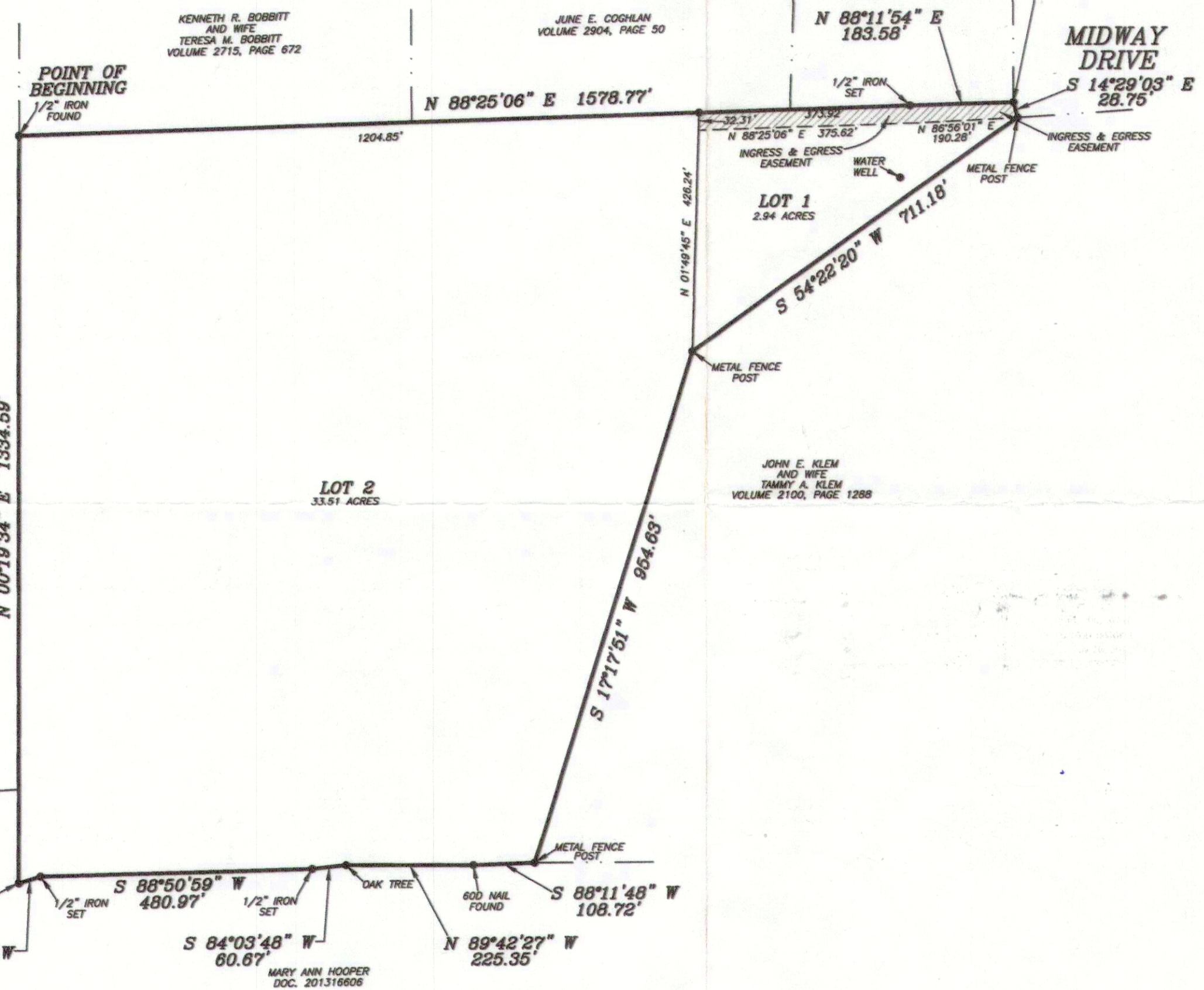


I, MARSHA A. D'AVIGNON, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Marsha A. D'Avignon*  
MARSHA A. D'AVIGNON



BASIS OF BEARING PER THE WEST LINE OF VOLUME 1965, PAGE 1358, R.R.P.C.T.

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

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.

WATER TO BE PROVIDED BY PRIVATE WATER WELLS.

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.

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS David L. D'Avignon and wife, Marsha A. D'Avignon, being the owners of that certain 10.02 acre tract of land more particularly described as follows:

Description for a 36.44 acre tract of land situated in the T&P R.R. CO. SURVEY, Number 149, Abstract No. 1483, said tract being all of those certain tracts of land described in deed to David L. D'Avignon and wife Marsha A. D'Avignon, recorded in Volume 1965, Page 1358 and Document No. 201524458, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING by deed call from a 1/2" iron found, said iron being by deed call, S 02°30'00" W, 2058.03 feet from the Northwest corner of said T&P R.R. CO. SURVEY, Abstract No. 1483;

THENCE by deed call, S 02°30'28" W, 251.65 feet to a 1/2" iron found for the POINT OF BEGINNING;

THENCE N 88°25'06" E, 1578.77 feet to a 1/2" iron set;

THENCE N 88°11'54" E, 183.58 feet to a metal fence post in the West line of Midway Drive;

THENCE S 14°29'03" E, with the West line of said Midway Drive, 26.75 feet to a metal fence post;

THENCE S 54°22'20" W, 711.18 feet to a metal fence post;

THENCE S 17°17'51" W, 954.63 feet to a metal fence post;

THENCE S 88°11'48" W, 108.72 feet to a 60d nail found;

THENCE N 89°42'27" W, 225.35 feet to an oak tree;

THENCE S 84°03'48" W, 60.67 feet to a 1/2" iron set;

THENCE S 88°50'59" W, 480.97 feet to a 1/2" iron set;

THENCE S 72°49'25" W, 41.15 feet to a 3/8" iron found;

THENCE N 00°19'34" E, 1334.59 feet to the POINT OF BEGINNING and containing 36.44 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that David L. D'Avignon and wife Marsha A. D'Avignon, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 & 2  
D'AVIGNON ESTATES  
Parker County, Texas

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

Executed this the 28 day of Dec., 2015.

*David L. D'Avignon*  
David L. D'Avignon

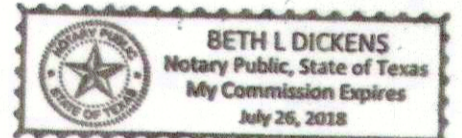
*Marsha A. D'Avignon*  
Marsha A. D'Avignon

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared David L. D'Avignon, 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 28 day of Dec., 2015.

*Beth L. Dickens*  
Beth L. Dickens  
Notary Public State of Texas

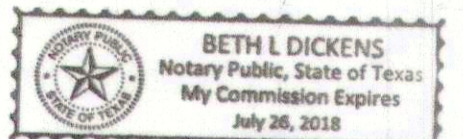


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Marsha A. D'Avignon, 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 28 day of Dec., 2015.

*Beth L. Dickens*  
Beth L. Dickens  
Notary Public State of Texas



LIENHOLDER: Mortgage Electronic Registration Systems, Inc.  
mih # 10002.6600063319250

*Shelley L. Hess*  
Signature of Lienholder Shelley L. Hess, Assistant Secretary

This the 27th day of December, 2015.

*Maryland*  
Notary Public, State of Texas Maryland  
My Commission expires: May 5, 2016

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeane Brunson*  
Jeane Brunson  
201600588  
01/12/2016 01:20 PM  
Fee: 75.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT



OWNER/DEVELOPER  
DAVID L. D'AVIGNON AND  
MARSH A. D'AVIGNON  
777 MIDWAY DRIVE  
SPRINGTOWN, TEXAS 76082

D-499

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28 DAY OF Dec., 2015.

*Maryland*  
COUNTY JUDGE

*Hange & Conley*  
COMMISSIONER PRECINCT #1

*Clayton*  
COMMISSIONER PRECINCT #2

*Sayfield*  
COMMISSIONER PRECINCT #3

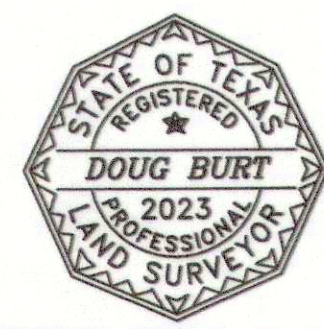
*Dege*  
COMMISSIONER PRECINCT #4

ACCT. NO.: 11722  
SCH. DIST.: PO  
CITY:  
MAP NO.: G-5

Plat Showing  
Lots 1 & 2  
D'AVIGNON ESTATES,  
an Addition to Parker County, Texas and being 36.44  
acres of land situated in the T&P R.R. CO. SURVEY NO.  
149, Abstract No. 1483, Parker County, Texas.



SCALE 1" = 200'  
NRB SURVEYING  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439  
FIRM NO. 10186800



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  
NOVEMBER 30, 2015

21483.011.000.00 21483.011.000.50