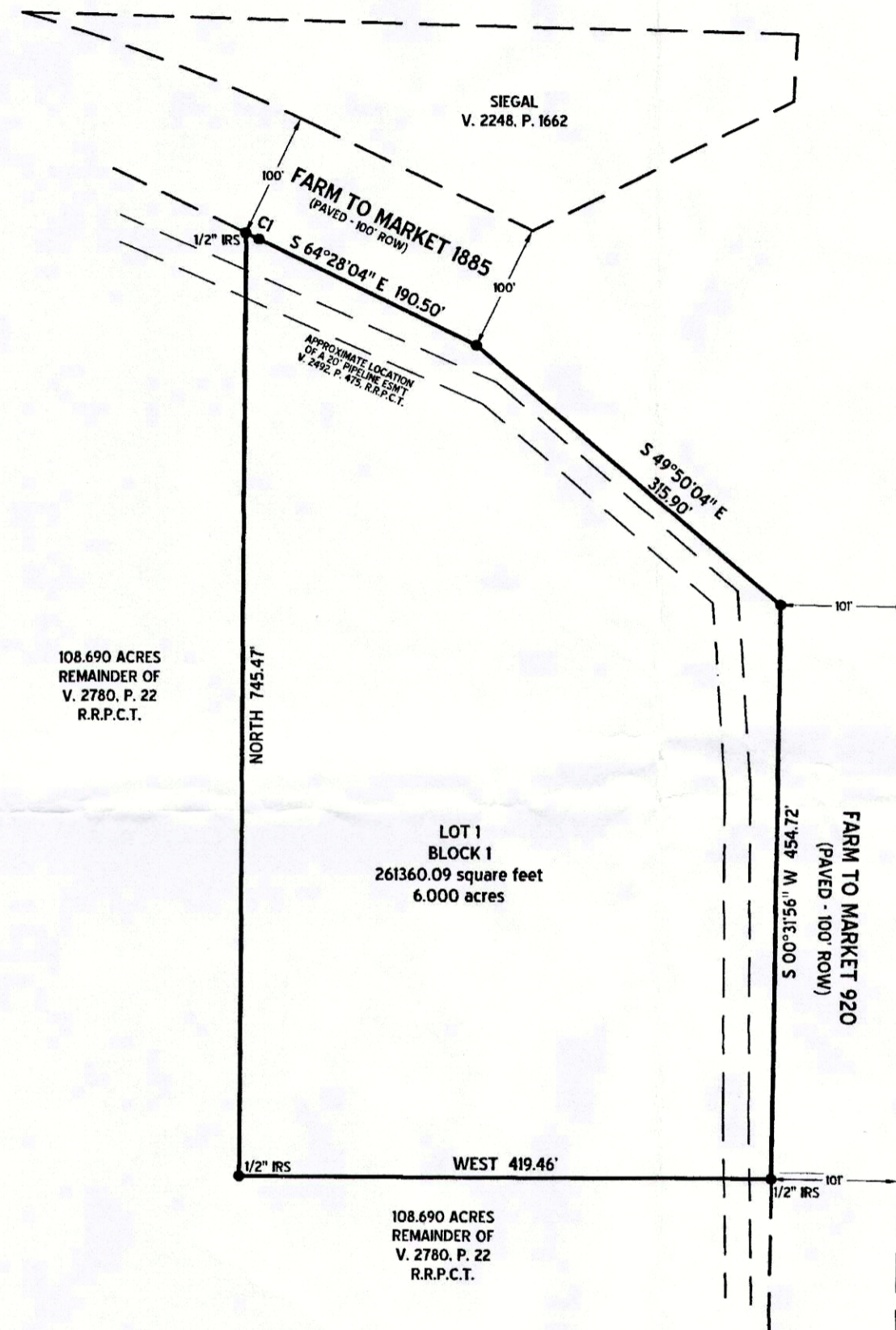


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	1382.66'	11.49'	11.49'	N 64°42'16" W	0°28'33"

201704770 PLAT Total Pages: 1

**FINAL PLAT
OF LOT 1, BLOCK 1
BUSHAW ADDITION**
6.000 ACRES TRACT OF LAND OUT OF THE
JAMES H. MAYS SURVEY, ABSTRACT No. 903,
PARKER COUNTY, TEXAS.
JANUARY 2017

- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0275E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. IT IS THE DEVELOPER'S RESPONSIBILITY TO CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 - 5) 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 AVAILABILITY.
 - 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 7) WATER IS TO BE PROVIDED BY PRIVATE WELL WATER.
 - 8) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
 - 9) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 10) THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.



STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 27th DAY OF FEB, 2017.

COUNTY JUDGE: *Absent*
 Commissioner Precinct #1: *George A. Cooley, Judge pro Tem*
 Commissioner Precinct #2: *Brad Leonard*
 Commissioner Precinct #3: *Jim Wald*
 Commissioner Precinct #4: *Steve Dyer*

STATE OF TEXAS
COUNTY OF PARKER

OF A 6.000 ACRES TRACT OF LAND OUT OF THE JAMES H. MAYS SURVEY, ABSTRACT No. 903, PARKER COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO BUSHAW IN VOLUME 2780 PAGE 22, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE SOUTH LINE OF FARM TO MARKET 1885 (A PAVED SURFACE) AND IN THE NORTH LINE OF SAID BUSHAW TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID BUSHAW TRACT BEARS N 84°01'15" E 1294.67 FEET AND THE NORTHEAST CORNER OF THE J.B. TOMKINS SURVEY, ABSTRACT No. 2269 IS CALCULATED TO BEAR N 85°56'55" E 3260.06 FEET. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1382.66 FEET AND A CHORD WHICH BEARS S 64°42'16" E 11.49 FEET.

THENCE ALONG THE SOUTH R.O.W. OF F.M. 1885 THE FOLLOWING:
ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 11.49 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 64°28'04" E 190.50 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 49°50'04" E 315.90 FEET TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF SAID F.M. 1885 AND THE WEST RIGHT OF WAY OF FARM TO MARKET 920 (A PAVED SURFACE).

THENCE S 00°31'56" W 454.72 FEET ALONG SAID R.O.W. OF F.M. 920 AND THE EAST LINE OF SAID BUSHAW TRACT TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE WEST 419.46 FEET OVER AND ACROSS SAID BUSHAW TRACT TO A SET 1/2" IRON ROD (CAPPED) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH 745.47 FEET OVER AND ACROSS SAID BUSHAW TRACT TO THE POINT OF BEGINNING.

BEARINGS & DISTANCES DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.0002.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT CHAD BUSHAW, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, BUSHAW ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS 22 DAY OF February, 2017.

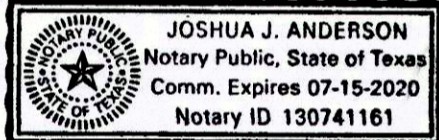
BY: *[Signature]*
CHAD BUSHAW

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHAD BUSHAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF Feb., 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

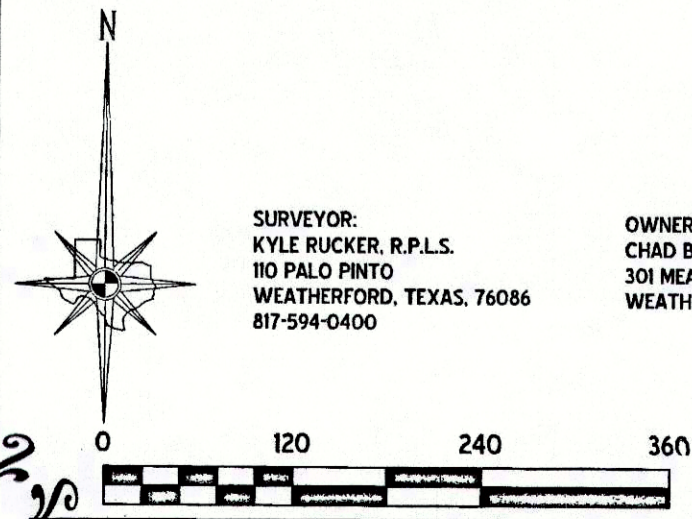
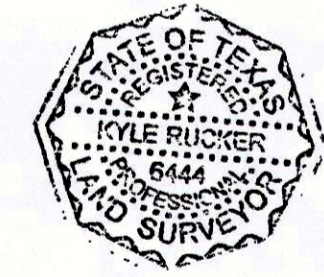


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
110A PALO PINTO ST. WEATHERFORD, TX 76086
KYLE@CARTERSURVEYING.COM
FIELD DATED - OCTOBER 2016 - JN090618P.

ACCT. NO.: 10868
SCH. DIST.: PE
CITY: FIA
MAP NO.:

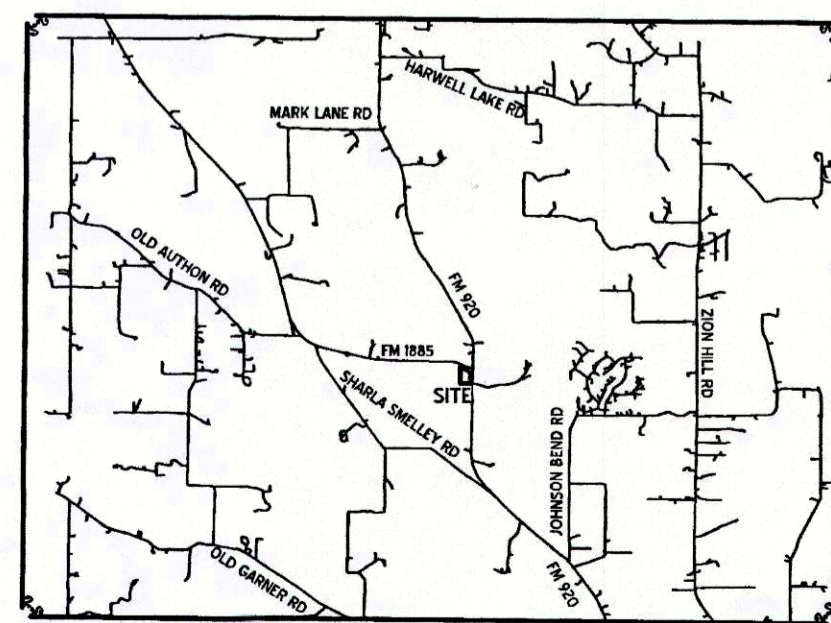


SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
CHAD BUSHAW
301 MEASURES ROAD
WEATHERFORD, TX 76088

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201704770
02/27/2017 10:58 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



**FINAL PLAT
OF LOT 1, BLOCK 1
BUSHAW ADDITION**
6.000 ACRES TRACT OF LAND OUT OF THE
JAMES H. MAYS SURVEY, ABSTRACT No. 903,
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JANUARY 2017



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