

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 FIRMAL COMMUNITY PANEL 48367C0500F, DATED APRIL 05, 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.
- 4) 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.
- 5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 6) WATER IS TO BE PROVIDED BY PRIVATE ON SITE WATER WELLS.
- 7) SEWER IS TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.
- 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

202009959 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS CHAMPION FABRICATION, LLC, BEING THE OWNERS OF A 2,000 ACRES TRACT OF LAND OUT OF THE E. BLANTON SURVEY, ABSTRACT NO. 32, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT RECORDED IN CLERK'S FILE NO. 202001226, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD 1983, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 (GRID):

BEGINNING AT SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") IN THE NORTH LINE OF LACY DRIVE (AN ASPHALT SURFACE), BEING AT THE SOUTHERLY COMMON CORNER OF THIS TRACT AND A 14,000 ACRES SURVEY OF EVEN DATE, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHWEST CORNER OF SAID E. BLANTON SURVEY, ABSTRACT NO. 32 IS CALCULATED TO BEAR S 3°34'07" W 2685.03 FEET.

THENCE S 88°37'01" W 1050.27 FEET ALONG SAID CHAMPION FABRICATION, LLC TRACT AND THE NORTH LINE OF SAID LACY DRIVE TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC"), FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°13'22" W 581.11 FEET TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") IN THE SOUTH LINE OF THAT CERTAIN SARGENT TRACT DESCRIBED IN CLERK'S FILE NO. 201608786, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, BEING IN THE NORTH LINE OF SAID CHAMPION FABRICATION, LLC TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A 6" WOOD FENCE POST BEARS S 88°57'24" W 668.72 FEET.

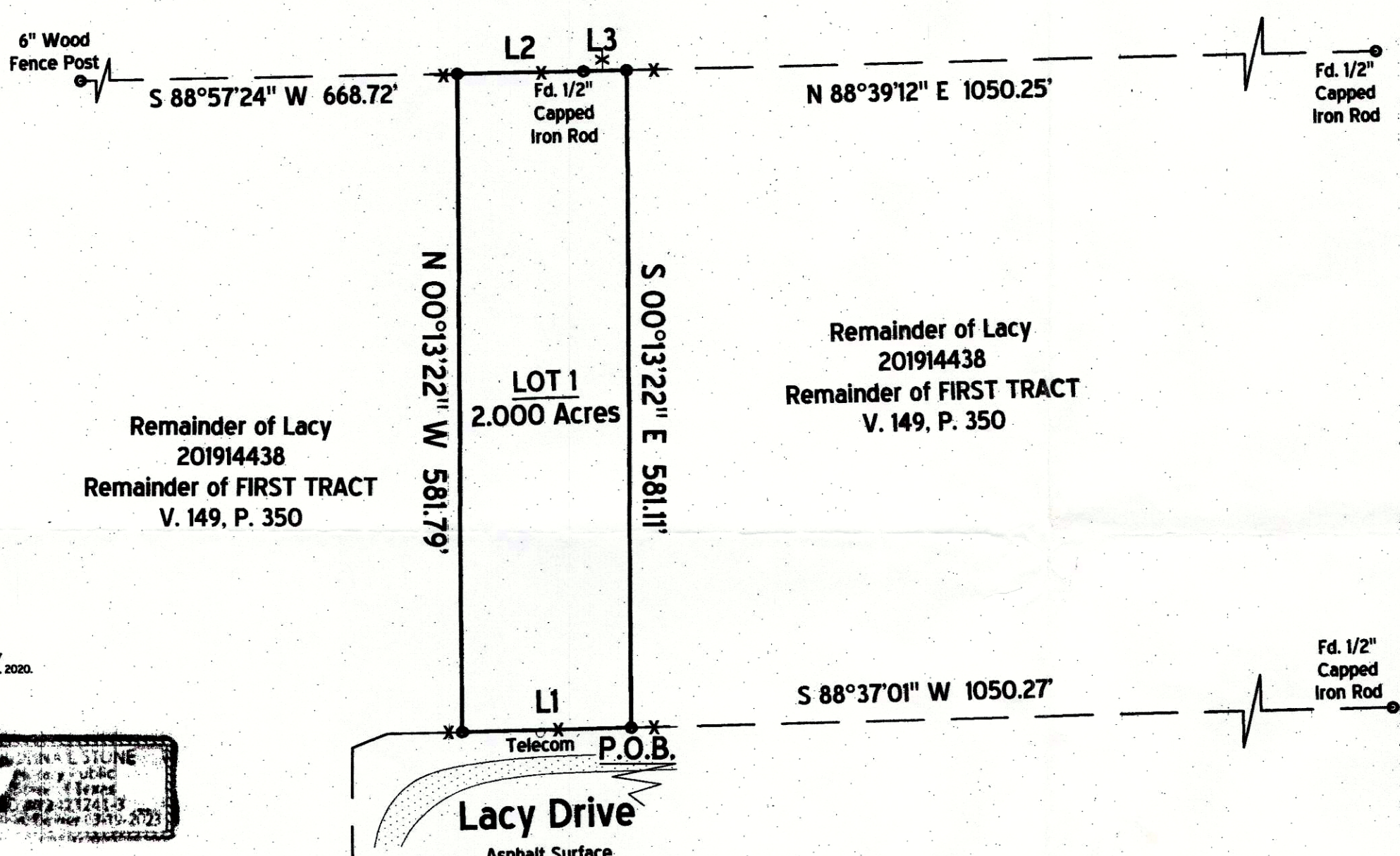
THENCE N 88°57'24" E 1164 FEET ALONG THE COMMON LINE OF SAID CHAMPION FABRICATION, LLC AND SARGENT TRACTS TO A FOUND 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE N 88°39'12" E 1050.25 FEET ALONG THE COMMON LINE OF SAID CHAMPION FABRICATION, LLC AND SARGENT TRACTS TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC"), BEING THE NORTHWEST CORNER OF SAID 14,000 ACRES SURVEY OF EVEN DATE, FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" CAPPED IRON ROD BEARS N 88°39'12" E 1050.25 FEET.

THENCE S 00°13'22" E 581.11 FEET ALONG THE COMMON LINE OF SAID CHAMPION FABRICATION, LLC TRACT AND SAID 14,000 ACRES SURVEY OF EVEN DATE TO THE POINT OF BEGINNING.

E. BLANTON SURVEY
ABSTRACT No. 32

Sargent
C.F. No. 201608786



Line 1 - L1	Bearing: S 88°37'01" W	Distance: 149.88'
Line 2 - L2	Bearing: N 88°57'24" E	Distance: 111.64'
Line 3 - L3	Bearing: N 88°39'12" E	Distance: 38.23'

Remainder of Lacy
201914438
Remainder of FIRST TRACT
V. 149, P. 350

Remainder of Lacy
201914438
Remainder of FIRST TRACT
V. 149, P. 350

SURVEYORS 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.

Kyle Rucker
KYLE RUCKER, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut St. Weatherford, TX 76086
weatherford@txsurveying.com 817-594-0400
November 9, 2019 - JN170805-15-B-PLAT



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHAMPION FABRICATION, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1, CHAMPION COURT, 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 THE 10 DAY OF April, 2020.

BY: *Brandon*
OWNER/DEVELOPER/REPRESENTATIVE

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 B. DAVIS 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.

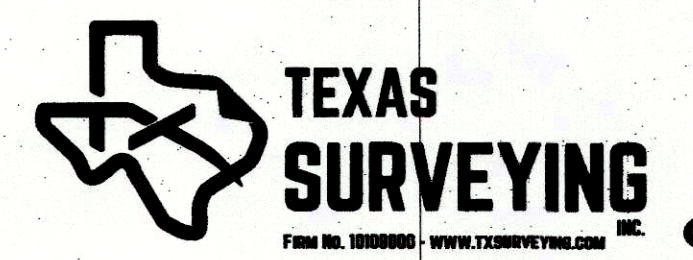
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Apr, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

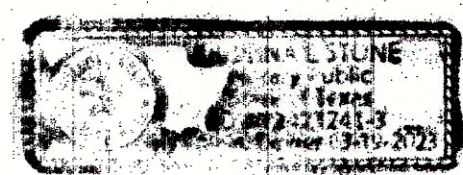
ACCT. NO.: 11088
SCH. DIST.: BR
CITY: Dad
MAP NO.: Dad

FINAL PLAT
OF LOT 1
CHAMPION COURT
2,000 ACRES TRACT OF LAND OUT OF THE E.
BLANTON SURVEY, ABSTRACT NO. 32, PARKER
COUNTY, TEXAS.
MARCH 2020



LENDER APPROVAL

FIRST FINANCIAL BANK, N.A.
Justin Miller
SIGNATURE OF LEASER/TRUSTEE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2020.
Brishka Dean
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



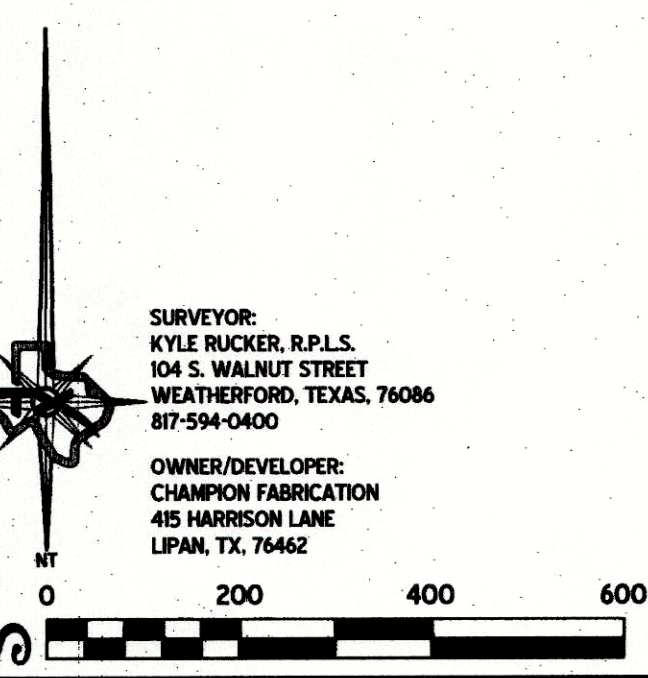
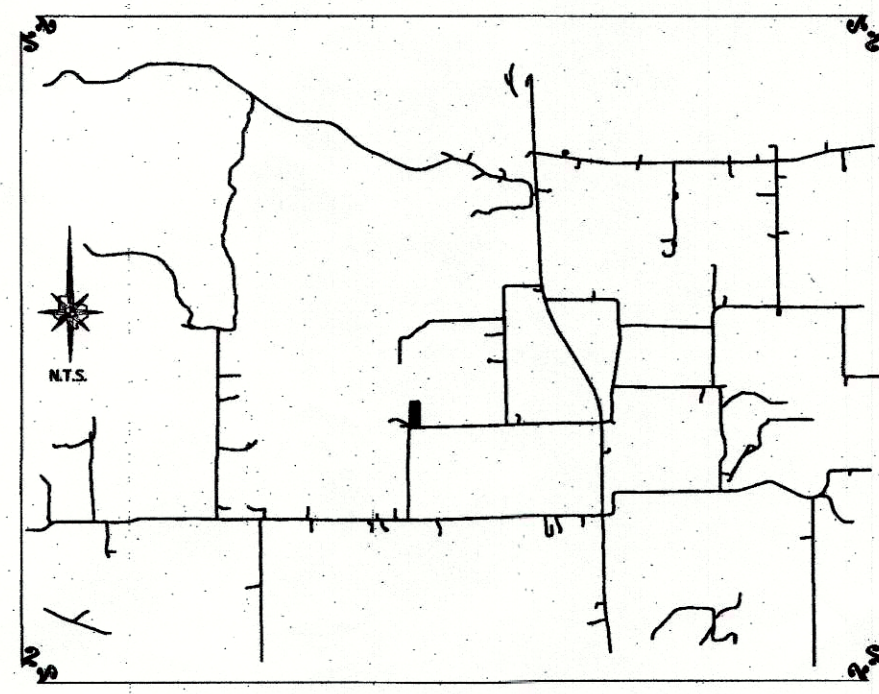
STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 13 DAY OF April, 2020.

George A. Conley
COMMISSIONER PRECINCT #1
Jenny Hobbs
COMMISSIONER PRECINCT #3

Craig Pearson
COMMISSIONER PRECINCT #2
Joe Dyer
COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202009959
04/13/2020 11:44 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CABINET E, SLIDE 496



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT STREET
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
CHAMPION FABRICATION
415 HARRISON LANE
LIPAN, TX, 76462

20092-009-005.00