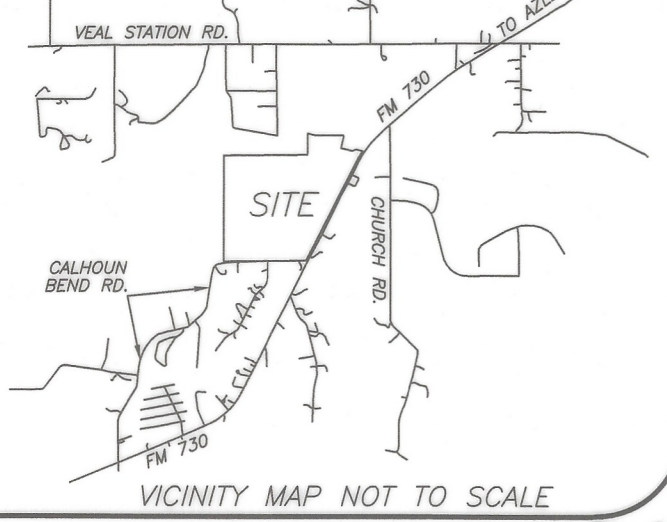
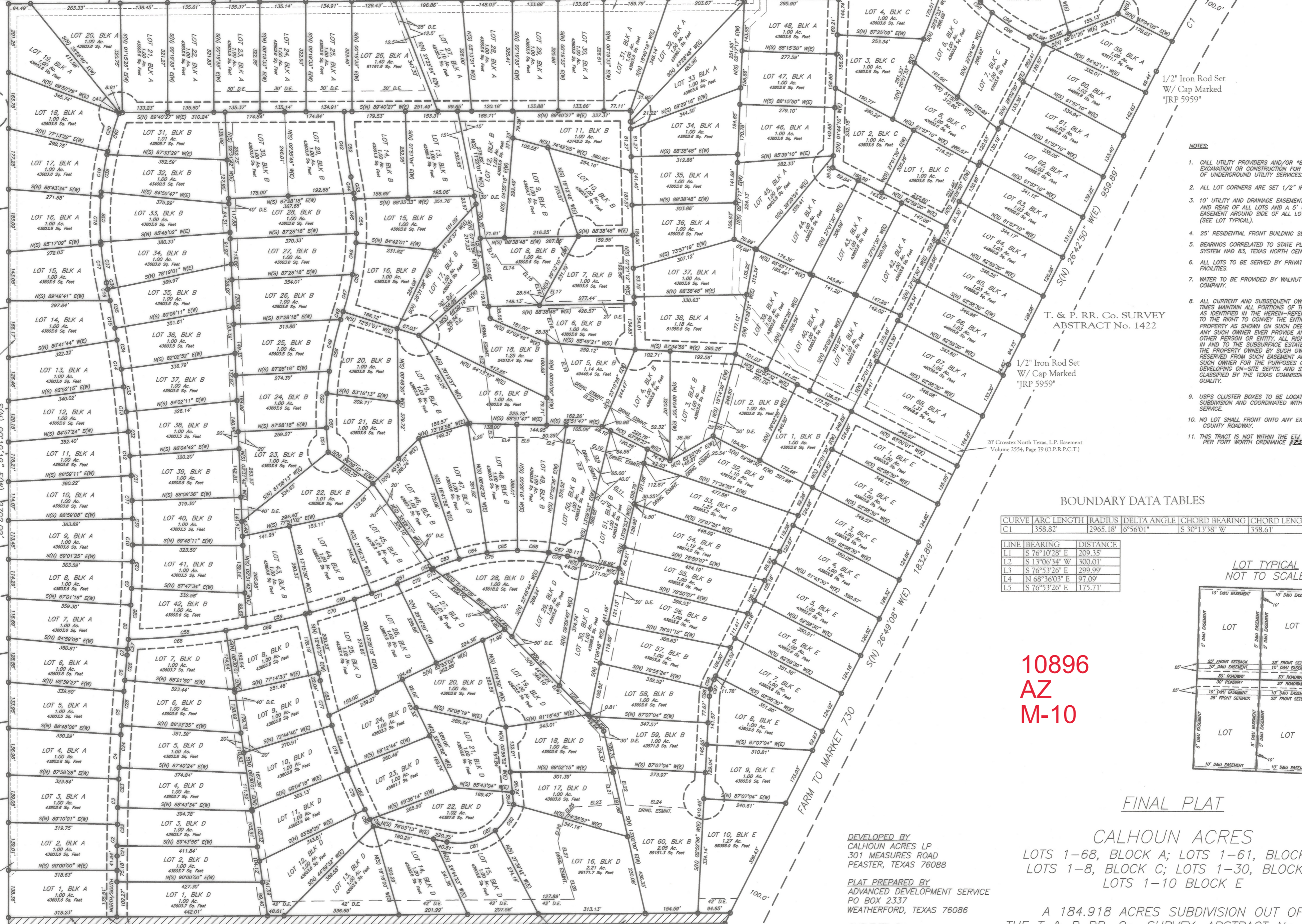


Called 25.0 Acres
Volume 1739, Page 750
Official Public Records
Parker County, Texas
20' Eagle Mountain Pipeline Company LP Easement
Volume 2448, Page 118 (O.P.R.P.C.T.)
3" Steel Corner
Post Found
6" Wood Corner
Post Found
N 89°45'59" E 707.18'
17' Distribution Easement No. 1
T&P County Electric Cooperative, Inc.
Volume 1685, Page 377 (O.P.R.P.C.T.)
Brazos Electric Power Cooperative, Inc. Easement
Volume 1685, Page 351 (O.P.R.P.C.T.)
Texas Electric Service Co. 50' Easement
Volume 255, Page 469 (O.P.R.P.C.T.)

21427.004.000.00
21422.007.009.00
21427.004.000.50
21427.004.001.00
21422.007.000.00



Enchanted Lake Inc. Addition
Cabinet B, Slide 8
P.R.P.C.T.
T. & P. R.R. Co. SURVEY
ABSTRACT No. 1427
LOT 11 LOT 10 LOT 9 LOT 8 LOT 7
LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1
LOT 13 LOT 12 LOT 11R LOT 10R LOT 9R LOT 8R LOT 7R LOT 6R LOT 5R LOT 4R LOT 3R LOT 2R LOT 1R
1/2" Iron Rod Set
W/ Cap Marked
"JRP 5959"

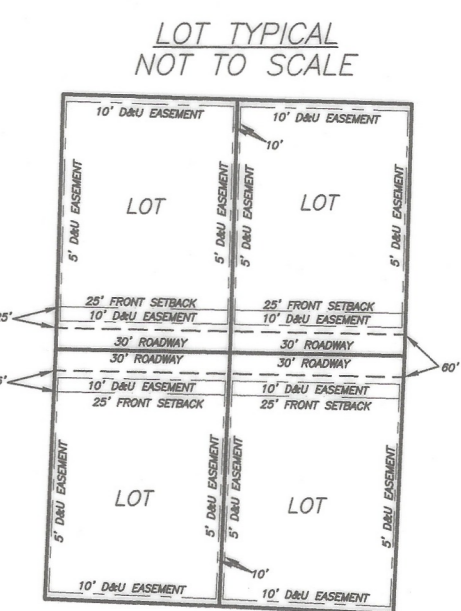


- NOTES:
- CALL UTILITY PROVIDERS AND/OR "B1" BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE AND REAR OF ALL LOTS AND A 5' UTILITY AND DRAINAGE EASEMENT AROUND SIDE OF ALL LOT LINES AS SHOWN (SEE LOT TYPICAL).
 - 25' RESIDENTIAL FRONT BUILDING SETBACK LINES
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4202 (GRID).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR GROSS ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE SUBSURFACE ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER FOR THE PURPOSES OF ACQUIRING AND DEVELOPING ON-SITE SEPTIC AND SEWER FACILITIES AS CLASSIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
 - USPS CLUSTER BOXES TO BE LOCATED THROUGHOUT THE SUBDIVISION AND COORDINATED WITH THE LOCAL POSTAL SERVICE.
 - NO LOT SHALL FRONT ONTO ANY EXISTING HIGHWAY OR COUNTY ROADWAY.
 - THIS TRACT IS NOT WITHIN THE ETJ OF ANY CITY OR TOWN PER FORT WORTH ORDINANCE 25050-06-2002

BOUNDARY DATA TABLES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	358.82'	2965.18'	6°56'01"	S 30°1'38" W	358.61'

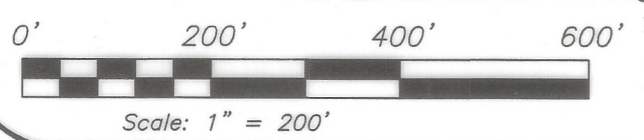
LINE	BEARING	DISTANCE
L1	S 76°10'28" E	209.35'
L2	S 13°06'34" W	300.01'
L3	S 76°53'26" E	299.99'
L4	N 68°36'03" E	97.09'
L5	S 76°53'26" E	175.71'



10896
AZ
M-10

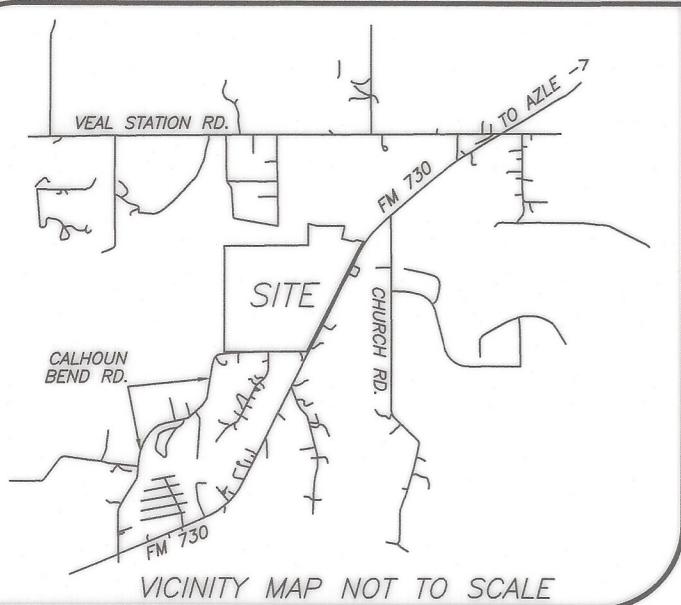
FINAL PLAT
CALHOUN ACRES
LOTS 1-68, BLOCK A; LOTS 1-61, BLOCK B
LOTS 1-8, BLOCK C; LOTS 1-30, BLOCK D
LOTS 1-10 BLOCK E
A 184.918 ACRES SUBDIVISION OUT OF
THE T & P R.R. Co. SURVEY, ABSTRACT No. 1427,
AND THE T & P R.R. Co. SURVEY, ABSTRACT No. 1422,
Parker County, Texas

DEVELOPED BY
CALHOUN ACRES LP
301 MEASURES ROAD
PEASTER, TEXAS 76088
PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086
SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087



1/2" Iron Rod Found
30.0'
S(N) 89°29'11" W(E) 2102.43'
CALHOUN BEND RD - ASPHALT SURFACE
30' R.o.W. Dedication
1.453 Acres
63502.7 Sp. Feet

F 296



ROADWAY DATA TABLE

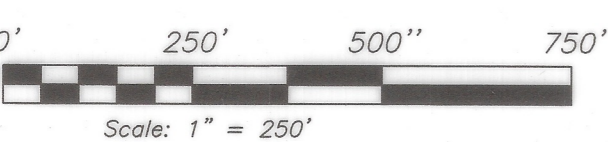
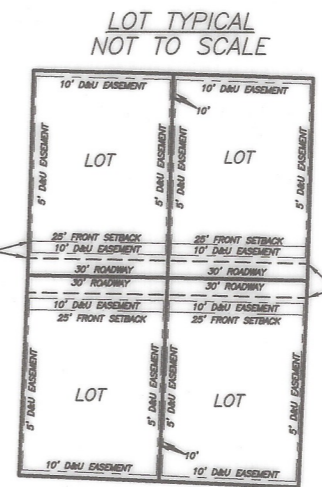
Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various road segments.

DRAINAGE EASEMENT DATA TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists drainage easement details for lines EL1 through EL28.

NOTES:

- 1. CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION...
2. ALL LOT CORNERS ARE SET 1/2" FROM ROADS.
3. 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE AND REAR OF ALL LOTS...



F 296

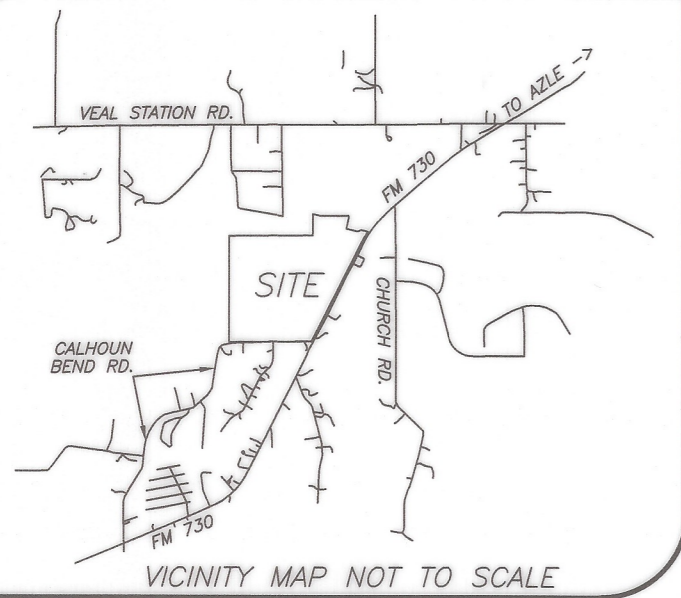
LOT DATA TABLES

Table listing lot data for lots C2 through C42, including bearing and distance measurements.

Table listing lot data for lots C44 through C99, including bearing and distance measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line L1 with bearing N(S) 61°04'10" (W)E and distance 22.06'.

FINAL PLAT CALHOUN ACRES LOTS 1-68, BLOCK A; LOTS 1-61, BLOCK B LOTS 1-8, BLOCK C; LOTS 1-30, BLOCK D LOTS 1-10 BLOCK E
DEVELOPED BY CALHOUN ACRES LP
PLAT PREPARED BY ADVANCED DEVELOPMENT SERVICE
SURVEYED BY JUSTIN PARENTEAU



VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
THE 8 DAY OF Aug, 2022.

[Signature]
COUNTY JUDGE

[Signature] George A Conley
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #2

[Signature]
COMMISSIONER PRECINCT #4

* ALL LOTS WILL HAVE A 10' FRONT AND REAR UTILITY & DRAINAGE EASEMENT AND A 5' SIDE LINE UTILITY & DRAINAGE EASEMENT

FLOODPLAIN NOTE:
SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48367C0325E, EFFECTIVE 09/26/2008.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

SURVEYORS NOTES:
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: http://pels.texas.gov
Email: info@pels.texas.gov
Phone: 512-440-7723

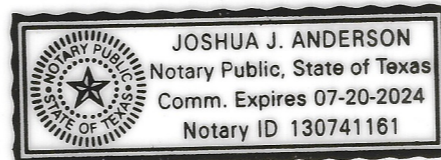
- NOTES:
1. CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
2. ALL LOT CORNERS ARE SET 1/2" IRON RODS.
3. 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE AND REAR OF ALL LOTS AND A 5' UTILITY AND DRAINAGE EASEMENT AROUND SIDE OF ALL LOT LINES AS SHOWN (SEE LOT TYPICAL).
4. 25' RESIDENTIAL FRONT BUILDING SETBACK LINES
5. BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4202 (GRID).
6. ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
7. WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.
8. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR GROSS ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEEDS, AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE SUBSURFACE ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER FOR THE PURPOSES OF ACQUIRING AND DEVELOPING ON-SITE SEPTIC AND SEWER FACILITIES AS CLASSIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
9. USPS CLUSTER BOXES TO BE LOCATED THROUGHOUT THE SUBDIVISION AND COORDINATED WITH THE LOCAL POSTAL SERVICE.
10. NO LOT SHALL FRONT ONTO ANY EXISTING HIGHWAY OR COUNTY ROADWAY.
11. THIS TRACT IS NOT WITHIN THE ETJ OF ANY CITY OR TOWN PER FORT WORTH ORDINANCE #.

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 A 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
CALHOUN ACRES, LP
CHAD G. BUSHAW - PRINCIPAL

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD G. BUSHAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 18 DAY OF JULY, 2022.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGAL DESCRIPTION OF:
184.918 ACRES OF LAND LOCATED IN THE T. & P. RR. Co. SURVEY, ABSTRACT No. 1422 & 1427. BEING A PORTION OF ALL THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOCUMENT NUMBERS 202043265, 202043266, & 202125404 ALL RECORDED IN THE REAL RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN 2074", SAID POINT BEING IN THE SOUTH LINE OF LOT 11, ENCHANTED LAKE INC. ADDITION, CABINET B, SLIDE 8 OF SAID PLAT RECORDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID ENCHANTED LAKE INC. ADDITION AND SAID TRACT DESCRIBED HEREIN, N 89°26'23" E - 2139.62 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT BEING THEN NORTHEAST CORNER OF SAID CALLED 242.797 ACRES TRACT AND IN THE WEST LINE OF SAID CALLED 103.5 ACRES TRACT, SAID POINT ALSO BEING AN ELL CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID ENCHANTED LAKES INC. ADDITION AND SAID TRACT DESCRIBED HEREIN, N 00°11'57" E AT 211.91 FEET PASS A 1/2 INCH IRON ROD FOUND AND IN ALL 549.30 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE EAST LINE OF LOT 6 OF SAID ENCHANTED LAKES ADDITION INC., AND BEING THE SOUTHWEST CORNER OF A CALLED 25.0 ACRES TRACT DESCRIBED IN VOLUME 1739, PAGE 750 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 25.0 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

- S 76°10'28" E - 209.35 FEET TO A 1/2 INCH IRON ROD FOUND;
• N 89°45'59" E - 707.18 FEET TO A 6 INCH WOOD CORNER POST FOUND;
• N 30°31'51" E - 79.65 FEET TO A 3 INCH STEEL CORNER POST FOUND; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 17°07'25" E 40.42 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 3.1857 ACRES TRACT DESCRIBED IN VOLUME 1685, PAGE 336 RECORDED IN SAID OFFICIAL PUBLIC RECORDS.

THENCE ALONG THE COMMON LINE OF SAID CALLED 3.1857 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

- S 13°06'34" W - 300.01 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 76°53'26" E - 299.99 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• N 68°36'03" E - 97.09 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 76°53'26" E - 175.71 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 730 AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 730 WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 358.82 FEET, A RADIUS OF 2965.18 FEET, A CHORD BEARING OF S 30°13'38" W, AND A CHORD LENGTH OF 358.61 FEET 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 730, S 26°42'50" W - 959.89 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 730, AND BEING THE NORTHEAST CORNER OF A CALLED 21.015 ACRES TRACT DESCRIBED IN DOCUMENT NO. 202043265 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 730, S 26°49'08" W - 1832.89 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959" AT THE INTERSECTION OF EAST LINE OF FARM TO MARKET HIGHWAY NO. 730 AND NORTH LINE OF CALHOUN BEND ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG CALHOUN BEND ROAD, S 89°29'11" W - 2102.43 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF CALHOUN BEND ROAD, AND BEING THE SOUTHEAST CORNER OF A LOT 1, HIDDEN FOREST, PHASE 1, CABINET C, SLIDE 54, PLAT RECORDS OF PARKER COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID HIDDEN FOREST, PHASE I, CABINET C, SLIDE 54 RECORDED IN SAID PLAT RECORDS AND THE TRACT DESCRIBED HEREIN, N 00°10'19" W - 2702.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 184.918 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JUNE 8, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

[Signature] 20220717



DEVELOPED BY
CALHOUN ACRES LP
301 MEASURES ROAD
PEASTER, TEXAS 76088

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087
REPUBLIC FIELD SERVICES, LLC
FIRM No. 10194400

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature] Lila Deakle

202229911
08/08/2022 03:45 PM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, Texas
PLR

CABINET F, SLIDE 296

FINAL PLAT

CALHOUN ACRES

LOTS 1-68, BLOCK A; LOTS 1-61, BLOCK B
LOTS 1-8, BLOCK C; LOTS 1-30, BLOCK D
LOTS 1-10 BLOCK E

A 184.918 ACRES SUBDIVISION OUT OF
THE T & P RR. Co. SURVEY, ABSTRACT No. 1427,
AND THE T & P RR. Co. SURVEY, ABSTRACT No. 1422,
Parker County, Texas