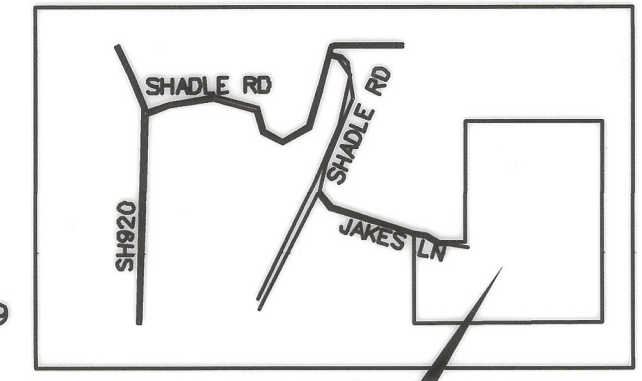
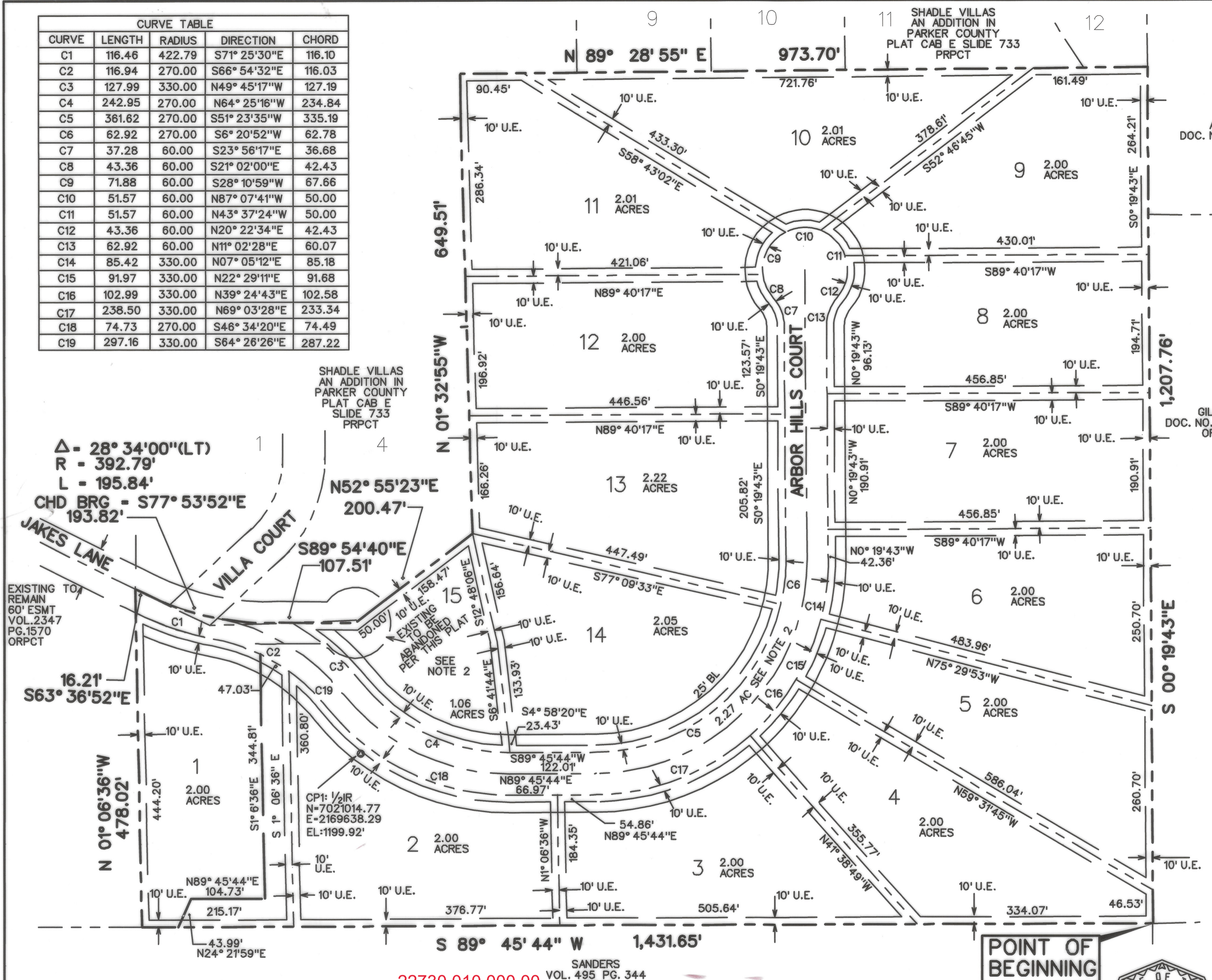
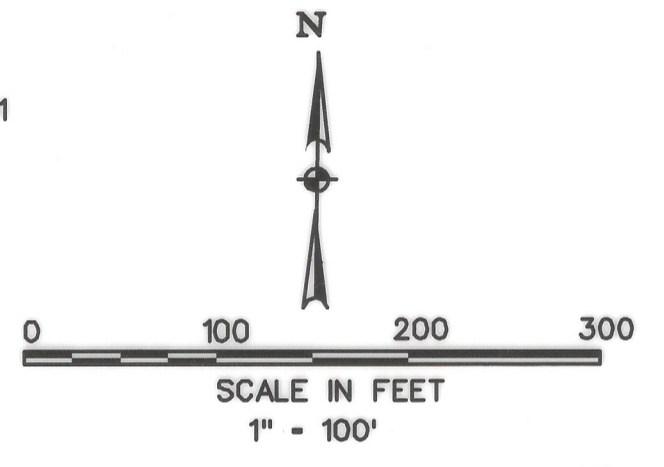


CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	116.46	422.79	S71° 25' 30" E	116.10
C2	116.94	270.00	S66° 54' 32" E	116.03
C3	127.99	330.00	N49° 45' 17" W	127.19
C4	242.95	270.00	N64° 25' 16" W	234.84
C5	361.62	270.00	S51° 23' 35" W	335.19
C6	62.92	270.00	S6° 20' 52" W	62.78
C7	37.28	60.00	S23° 56' 17" E	36.68
C8	43.36	60.00	S21° 02' 00" E	42.43
C9	71.88	60.00	S28° 10' 59" W	67.66
C10	51.57	60.00	N87° 07' 41" W	50.00
C11	51.57	60.00	N43° 37' 24" W	50.00
C12	43.36	60.00	N20° 22' 34" E	42.43
C13	62.92	60.00	N11° 02' 28" E	60.07
C14	85.42	330.00	N07° 05' 12" E	85.18
C15	91.97	330.00	N22° 29' 11" E	91.68
C16	102.99	330.00	N39° 24' 43" E	102.58
C17	238.50	330.00	N69° 03' 28" E	233.34
C18	74.73	270.00	S46° 34' 20" E	74.49
C19	297.16	330.00	S64° 26' 26" E	287.22



LEGEND

- FIR + FOUND IRON ROD
- SIR + SET IRON ROD WITH YELLOW CAP
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING LINE



ATKINSON  
DOC. NO. 201808029  
ORPCT

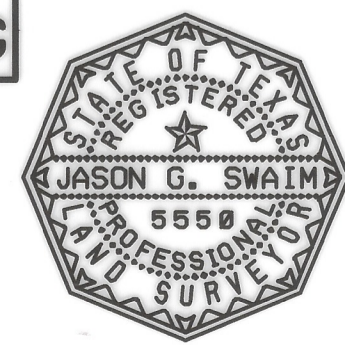
GILBERT  
DOC. NO. 201723651  
ORPCT

10149  
PE  
F-7

202143247 PLAT Total Pages: 3

FINAL PLAT  
OF  
LOTS 1 THRU 15  
BLOCK 1  
ARBOR HILLS  
BEING  
31.65 ACRES  
W.W. WHITE SURVEY  
ABSTRACT NO. 2730  
PARKER COUNTY, TEXAS  
SEPTEMBER 23, 2021

POINT OF BEGINNING



THE STATE OF TEXAS  
COUNTY OF MONTAGUE  
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JASON G. SWAIM RPLS NO. 5558

22730.010.000.00  
22730.010.001.00

OWNER/DEVELOPER  
PC RESIDENTIAL DEVELOPMENT LLC  
P.O. BOX 1060  
JUSTIN, TX 76247  
OFFICE: 817-330-4106

ENGINEER/SURVEYOR  
JASON G. SWAIM  
506 N MASON ST  
BOWIE, TEXAS 76230  
940-872-5075  
940-872-4079 FAX  
jswaim@swaimengineering.com

- NOTES:
- ALL CORNERS ARE 1/2 INCH SET IRON RODS WITH YELLOW CAPS
  - ACREAGE IN PROPOSED ROW SHALL BE ASSIGNED TO LOT 15 FOR WATER RIGHTS

F 78

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

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.

LINEAR FEET OF ROADS: 1609.22 FEET  
 JAKES LANE TO BE CONTINUED.  
 WATER: PRIVATE WELLS  
 ELECTRIC: TRICOUNTY ELECTRIC COOP. INC  
 POST OFFICE: POOLVILLE, TX. 104 W. AVENUE 76487  
 ISD: PEASTER ISD  
 TELEPHONE: AT&T  
 811 DIG TEST  
 WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0150E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

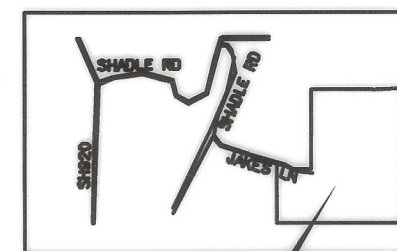
"This plat represents property which has been platted without a groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot unless otherwise noted, save and except the water rights under the road and being a total of 2.27 acres dedicated to Lot 15. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

**LEGEND**

FIR ♦ FOUND IRON ROD  
 SIR ♦ SET IRON ROD WITH YELLOW CAP  
 — PROPERTY LINE



PROJECT LOCATION

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, PC RESIDENTIAL DEVELOPMENT LLC, by BROOKS WHITE, Agent, being the sole owner of the following described tract of land conveyed by Warranty Deed recorded under Document No. 202117523, Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

**LEGAL DESCRIPTION**

BEING 31.65 acres of land, more or less, being a part of the W.W. White Survey, Abstract No. 2730, Parker County, Texas, and being all of that certain tract of 31.65 acres described in Warranty Deed to PC Residential Development LLC, a Texas limited liability company, recorded under Document No. 202117523, Official Public Records of Parker County, Texas, said 31.65 acres described as follows:

BEGINNING at a set iron rod at the southeast corner of said W.W. White Survey, Abstract No. 2730, same being the southeast corner of said PC Residential Development LLC tract:

THENCE S 89 deg. 45 min. 44 sec. W a distance of 1431.65 feet to a set iron rod, same being the southwest corner of said PC Residential Development LLC tract for corner;

THENCE N 01 deg. 06 min. 36 sec. W a distance of 478.02 feet to a found PK nail for corner;

THENCE S 63 deg. 36 min. 52 sec. E a distance of 16.21 feet to a set iron rod for corner at point in a curve to the left with a radius of 392.79 feet and a central angle that bears 28 deg. 34 min. 00 sec. and a long chord that bears S 77 deg. 53 min. 52 sec. E a distance of 193.82 feet;

THENCE in a southeasterly direction with said curve a distance of 195.84 feet to a point for corner;

THENCE S 89 deg. 54 min. 40 sec. E a distance of 107.51 feet to a set iron rod for corner;

THENCE N 52 deg. 55 min. 23 sec. E passing a found iron rod at a distance of 50.00 feet, in all a total distance of 208.47 feet to a found iron rod for corner;

THENCE N 01 deg. 32 min. 55 sec. W a distance of 649.51 feet to a found iron rod for corner;

THENCE N 89 deg. 28 min. 55 sec. E a distance of 973.70 feet to a found iron rod for corner;

THENCE S 00 deg. 19 min. 43 sec. E a distance of 1207.76 feet to the POINT OF BEGINNING and containing 1,378,598 square feet or 31.65 acres of land, more or less.

THE 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 duly authorized agent, dedicates to the use of the Public forever, all streets, alleys, parks, watercourses, drains easements and public places thereon shown for the purposes and consideration expressed.

I, being the dedicatory and owner of the attached plat of said ARBOR HILLS, a subdivision, do hereby certify that it is not within any incorporated city or town.

PC RESIDENTIAL DEVELOPMENT LLC

BY [Signature]  
 BROOKS WHITE, Agent

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared BROOKS WHITE, agent for PC RESIDENTIAL DEVELOPMENT LLC, known to me be 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of October, 2021.

Notary Public in and, for the State of Texas

[Signature]  
 JAMIE TIERCE  
 Notary Public, State of Texas  
 Comm. Expires 11-07-2023  
 Notary ID 10347742

THE STATE OF TEXAS ##  
 COUNTY OF PARKER ##

APPROVED by the Commissioners Court of Parker County, Texas, on this the 15 day of October, 2021.

[Signature]  
 Pat Deen, County Judge

[Signature]  
 George Conley  
 Commissioner Precinct 1

[Signature]  
 Craig Peacock  
 Commissioner Precinct #2

[Signature]  
 Larry Walden  
 Commissioner Precinct #3

[Signature]  
 Steve Dugan  
 Commissioner Precinct #4

**FINAL PLAT**  
 OF  
**LOTS 1 THRU 15**  
**BLOCK 1**  
**ARBOR HILLS**  
 BEING  
**31.65 ACRES**  
**W.W. WHITE SURVEY**  
**ABSTRACT NO. 2730**  
**PARKER COUNTY, TEXAS**  
 SEPTEMBER 23, 2021

**LIENHOLDER**

VERITEX COMMUNITY BANK  
 8214 WESTCHESTER DRIVE  
 DALLAS, TX 75225

[Signature]  
 Jeff Huffman  
 Fort Worth Community Bank, President

STATE OF TEXAS )  
 COUNTY OF PARKER )

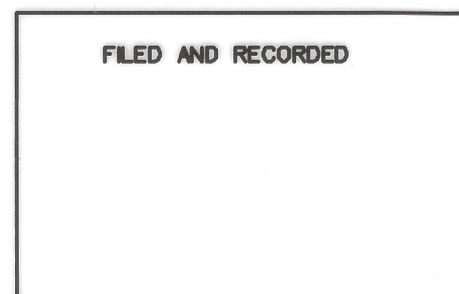
BEFORE ME, the undersigned authority, on this day personally appeared JEFF HUFFMAN, Fort Worth Community Bank President, known to me be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

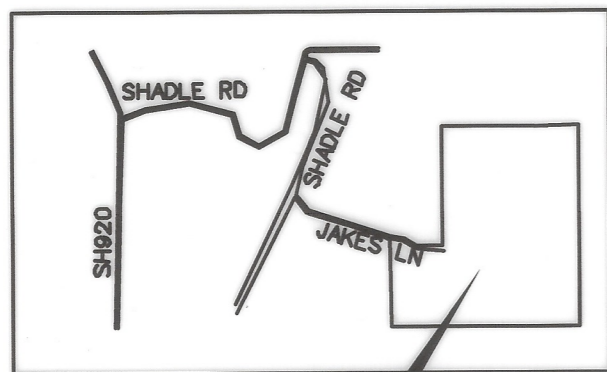
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of September, 2021.

Notary Public in and, for the State of Texas

[Signature]  
 ISELA ALFARO  
 Notary Public, State of Texas  
 Comm. Expires 05-15-2024  
 Notary ID 126509054

- NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)
  2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY EXTRA TERRITORIAL JURISDICTION.
  3. SES PROJECT #21012 ARBOR HILLS 650 JAKES LANE, PCT
  4. TEXAS LICENSE SURVEY FIRM NO. 100736-00





PROJECT LOCATION

POINT OF BEGINNING

$\Delta=33^{\circ}14'14''(R)$   
 $R=396.01'$   
 $L=229.73'$   
 CHD BRG=  
 $N72^{\circ}42'04''W$   
 $226.52'$

$\Delta=15^{\circ}46'59''(L)$   
 $R=422.79'$   
 $L=116.46'$   
 CHD BRG=  
 $S71^{\circ}25'30''E$   
 $116.10'$

$\Delta=24^{\circ}48'56''(R)$   
 $R=270.00'$   
 $L=191.67'$   
 CHD BRG=  
 $S66^{\circ}54'32''E$   
 $187.67'$

$\Delta=51^{\circ}35'40''(L)$   
 $R=330.00'$   
 $L=297.16'$   
 CHD BRG=  
 $S64^{\circ}26'26''E$   
 $287.22'$

$\Delta=89^{\circ}54'33''(L)$   
 $R=330.00'$   
 $L=518.89''$   
 CHD BRG=  
 $N44^{\circ}43'01''E$   
 $467.06''$

$\Delta=90^{\circ}09'00''(L)$   
 $R=270.00'$   
 $L=43.36'$   
 CHD BRG=  
 $S44^{\circ}43'01''E$   
 $382.14'$

$S0^{\circ}19'43''E$   
 $329.39'$

$\Delta=41^{\circ}24'34''(R)$   
 $R=60.00'$   
 $L=43.36'$   
 CHD BRG=  
 $S21^{\circ}02'01''E$   
 $42.43'$

$\Delta=41^{\circ}24'34''(R)$   
 $R=60.00'$   
 $L=43.36'$   
 CHD BRG=  
 $N20^{\circ}22'35''E$   
 $42.43'$

$\Delta=262^{\circ}49'09''(R)$   
 $R=60.00'$   
 $L=275.22'$   
 CHD BRG=  
 $S89^{\circ}40'17''W$   
 $90.00'$

WATER RIGHTS BOUNDARY FOR LOT 15  
3.3236 ACRES

NOTE:  
THE PURPOSE OF THIS DRAWING SHOWS THE AREA DEDICATED FOR ARBOR HILLS TO BE COMBINED WITH THE AREA FOR LOT 15, AND TO BE USED AND RESERVED FOR LOT 15 WATER RIGHTS.

WATER RIGHTS LEGAL DESCRIPTION FOR LOT 15  
BEING 3.3236 acres of land, more or less, being a part of the W.W. White Survey, Abstract No. 2730, Parker County, Texas, and being part of that certain tract of 31.65 acres described in Warranty Deed to PC Residential Development LLC, a Texas limited liability company, recorded under Document No. 202117523, Official Public Records of Parker County, Texas, said 3.3236 acres described as follows:

BEGINNING at a point at the most westerly south corner of said PC Residential Development LLC 31.65 acre tract;

THENCE S 1 deg. 06 min. 36 sec. E a distance of 34.21 feet to a point for corner at the beginning of a curve to the left with a radius of 422.79 feet, and a central angle of 15 deg. 46 min. 59 sec. and a long chord that bears S 71 deg. 25 min. 30 sec. E a distance of 116.10 feet;

THENCE along said curve a distance of 116.46 feet to a point for corner at the beginning of a curve to the right with a radius of 270.00 feet, and a central angle of 24 deg. 48 min. 56 sec. and a long chord that bears S 66 deg. 54 min. 32 sec. E a distance of 187.67 feet;

THENCE along said curve a distance of 191.67 feet to a point for corner at the beginning of a curve to the right with a radius of 330.00 feet, and a central angle of 51 deg. 35 min. 40 sec. and a long chord that bears S 64 deg. 26 min. 26 sec. E a distance of 287.22 feet;

THENCE along said curve a distance of 297.16 feet to a point for corner;

THENCE N 89 deg. 45 min. 44 sec. E a distance of 121.83 feet to a point for corner at the beginning of a curve to the left with a radius of 330.00 feet and a central angle of 89 deg. 54 min. 33 sec. and a long chord that bears N 44 deg. 43 min. 01 sec. E a distance of 467.06 feet;

THENCE along said curve a distance of 518.89 feet to a point for corner

THENCE N 00 deg. 19 min. 43 sec. W a distance of 329.39 feet to a point for corner at the beginning of a curve to the right with radius of 60.00 feet and a central angle of 38 deg. 11 min. 09 sec. and a long chord that bears N 20 deg. 22 min. 35 sec. E a distance of 42.43 feet;

THENCE along said curve a distance of 43.36 feet to a point at the beginning of a curve to the right with a radius of 275.22 feet and a central angle of 38 deg. 11 min. 09 sec. and a long chord that bears S 89 deg. 40 min. 17 sec. W a distance of 90.00 feet;

THENCE along said curve a distance of 275.22 feet to at point at the beginning of a curve to the right with a radius of 60.00 feet and a central angle of 38 deg. 11 min. 09 sec. and a long chord that bears S 21 deg. 02 min. 01 sec. E a distance of 42.43 feet;

THENCE along said curve a distance of 43.36 feet to a point for corner;

THENCE S 0 deg. 19 min. 43 sec. W a distance of 329.39 feet to a point at the beginning of a curve to the right with a radius of 270.00 feet and a central angle of 90 deg. 09 min. 00 sec. and a long chord that bears S 44 deg. 43 min. 01 sec. E a distance of 382.14 feet;

THENCE along said curve a distance of 424.54 feet to a point for corner;

THENCE S 89 deg. 45 min. 44 sec. W a distance of 121.83 feet to a point for corner;

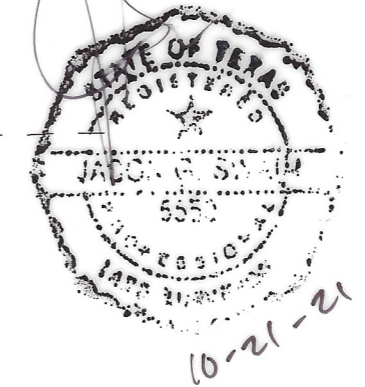
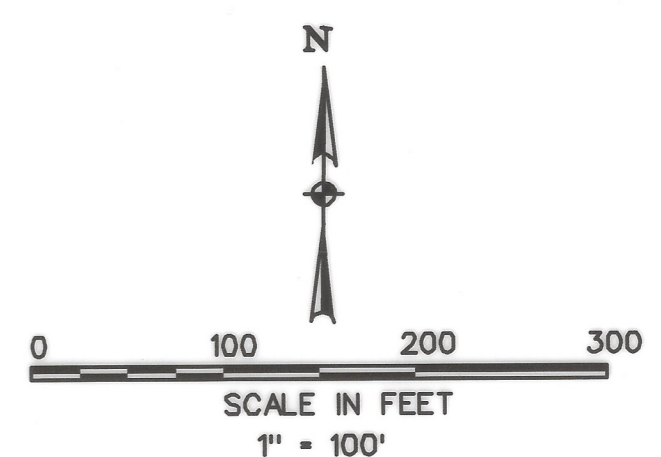
THENCE N 6 deg. 41 min. 44 sec. W a distance of 133.93 feet to a point for corner;

THENCE N 12 deg. 48 min. 06 sec. W a distance of 156.64 feet to point for corner;

THENCE S 52 deg. 55 min. 23 sec. W a distance of 208.47 feet to a point for corner;

THENCE N 89 deg. 54 min. 40 sec. W a distance of 90.23 feet to a point for corner at the beginning of a curve to the right with a radius of 396.01 feet and a central angle of 33 deg. 14 min. 14 sec. and a long chord that bears N 77 deg. 42 min. 04 sec. W a distance of 226.52 feet;

THENCE with said curve a distance of 229.73 feet to THE POINT OF BEGINNING, and containing 144,779 square feet or 3.3236 acres of land, more or less.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202143247  
11/03/2021 01:56 PM  
Fee: \$4.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER/DEVELOPER  
PC RESIDENTIAL DEVELOPMENT LLC  
P.O. BOX 1060  
JUSTIN, TX 76247  
OFFICE: 817-330-4106

ENGINEER/SURVEYOR  
JASON G. SWAIM  
506 N MASON ST  
BOWIE, TEXAS 76230  
940-872-5075  
940-872-4079 FAX  
jswaim@swaimengineering.com

LOT 15  
WATER RIGHTS  
BOUNDARY  
3.3236 ACRES  
OF WATER RIGHTS  
IN  
BLOCK 1  
ARBOR HILLS  
PARKER COUNTY, TEXAS  
OCTOBER 18, 2021  
F 78  
Sheet 3 OF 3