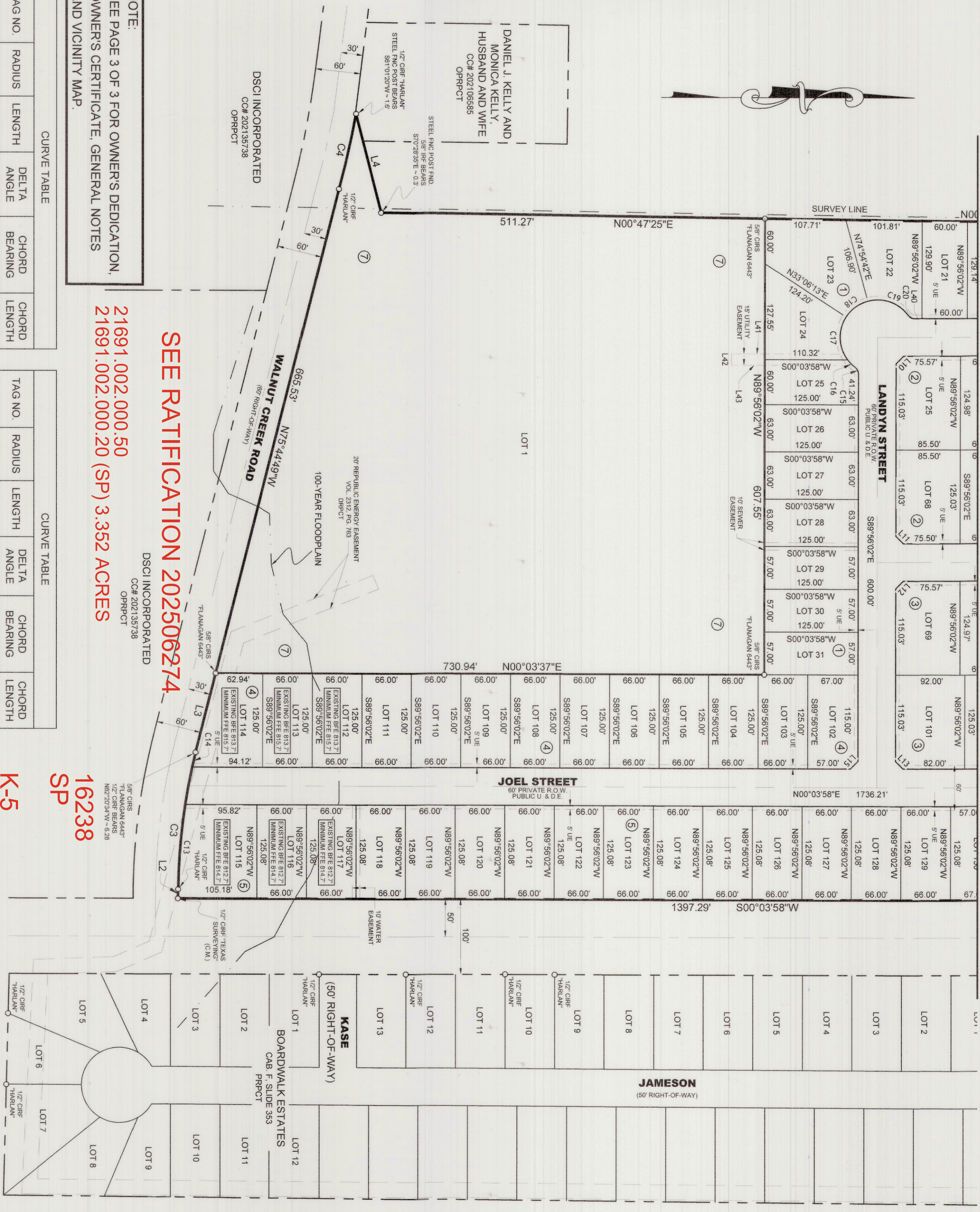


MATCH LINE (SEE PAGE 1)



NOTE:  
SEE PAGE 3 OF 3 FOR OWNER'S DEDICATION,  
OWNER'S CERTIFICATE, GENERAL NOTES  
AND VICINITY MAP.

21691.002.000.50  
21691.002.000.20 (SP) 3.352 ACRES

16238  
SP  
K-5

| CURVE TABLE |         |         |             |               |
|-------------|---------|---------|-------------|---------------|
| TAG NO.     | RADIUS  | LENGTH  | DELTA ANGLE | CHORD BEARING |
| C21         | 643.00' | 199.00' | 17°43'57"   | S20°07'02"E   |
| C22         | 92.50'  | 17.67'  | 10°56'31"   | N85°19'17"E   |
| C23         | 51.00'  | 26.80'  | 28°59'02"   | N14°26'33"W   |
| C24         | 67.50'  | 12.89'  | 10°56'31"   | N86°19'17"E   |

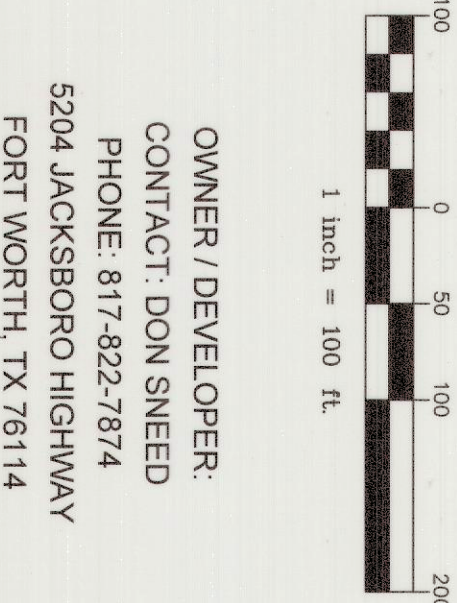
ABBRVIATIONS  
OPRPT = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS  
DRPCT = DEED RECORDS, PARKER COUNTY, TEXAS  
PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS  
CC# = COUNTY CLERKS FILE NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "FLANAGAN 6443"  
(C.M.) = CONTROLLING MONUMENT

| CURVE TABLE |          |         |             |               |
|-------------|----------|---------|-------------|---------------|
| TAG NO.     | RADIUS   | LENGTH  | DELTA ANGLE | CHORD BEARING |
| C1          | 643.00'  | 329.35' | 29°20'51"   | S14°18'35"E   |
| C2          | 543.00'  | 274.84' | 29°00'01"   | S14°28'42"E   |
| C3          | 796.93'  | 184.35' | 13°15'14"   | N82°46'08"W   |
| C4          | 1290.66' | 102.52' | 4°33'04"    | N77°08'55"W   |
| C5          | 51.00'   | 90.46'  | 101°37'22"  | S02°38'48"W   |
| C6          | 51.00'   | 81.89'  | 91°59'38"   | N80°32'42"W   |
| C7          | 50.96'   | 16.45'  | 18°29'45"   | S57°24'20"E   |
| C8          | 35.00'   | 40.75'  | 66°42'44"   | N33°17'24"W   |
| C9          | 546.96'  | 115.66' | 12°06'55"   | N22°52'36"W   |
| C10         | 537.14'  | 76.87'  | 8°12'37"    | N12°42'48"W   |
| C11         | 546.76'  | 68.32'  | 7°07'11"    | N05°02'55"W   |
| C12         | 512.01'  | 13.90'  | 1°33'18"    | N00°42'40"W   |
| C13         | 796.93'  | 113.43' | 8°09'19"    | S85°19'05"E   |
| C14         | 796.93'  | 20.06'  | 1°26'31"    | N76°51'46"W   |
| C15         | 10.50'   | 9.84'   | 53°42'03"   | S63°12'57"W   |
| C16         | 50.00'   | 14.69'  | 16°49'51"   | N44°46'51"E   |
| C17         | 49.97'   | 60.85'  | 69°46'42"   | N88°03'37"E   |
| C18         | 49.55'   | 36.38'  | 42°03'42"   | S36°14'28"E   |
| C19         | 50.00'   | 60.69'  | 69°32'38"   | S19°21'56"W   |
| C20         | 10.50'   | 9.91'   | 54°04'17"   | N27°06'07"E   |

| LINE TABLE |             |          |  |
|------------|-------------|----------|--|
| TAG NO.    | BEARING     | DISTANCE |  |
| L1         | S02°06'36"W | 11.34'   |  |
| L2         | N88°48'24"W | 12.11'   |  |
| L3         | N75°44'49"W | 108.70'  |  |
| L4         | N75°33'37"E | 136.42'  |  |
| L5         | N44°34'15"W | 14.23'   |  |
| L6         | S45°25'51"W | 14.05'   |  |
| L7         | N44°34'15"W | 14.23'   |  |
| L8         | N79°51'01"E | 8.86'    |  |
| L9         | N39°57'35"E | 15.35'   |  |
| L10        | N44°55'56"W | 14.05'   |  |
| L11        | N45°03'58"E | 14.14'   |  |
| L12        | S44°55'56"E | 14.05'   |  |
| L13        | S45°03'58"W | 14.14'   |  |
| L14        | N45°03'58"E | 14.14'   |  |
| L15        | S44°56'02"E | 14.14'   |  |
| L16        | S44°56'02"E | 14.14'   |  |
| L23        | N89°56'02"W | 150.08'  |  |

| LINE TABLE |             |          |  |
|------------|-------------|----------|--|
| TAG NO.    | BEARING     | DISTANCE |  |
| L24        | S89°56'02"E | 26.00'   |  |
| L27        | N79°51'01"E | 37.59'   |  |
| L29        | N89°12'28"W | 101.55'  |  |
| L30        | N79°51'01"E | 38.57'   |  |
| L31        | N00°03'58"E | 29.04'   |  |
| L32        | N00°03'58"E | 17.64'   |  |
| L34        | N28°55'19"W | 23.19'   |  |
| L35        | N00°59'59"E | 34.60'   |  |
| L36        | N00°59'59"E | 27.44'   |  |
| L37        | S00°55'15"W | 37.57'   |  |
| L38        | S00°55'15"W | 40.26'   |  |
| L39        | S00°47'25"W | 20.74'   |  |
| L40        | S00°03'58"W | 10.20'   |  |
| L41        | N00°03'58"E | 144.27'  |  |
| L42        | N89°56'02"W | 15.00'   |  |
| L43        | S00°03'58"W | 154.23'  |  |

FINAL PLAT  
LOTS 1 THRU 31, BLOCK 1;  
LOTS 25 THRU 68, BLOCK 2;  
LOTS 69 THRU 101, BLOCK 3;  
LOTS 102 THRU 114, BLOCK 4;  
LOTS 115 THRU 137, BLOCK 5;  
PENNSYLVANIA AVENUE  
BEING A 34.392 ACRE TRACT OF LAND SITUATED IN THE  
VALENTINE YOAKUM SURVEY, ABSTRACT NO. 1691  
PARKER COUNTY, TEXAS  
AN ADDITION IN THE ETJ OF THE CITY OF SPRINGTOWN  
PARKER COUNTY, TEXAS  
SURVEYOR:



OWNER / DEVELOPER:  
CONTACT: DON SNEED  
PHONE: 817-822-7874  
5204 JACKSBORO HIGHWAY  
FORT WORTH, TX 76114

FLANAGAN  
SURVEYING  
Fort Worth, Texas | P: 817.740.0480 | flanagan@s.com | TSPS Firm No. 10194766  
Contact: Mark Peeples, R.P.L.S.