

STATE OF TEXAS
 COUNTY OF PARKER
 KNOW ALL MEN BY THESE PRESENTS That Matt Rix acting by and through the undersigned, it's duly authorized agent, is the owner of the following real property, to wit:

1.219 acres situated in the STEPHEN HEFFINGTON SURVEY, Abst. No. 620 and the B.B.B. & C. RR. CO. SURVEY, Abst. No. 159, Parker County, Texas being a portion of that certain tract of land described in deed to Carina Aviation, LLC known as Tract One recorded in Document Number 201406187, Official Public Records, Parker County, Texas. Said 1.219 acres being more particularly described, as follows:

Beginning at a capped Stevens Surveying 1/2" iron set for the most northerly northeast corner of the herein described tract being South 52 degrees 51 minutes 20 seconds East, 848.91 feet from a 3/4" iron found from the northeast corner of said Carina Aviation LLC tract;

THENCE South 37 degrees 08 minutes 40 seconds East, 25.00 feet to a capped Stevens Surveying 1/2" iron set;

THENCE North 80 degrees 08 minutes 14 seconds East, 103.07 feet to a capped Stevens Surveying 1/2" iron set at the beginning of a non-tangent curve to the left whose radius is 95.02 feet and whose long chord bears South 26 degrees 22 minutes 59 seconds East, 86.30 feet;

THENCE Along said curve in a southerly direction through a central angle of 54 degrees 0 minutes 42 seconds a distance of 89.58 feet to a capped Stevens Surveying 1/2" iron set at the end of said curve;

THENCE South 09 degrees 21 minutes 01 seconds East, 137.27 feet to a capped Ward 5606 5/8" iron found for the northeast corner of that certain tract of land described in deed to Craig McAlpine and David McAlpine known as Tract 1 recorded in Document Number 201320531, Official Public Records, Parker County, Texas;

THENCE South 80 degrees 56 minutes 42 seconds West, along the north line of said McAlpine tract, passing the northwest corner of said McAlpine tract, in all 327.30 feet to a point in creek;

THENCE Along said creek, as follows:
 North 39 degrees 39 minutes 10 seconds East, 77.13 feet to a point;
 North 08 degrees 58 minutes 55 seconds East, 35.54 feet to a point;
 North 30 degrees 36 minutes 47 seconds East, 60.00 feet to a point;
 North 04 degrees 22 minutes 35 seconds West, 31.31 feet to a point;
 North 38 degrees 44 minutes 16 seconds West, 33.07 feet to a point in the southeasterly line of said State Highway No. 377;

THENCE North 52 degrees 51 minutes 20 seconds East, along the southeasterly line of said State Highway No. 377, a distance of 105.00 feet to the POINT OF BEGINNING and containing 1.219 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Matt Rix acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lot 1, Block B
 BOURLAND FIELD
 Parker County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 27th day of MARCH, 2023
 Matt Rix

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared personally, Matt Rix, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27th day of MARCH, 2023.

Notary Public, Parker County, Texas
 My commission expires 6/11/26

Executed this the 27th day of MARCH, 2023

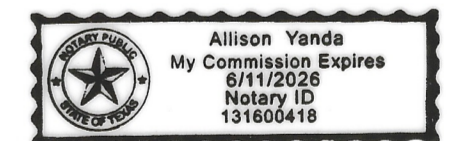
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

10638
 AL
 SAL

202308851
 04/11/2023 09:13 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT



FINAL PLAT
 Lot 1, Block B
 BOURLAND FIELD
 Parker County, Texas,
 Being a plat of 1.219 acre situated in the
 STEPHEN HEFFINGTON SURVEY, Abst. No.
 620 & B.B.B.&C. RR. CO. SURVEY
 Abst. No. 159
 Parker County, Texas.

This subdivision or any part thereof is located within the ETJ of the City of Cresson.

Bearings correlated to the GPS network NAD83, North Central Texas Zone 4202.

Water supplied by Bourland Field Water Supply Company.

Electric service provided by Tri-County Electric Cooperative, Inc.

Sewer provided by individual septic systems

OWNER/DEVELOPER
 Matt Rix
 17611 Hwy 377 South
 Cresson, Texas 76035

STATE OF TEXAS
 COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas

on the 10th day of April, 2023

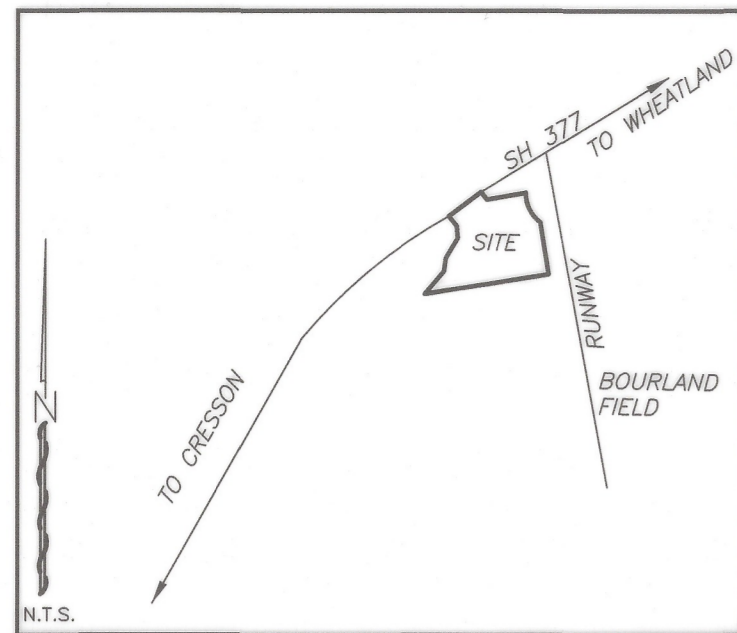
County Judge

County Commissioner Precinct #1

County Commissioner Precinct #3

County Commissioner Precinct #2

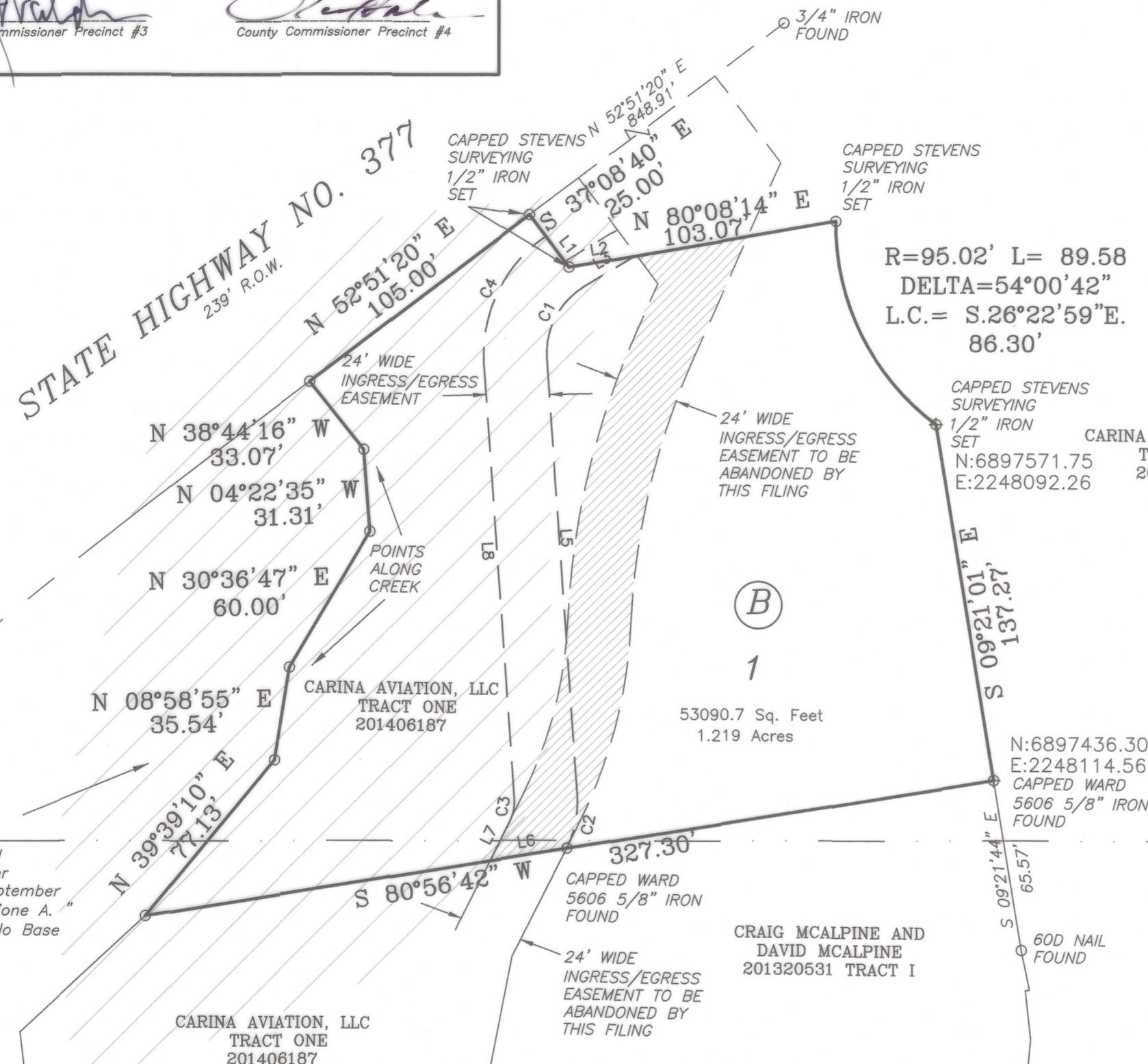
County Commissioner Precinct #4



APPROVED BY THE CITY COUNCIL OF CRESSON, TEXAS
 on this 14th day of March, 2023

Teena Conway
 Mayor

ATTEST: City Secretary



B.B.B.&C. RR. CO. SURVEY
 Abst. No. 159

APPROXIMATE LOCATION
 SURVEY LINE

Shaded area represents the approximate location:
 According to the National Flood Insurance Program, Map Number 48367C0575E Map Effective September 26, 2008 this site lies within Zone A. "Special Flood Hazard Area." No Base Flood Elevations Determined.

ORION DEVELOPMENT LLC
 202035070

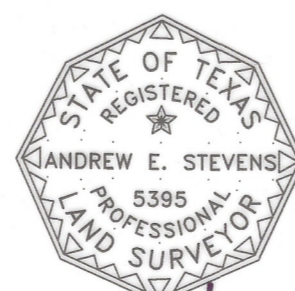
STEPHEN HEFFINGTON SURVEY
 Abst. No. 620

LINE	BEARING	DISTANCE
L1	S 37°08'40" E	14.67'
L2	N 80°08'14" E	25.22'
L3	S 58°23'09" W	22.36'
L5	S 04°06'44" E	166.14'
L6	S 80°56'42" W	29.47'
L7	N 26°25'10" E	17.10'
L8	N 04°06'44" W	166.08'

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD
C1	29.97'	32.69'	62°29'53"	S 27°08'12" W	31.09'
C2	39.17'	20.87'	30°31'20"	S 11°08'56" W	20.62'
C3	15.17'	8.08'	30°31'20"	N 11°08'56" E	7.98'
C4	53.97'	56.46'	59°56'19"	N 25°47'29" E	53.92'

Non- Shaded area represents the approximate location:

According to the National Flood Insurance Program, Map Number 48367C0575E Map Effective September 26, 2008 this site lies within Zone X. "Area of Minimal Flood Hazard".

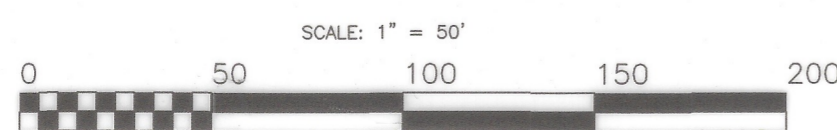


THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

Andrew E. Stevens
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5395
 FEBRUARY 20, 2023

20159.006.001.00

STEVENS LAND SURVEYING
 OF TEXAS
 P.O. Box 26951
 FORT WORTH, TEXAS 76126
 (817) 696-9775
 FIRM REGISTRATION # 10194023



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