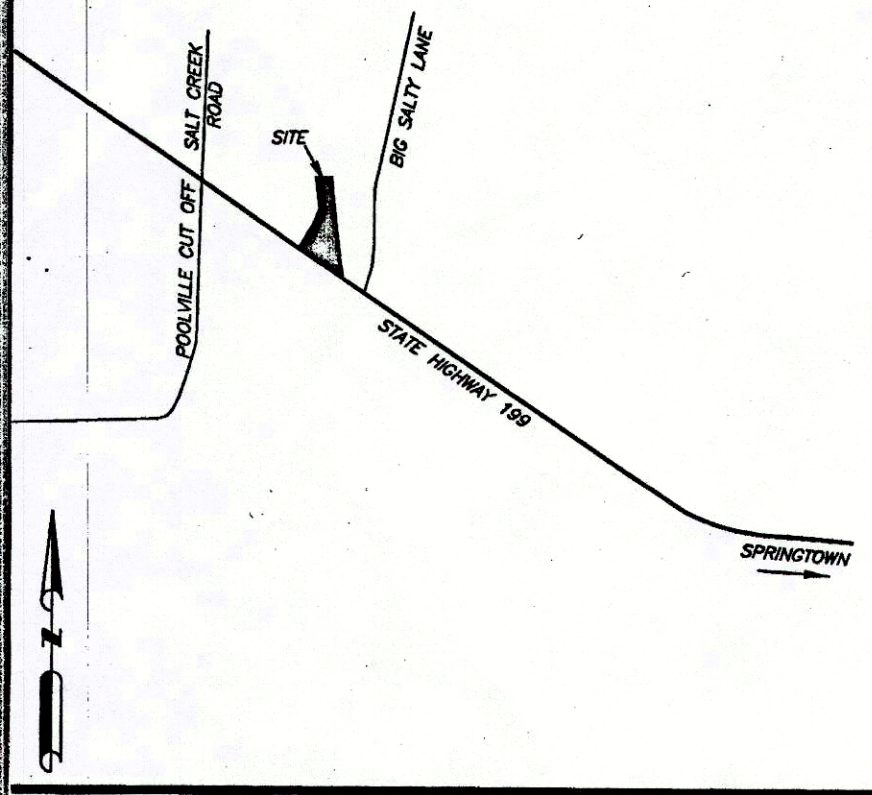


VICINITY MAP  
(NOT TO SCALE)



201829670 PLAT Total Pages: 1

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Vick Property Management & Leasing, LLC, and RWN Contractors Real Estates, LLC, being the owners of that certain 9.225 acre tract of land more particularly described as follows:

Description for a 9.225 acre tract of land situated in the R.C. MORTON SURVEY, Abstract No. 2780, Parker County, Texas, said tract being the same tract of land described in deed to TM LAND CO., LP, recorded in Clerks File No. 201602168, Real Records, Parker County, Texas and being more particularly described as follows:

Description for a 9.225 acre tract of land situated in the R.C. MORTON SURVEY, Abstract No. 2780, Parker County, Texas, said tract being that certain tract of land described in deed to RWN Contractors Real Estate LLC, recorded in Document No. 201720358, Official Records, Parker County, Texas and that certain tract of land described by deed to Vick Property Management & Leasing, LLC., and being more particularly described as follows:

COMMENCING by deed call at a 1/2" iron found for the most Southerly Southwest corner of Tract 2, recorded in Volume 1755, Page 537, Real Records, Parker County, Texas, said iron also being for the Northeast corner of a tract of land recorded in Volume 1447, Page 601, Real Records, Parker County, Texas;

THENCE N 89°43'07" W, 682.78 feet to a point in the Northerly line of State Highway No. 199;

THENCE N 54°41'47" W, with the Northerly line of said State Highway No. 199, 716.85 feet to a capped iron set for the POINT OF BEGINNING;

THENCE N 55°40'56" W, with the Northerly line of said State Highway No. 199, 723.73 feet to a capped iron set;

THENCE N 30°41'52" E, 256.20 feet to a 3" metal fence post;

THENCE N 27°35'47" E, 127.39 feet to a 3" metal fence post;

THENCE N 21°00'25" E, 185.59 feet to a 3" metal fence post;

THENCE S 73°35'00" E, 13.73 feet to a 3" metal fence post;

THENCE N 15°42'28" E, 13.75 feet to a 3" metal fence post;

THENCE N 06°57'34" W, 448.75 feet to a 1/2" iron found;

THENCE N 88°56'15" E, 221.53 feet to a 1/2" iron found;

THENCE S 06°43'42" E, 129.74 feet to a railroad tie fence post;

THENCE S 05°35'10" E, 224.57 feet to a 1/2" iron found;

THENCE S 05°27'13" E, 119.20 feet to a 3" metal fence post;

THENCE S 06°30'50" E, 352.99 feet to a 2" metal fence post;

THENCE S 07°07'34" E, 555.96 feet to the POINT OF BEGINNING and containing 9.225 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Vick Property Management & Leasing, LLC, and RWN Contractors Real Estates, LLC, acting by and thru its duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 1, 2 and 3  
CONCRETE SOLUTIONS ADDITION  
Parker County, Texas

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

Executed this the 5th day of November, 2018.

*Rodney J. Vick Jr.*  
Rodney J. Vick Jr.  
(Managing Member of Vick Property Management & Leasing, LLC.)

*Robert Naron*  
Robert Naron  
(Owner/President of RWN Contractors Real Estates, LLC.)

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Rodney J. Vick Jr., 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of November, 2018.

*Loretta L. Humphries*  
Loretta L. Humphries  
Notary Public, State of Texas

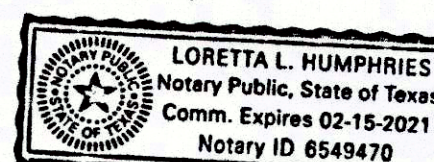


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Robert Naron, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of November, 2018.

*Loretta L. Humphries*  
Loretta L. Humphries  
Notary Public, State of Texas



22780.004.001-00  
22780.004.008-00

Final Plat  
Lots 1, 2 and 3,  
CONCRETE SOLUTIONS ADDITION  
Parker County, Texas, and Being 9.225  
acres of land situated in the  
R.C. MORTON SURVEY, Abstract No. 2780  
Parker County, Texas.

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE 5th DAY OF November, 2018.

COUNTY JUDGE

COMMISSIONER, PRECINCT #1

COMMISSIONER, PRECINCT #2

LIENHOLDER

*ma*  
Signature of Lienholder

This the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

I, RODNEY J. VICK JR., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Rodney J. Vick Jr.*  
Rodney J. Vick Jr.

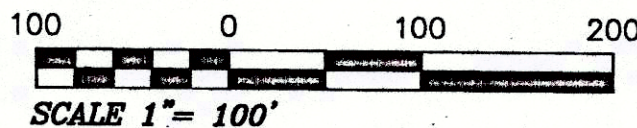
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
Jeanne Brunson, County Clerk  
Parker County, Texas

201829670  
11/26/2018 10:22 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS 76082  
817-584-9027  
surveyrequest@nrbsurveying.com  
FIRM NO. 10186800



OWNER/DEVELOPER  
VICK PROPERTY  
MANAGEMENT & LEASING LLC  
P.O. BOX 777  
SPRINGTOWN, TEXAS 76082

OWNER/DEVELOPER  
RWN CONTRACTORS  
REAL ESTATE LLC  
8700 W. HIGHWAY 199  
SPRINGTOWN, TEXAS 76082

E 192



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
OCTOBER 4, 2018