

WHEREAS, 2018 FLOYD PARTNERS, LLC, BEING THE SOLE OWNER OF A 59.000 ACRES (1/4- 25700410 SQ FT) TRACT OF LAND BEING CALLED OUT OF THE J. BLACKWELL SURVEY, ABSTRACT NO. 2517 AND THE H. RUARK SURVEY, ABSTRACT NO. 1134, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN 201805971, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID DOC. No. 201805971, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS RECORDED IN V. 2749, P. 1331, O.P.R.P.C.T., BEING IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC. No. 201304523, O.P.R.P.C.T., FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, BEING CALLED BY DEED THE SOUTHWEST CORNER OF THE H. RUARK SURVEY, ABSTRACT NO. 1134.

THENCE N 31°05'21" W 1772.44 FEET TO A FOUND 60D NAIL IN RAILROAD CROSS-TIE FENCE POST AT THE EASTERN MOST NORTHEAST CORNER OF SAID V. 2749, P. 1331, FOR AN ELL CORNER OF THIS TRACT.

THENCE N 59°12'13" E 254.53 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR AN INTERIOR ELL CORNER OF THIS TRACT.

THENCE N 26°55'20" W PASSING A FOUND 1/2" IRON ROD AT 790.63 FEET AND IN ALL 831.24 FEET TO A FOUND PK NAIL IN THE CENTER LINE OF FLOYD ROAD, AND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC. No. 201724226, O.P.R.P.C.T., AT THE NORTHWEST CORNER OF SAID DOC. No. 201805971, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE CENTER LINE OF SAID FLOYD ROAD AND THE SOUTH LINE SAID DOC. No. 201724226 THE FOLLOWING COURSES AND DISTANCES:
S 77°21'18" E 85.88 FEET TO A FOUND PK NAIL FOR A CORNER OF THIS TRACT.
N 85°59'17" E 112.67 FEET TO A FOUND PK NAIL FOR A CORNER OF THIS TRACT.
N 85°08'15" E 751.81 FEET TO A FOUND PK NAIL AT THE SOUTHEAST CORNER OF SAID DOC. No. 201724226, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 30°13'01" E 36.10 FEET TO A FOUND 100D NAIL AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC. No. 201705925, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINE SAID DOC. No. 201705925, THE FOLLOWING COURSES AND DISTANCES:
S 30°05'58" E 394.10 FEET TO A FOUND 1/2" CAPPED IRON ROD, FOR A CORNER OF THIS TRACT.
S 59°12'13" W 8.77 FEET TO A FOUND 100D NAIL, FOR AN INTERIOR ELL CORNER OF THIS TRACT.
S 28°53'44" E 1022.48 FEET TO THE WESTERN EDGE OF A 12" TREE, FOR A CORNER OF THIS TRACT.
S 28°50'37" E 457.09 FEET TO THE WESTERN EDGE OF A 24" TREE, FOR A CORNER OF THIS TRACT.
S 30°43'34" E 193.96 FEET TO A FOUND 100D NAIL, FOR A CORNER OF THIS TRACT.
S 40°49'55" E 113.34 FEET TO A FOUND 1/2" IRON ROD AND IN ALL 113.34 FEET TO A FOUND 100D NAIL IN A CREEK, AT THE SOUTHEAST CORNER OF SAID DOC. No. 201805971, AND AT THE SOUTHWEST CORNER OF SAID DOC. No. 201705925, AND IN THE NORTH LINE OF SAID DOC. No. 201304523, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF SAID DOC. No. 201304523 THE FOLLOWING COURSES AND DISTANCES:
S 59°23'05" W 120.98 FEET TO A FOUND 100D NAIL IN A CREEK, FOR A CORNER OF THIS TRACT.
S 60°20'27" W 354.44 FEET TO A FOUND 3/8" IRON ROD IN A CREEK, FOR A CORNER OF THIS TRACT.
S 59°23'05" W 643.16 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED BY TEXAS SURVEYING, INC. FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

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, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST. WEATHERFORD, TX 76086
DATE: FIELD DATE - MARCH 21, 2018
PLAT DATED - MARCH 2018 - JN180229P.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 2018 FLOYD PARTNERS, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-27, FOREST GLEN, 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 18th DAY OF April, 2018.

BY: *[Signature]*
NAME / TITLE

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 *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITH HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 18th DAY OF April, 2018.

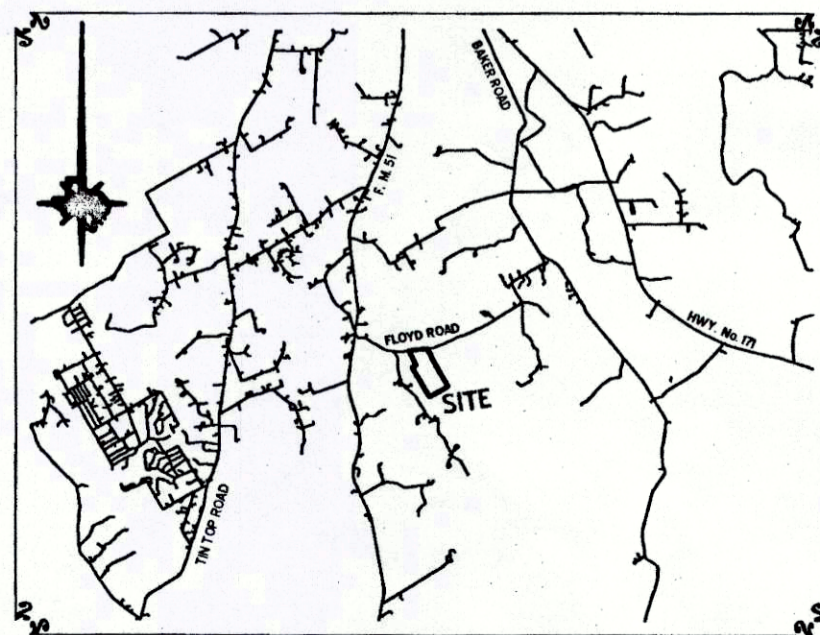
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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



LINE	BEARING	DISTANCE
B1	N 77°21'18" E	85.88'
B2	N 81°59'17" E	112.67'
B3	S 30°13'01" E	36.10'
B4	S 59°12'13" W	8.77'
B5	S 30°43'34" E	193.96'
B6	S 40°49'55" E	113.34'
B7	S 59°23'05" W	120.98'

LINE	BEARING	DISTANCE
EL1	N(S) 62°12'05" E(W)	260.52'
EL2	N(S) 54°13'38" E(W)	386.15'
EL3	N(S) 42°42'45" E(W)	115.72'
EL4	S(N) 08°55'01" E(W)	108.88'
EL5	N(S) 81°04'59" E(W)	40.00'
EL6	N(S) 08°55'01" E(W)	128.23'
EL7	N(S) 42°42'45" E(W)	139.10'
EL8	S(N) 54°13'38" E(W)	392.97'
EL9	N(S) 62°12'05" E(W)	262.54'
EL10	S(N) 28°53'44" E(W)	40.01'



STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 22nd DAY OF April, 2018.

COUNTY JUDGE
[Signature]
COMMISSIONER PRECINCT #1
[Signature]
COMMISSIONER PRECINCT #2
[Signature]
COMMISSIONER PRECINCT #3
[Signature]
COMMISSIONER PRECINCT #4
[Signature]

NOTES:
NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
AT THE TIME OF THIS SURVEY, A PORTION OF THIS TRACT APPEARS TO BE LOCATED WITHIN FLOOD HAZARD AREAS, ZONE "A" - AREAS DETERMINED TO BE WITHIN THE 10% ANNUAL CHANCE FLOODPLAIN AND THE REMAINDER APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0200E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV). MINIMUM FINISHED FLOOR ELEVATIONS AS SHOWN HEREON WERE DETERMINED BY J.C. RODRIGUEZ ENGINEERING, L.L.C. LICENSE #117845. ON STUDY # 1807, DATED 04/15/2018.
UNDERGROUND UTILITIES WERE LOCATED DURING THIS SURVEY PER TEXAS 811 TICKET NO. 58076241. NOTIFY UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRIS.ORG)
WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONTS OF ALL LOTS, A 10' BUILDING LINE ALONG THE SIDES OF ALL LOTS, AND A 15' BUILDING ALONG THE REAR OF ALL LOTS.
THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.
TO THE KNOWLEDGE OF THIS SURVEYOR, THERE IS NO LIEN HOLDER ON THIS PROPERTY.

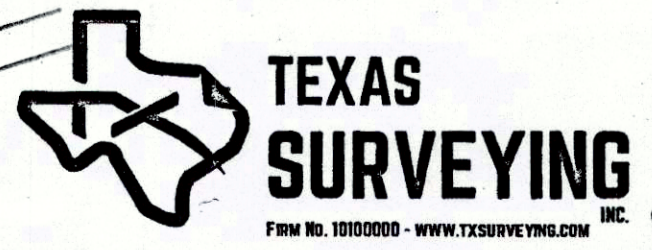
Lot No.	BFE	MW.F.F.
13	870.0	842.0
14	892.2	884.2

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	400.00'	176.95'	S 18°24'57" E	175.51'
C2	400.00'	89.75'	S 37°31'01" E	89.56'
C3	400.00'	79.45'	S 49°38'07" E	79.32'
C4	520.00'	186.48'	S 45°03'08" E	185.48'
C5	520.00'	33.48'	S 32°56'02" E	33.48'
C6	520.00'	149.84'	S 22°50'03" E	149.32'
C7	520.00'	67.59'	S 10°51'20" E	67.54'
C8	400.00'	15.08'	S 08°12'44" E	15.08'
C9	400.00'	150.87'	S 20°05'51" E	149.98'
C10	60.00'	52.13'	S 66°11'58" E	50.50'
C11	60.00'	42.48'	S 21°01'46" E	41.59'
C12	60.00'	43.74'	S 20°08'15" W	42.78'
C13	60.00'	59.07'	S 69°13'44" W	56.72'
C14	60.00'	46.12'	N 60°32'45" W	44.99'
C15	60.00'	70.62'	N 04°48'27" W	66.61'
C16	460.00'	46.02'	N 28°02'14" W	46.00'
C17	460.00'	144.83'	N 16°09'07" W	144.23'
C18	460.00'	93.44'	N 12°57'05" W	93.28'
C19	460.00'	98.90'	N 24°55'48" W	98.77'
C20	460.00'	47.74'	N 34°03'45" W	47.72'
C21	460.00'	146.84'	N 46°10'51" W	146.22'
C22	460.00'	95.04'	N 49°24'25" W	94.87'
C23	460.00'	99.54'	N 37°17'19" W	99.35'
C24	460.00'	203.50'	N 18°24'57" W	201.84'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201809160
04/23/2018 10:16 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

22517.009.003.00-13.754
21134.003.000.00-40.04
21134.001.000.50-5.241
FINAL PLAT OF
LOTS 1-27
FOREST GLEN
59.00 ACRES OF LAND OUT OF THE
J. BLACKWELL SURVEY, ABSTRACT No. 2517 AND
THE H. RUARK SURVEY, ABSTRACT No. 1134,
PARKER COUNTY, TEXAS.
MARCH 2018



ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:
12140
TAD
SWE
E72

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

OWNER/DEVELOPER:
2018 FLOYD PARTNERS, LLC.
ADDRESS: 6225 FM 920
WEATHERFORD, TEXAS, 76088

