

ALL PROPERTY CORNERS ARE CAPPED 1/2" IRONS SET, UNLESS OTHERWISE NOTED.
 ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
 50' BUILDING LINE ALONG ALL ROADS.
 10' BUILDING LINE ALONG SIDE & REAR LOT LINES.
 10' UTILITY EASEMENT INSIDE ALL LOT LINES.
 WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEM.
 CONTACT 811 FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
 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.

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR GUILD MORTGAGE COMPANY, ISAGA

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Diego

On March 2, 2018 before me, Damon D. Robatte personally appeared Julie D. Dolled who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and office seal.

Signature: Julie D. Dolled

STATE OF TEXAS }
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Michael P. James and Laren N. James, are the owners of the following described real property to wit:

Description for a 6.75 acre tract of land situated in the J.W. CULWELL SURVEY, Abstract No. 322, Parker County, Texas, said tract being the same tract of land described in deed to Michael P. James and Laren N. James, recorded in Document No. 201412359, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northwest corner of said Volume 1235, Page 64, said iron being in the called center of Deerskin Lane, and being by deed call, N 89°43'00" E, 1722.60 feet, S 90°7'20" E, N 87°35'00" E, 345.30 feet from the Northwest corner of the J.W. CULWELL SURVEY, Abstract No. 322;

THENCE N 87°35'00" E, with the called center of said Deerskin Lane, 382.03 feet to a 1/2" iron found;

THENCE S 01°00'30" E, 817.85 feet to a wood fence post in the North line of State Highway No. 199;

THENCE N 73°51'54" W, with the North line of said State Highway No. 199, 417.56 feet to a 1/2" iron found at the intersection of the North line of said State Highway No. 199 and the center of Deerskin Lane;

THENCE N 00°25'15" E, with the center of said Deerskin Lane, 685.59 feet to the POINT OF BEGINNING and containing 6.75 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Michael P. James and Laren N. James, do hereby adopt this plat of the hereinabove described real property as.....

Lots 1 & 2,
 Deerskin Addition
 Parker County, Texas.

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

Executed this the 10th day of February, 2018.

Michael P. James
 Michael P. James
Laren N. James
 Laren N. James

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Michael P. James, 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 10th day of February, 2018.

Quinn Brezina
 Notary Public State of Texas

QUINN BREZINA
 Notary Public, State of Texas
 Comm. Expires 09-15-2019
 Notary ID 13037153-2

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Laren N. James, 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 10th day of February, 2018.

Quinn Brezina
 Notary Public State of Texas

QUINN BREZINA
 Notary Public, State of Texas
 Comm. Expires 09-15-2019
 Notary ID 13037153-2

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 10th DAY OF FEBRUARY, 2018.

COUNTY JUDGE

George A. Conley COMMISSIONER PRECINCT #1
Carabeau COMMISSIONER PRECINCT #2
James G. Hall COMMISSIONER PRECINCT #3
Al Dye COMMISSIONER PRECINCT #4

ACCT. NO.: 11801
 SCH. DIST.: SP
 CITY: SP
 MAP NO.: I-5

I, MICHAEL P. JAMES, 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.

Michael P. James
 MICHAEL P. JAMES

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

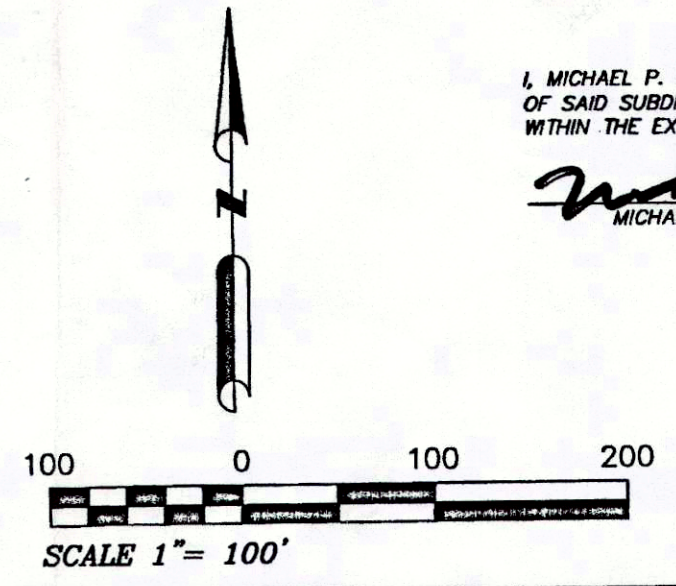
Jeanne Brunson
 201807884
 04/09/2018 10:10 AM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS REGISTERED SURVEYOR

DOUG BURT
 2023
 PROFESSIONAL LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LIBERALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 SEPTEMBER 19, 2017



20322.002.000.00

E-62

FINAL PLAT
 Showing Lots 1 & 2
 DEERSKIN ADDITION,
 6.75 acres of land situated in the
 J.W. CULWELL, Abstract No. 322,
 Parker County, Texas.

NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 817-584-9027
 nrbsurvey@yahoo.com
 FIRM NO. 10186900

OWNER/DEVELOPER:
 MICHAEL P. JAMES
 LAREN N. JAMES
 124 DEERSKIN LANE
 SPRINGTOWN TX, 76082