest line of Springfield Road to a 1/2" capped "RPLS 4277" rebar rod set;

Thence N18°02'00"W, 269.30 feet continuing along the southwest line of Springfield Road to a 1/2" capped "RPLS 4277" rebar rod set;

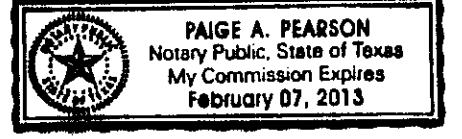
Thence N11°43'28"E, 49.91 feet continuing along the southwest line of Springfield Road to the point of beginning and containing a gross of 6.89 acres of land, of which 1.19 acres is located within the road, leaving a net of 5.70 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Greg and Maureen Griffin, and Karen and Michael Barthel, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Griffin Ranch, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 13 day of September 2011  
Greg Griffin, Maureen Griffin, Karen Barthel, Michael Barthel

STATE OF TEXAS COUNTY OF PARKER Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Greg and Maureen Griffin, and Karen and Michael Barthel, known to me to be the entities whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 13 day of September 2011  
Paige Pearson, Notary Public



ACCT. NO: 12936  
SCH. DIST.: 5D  
CITY: L-6  
MAP NO:

**FINAL PRELIMINARY PLAT SHOWING LOTS 1 AND 2, Griffin Ranch**

Doc# 775174 Fees: \$68.00  
09/14/2011 10:20AM # Pages 1  
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS TRANS. REVISION COUNTY CLERK

AN ADDITION IN PARKER COUNTY, TEXAS, BEING A PLAT OF A TRACT OF LAND SITUATED IN THE W.G. BURKHALTER SURVEY, ABSTRACT NUMBER 200, PARKER COUNTY, TEXAS, AND BEING COMPRISED OF THOSE SAME TRACTS OF LAND DESCRIBED IN A DEED TO GREG GRIFFIN AND MAUREEN GRIFFIN, TEXAS, AND KAREN JEANNE BARTHEL AND MICHAEL WILLIAM BARTHEL, RECORDED IN VOLUME 2717, PAGE 1740, OFFICIAL RECORDS, PARKER COUNTY, TEXAS AND CONTAINING A GROSS OF 6.89 ACRES OF LAND, OF WHICH 1.19 ACRES OF LAND IS LOCATED WITHIN THE ROAD, LEAVING A NET OF 5.70 ACRES OF LAND MORE OR LESS.

THIS PLAT FILED FOR RECORD IN CABINET 0, SLIDE 149, DATE

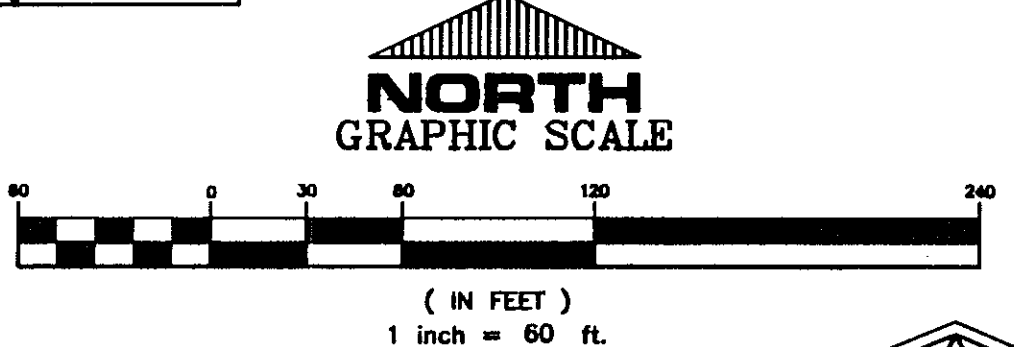
UTILITY PROVIDERS:  
ELECTRIC: TRI COUNTY ELECTRIC CO-OP  
WATER: WALNUT CREEK S.U.D.  
TELEPHONE: VERIZON

LIENHOLDER  
N/A  
Signature of Lienholder  
This the \_\_\_ day of \_\_\_ 2011.  
Notary Public, State of Texas

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 14 DAY OF September 2011

Absent  
COUNTY JUDGE Mark Riley Judge Pro Tem  
George A. Conley  
PRECINCT #1 COMMISSIONER George Conley  
Craig Seaman  
PRECINCT #2 COMMISSIONER Craig Seaman  
John Roth  
PRECINCT #3 COMMISSIONER John Roth  
Dusty Reintro  
PRECINCT #4 COMMISSIONER

Ownership:  
Lot 1 Greg and Maureen Griffin 2325 Springfield Road Springtown, TX 76082  
Lot 2 Karen and Michael Barthel 2501 Springfield Road Springtown, TX 76082



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
LONNIE REED  
R.P.L.S. No. 4277  
09-12-2011



TRI SURVEYING  
COUNTIES  
116 LOCUST STREET, ASLE TX 76080  
OFFICE: 817-444-2355 FAX: 817-444-4387  
surveying@triconsurveys.com  
JOB# 07030117

Ingress and Egress Easement Field Notes:  
Description for a 20' Ingress and Egress Easement situated in the W.G. Burkhalter Survey, Abstract Number 200, Parker County, Texas, being a portion of that same tract of land described in a deed to David Coomer recorded in Volume 1199, Page 1042, Deed Records, Parker County, Texas and all of a tract of land described in deed to Karen Jeanne Coomer recorded in Volume 2129, Page 463, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:  
Beginning at a point in the south line of a tract of land described in deed to Harmon J. Porter and Wife, Maureen H. Porter recorded in Volume 1510, Page 410, Real Records, Parker County, Texas, said point being S.87°38'19"W, 131.05 feet from a T-post found for the southeast corner of said Porter Tract;  
Thence S14°10'24"E, 91.87 feet to a point;  
Thence S00°10'56"W, 287.49 feet to a point in the north line of Springfield Road same being the south line of said David Coomer Tract;  
Thence N.89°46'00"W, 20.00 feet along the north line of Springfield Road same being the south line of the David Coomer Tract to a point;  
Thence N00°10'56"E, 284.95 feet to a point;  
Thence N.14°10'24"W, 93.54 feet to a point in the south line of the Porter Tract;  
Thence N.87°38'19"E, 20.43 feet along the north line of the Porter Tract to the point of beginning and containing 0.17 of an acre of land more or less.  
Notes:  
According to the Flood Insurance Rate Map for Parker County and Incorporated Areas, Community Panel No. 48367C 0175 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.  
This tract of land is not located within the ETJ limits of any city.  
Maureen Griffin  
SIGNATURE