

FINAL PLAT

14 TOTAL LOTS LOTS 1 THRU 8, BLOCK A LOTS 1 THRU 4, BLOCK B LOTS 1 AND 2, BLOCK C FRIENDSHIP SPRINGS

an Addition to Parker County, Texas and being 31.69 acres of land situated in the Nancy Rose Survey, Abstract Number 1116, and the Martha J. Godbehre Survey, Abstract Number 511 Parker County, Texas.

OWNER/DEVELOPER
LUMAR DEVELOPMENT, INC.
P.O. BOX 1840
ALEDO, TEXAS 76008
817-538-6846

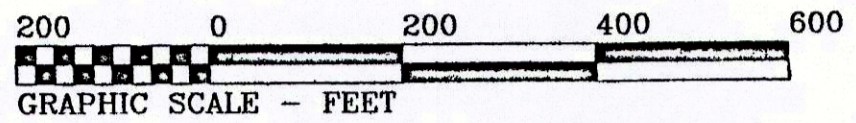
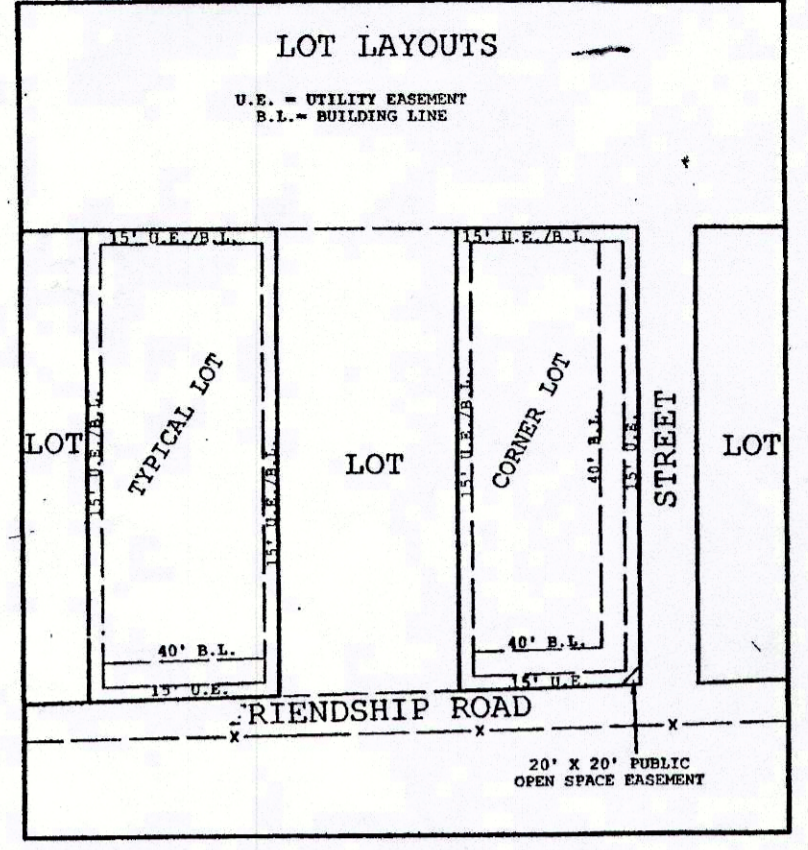
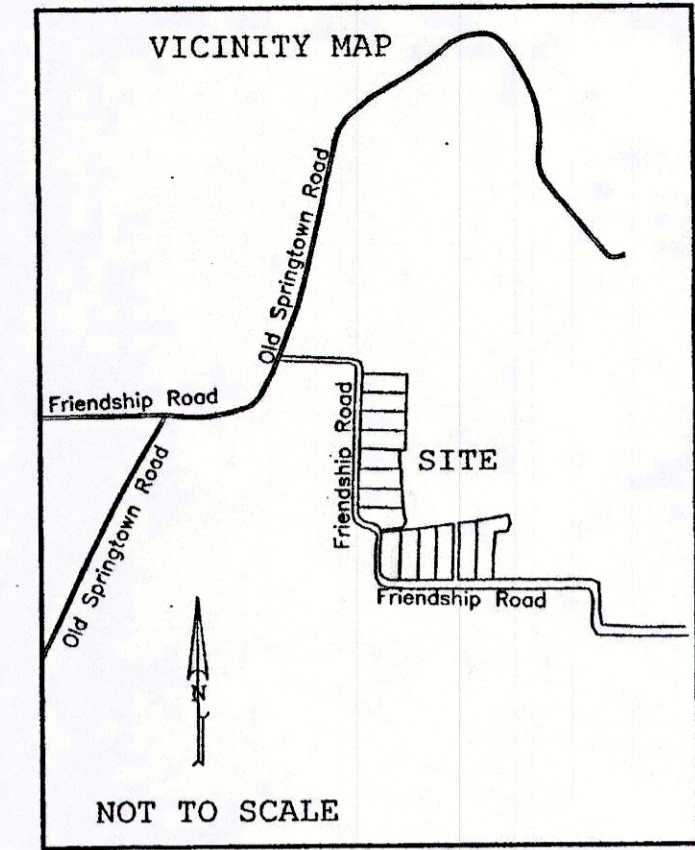
I, Jim Martin, being the dedicator and developer of the attached plat of said Friendship Springs, do hereby certify that subject property does not lie within the Extra-Territorial Jurisdiction of any City in Parker County, Texas.

Jim Martin
JIM MARTIN, VP, Lumar Development, Inc.

LIENHOLDER
LIBERTY G&C LAND, INC.
P.O. BOX 936
GRANBURY, TEXAS 76048

Garry Z. Luker
LIBERTY G&C LAND, INC.
BY, GARRY Z. LUKER
THE STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned authority on this day personally appeared Garry Z. Luker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 9 day of MARCH, 2017.



LINEAR FEET OF ROADS:
NO PUBLIC ROADS

WATER TO EACH LOT IS GOING TO BE PROVIDED BY PRIVATE WATER WELLS.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AND PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NANCY ROSE SURVEY, A-1116

147.446 ACRE TRACT
JIM DUNCAN, RECEIVER
TO
LUMAR DEVELOPMENT, INC.
DOCUMENT No. 201628428
O.P.R.P.C.T.

MARTHA J. GODBEHERE SURVEY, A-511
LINDA COWELL DOC. #20150273

Course	Bearing	Distance
C-1	N 90°00'00" E	460.00'
C-2	S 00°00'00" W	195.91'
C-3	S 90°00'00" W	465.94'
C-4	N 01°44'11" E	196.00'
C-5	N 90°00'00" E	465.94'
C-6	S 00°00'00" E	194.91'
C-7	N 90°00'00" W	471.85'
C-8	N 01°44'11" E	195.00'
C-9	N 90°00'00" E	71.85'
C-10	S 00°00'00" E	145.00'
C-11	S 90°00'00" W	472.00'
C-12	N 00°02'44" E	195.00'
C-13	N 90°00'00" E	472.00'
C-14	S 00°00'00" E	205.00'
C-15	S 90°00'00" W	55.12'
C-16	N 88°37'35" W	417.15'
C-17	N 00°02'44" E	195.00'
C-18	S 88°37'35" E	417.15'
C-19	S 00°00'00" E	200.00'
C-20	S 88°07'00" W	418.07'
C-21	N 00°12'31" E	223.74'
C-22	N 88°07'00" E	418.07'
C-23	N 90°00'00" E	16.66'
C-24	S 03°24'44" E	150.35'
C-25	S 04°49'18" E	65.93'
C-26	N 90°00'00" W	449.73'
C-27	N 00°12'31" E	202.04'
C-28	N 90°00'00" E	449.73'
C-29	S 04°49'18" E	153.82'
C-30	S 08°09'44" E	41.89'
C-31	N 90°00'00" W	469.31'
C-32	N 00°12'31" E	194.74'
C-33	N 90°00'00" E	469.31'
C-34	S 08°09'44" E	73.33'
C-35	S 15°21'41" E	77.70'
C-36	S 33°25'56" W	65.88'
C-37	S 82°13'30" W	223.88'
C-38	N 30°04'17" W	46.58'
C-39	N 67°33'22" W	57.46'
C-40	N 74°28'46" W	98.94'
C-41	N 53°27'40" W	62.03'
C-42	N 25°36'16" W	49.40'
C-43	N 06°03'03" W	58.91'
C-44	N 82°13'30" E	200.12'
C-45	S 00°00'00" E	517.85'
C-46	S 88°31'58" W	28.38'
C-47	N 87°09'40" W	73.10'
C-48	N 67°54'07" W	77.53'
C-49	N 34°14'54" W	56.33'
C-50	N 02°13'49" W	160.17'
C-51	N 02°55'22" E	252.43'
C-52	N 82°13'30" E	91.11'
C-53	N 81°19'41" E	100.86'
C-54	S 00°00'00" E	540.52'
C-55	S 88°31'58" W	190.04'
C-56	N 00°00'00" E	517.85'
C-57	N 81°19'41" E	184.14'
C-58	S 00°00'00" E	563.62'
C-59	S 88°31'58" W	182.09'
C-60	N 00°00'00" E	540.52'
C-61	N 81°19'41" E	179.99'
C-62	S 00°00'00" W	586.20'
C-63	S 88°31'58" W	177.99'
C-64	N 00°00'00" E	563.62'
C-65	N 81°19'41" E	143.19'
C-66	N 80°23'43" E	38.91'
C-67	S 00°00'00" E	817.29'
C-68	S 88°31'58" W	179.99'
C-69	N 00°00'00" E	593.82'
C-70	N 80°23'43" E	111.61'
C-71	N 76°31'39" E	220.31'
C-72	S 13°20'31" E	100.35'
C-73	S 21°10'49" W	76.07'
C-74	S 81°50'05" W	128.57'
C-75	S 03°37'29" W	220.11'
C-76	S 00°18'05" W	276.19'
C-77	S 88°31'58" W	177.99'
C-78	N 00°00'00" E	617.29'

CALL TABLE
My Notary ID # 353555
Expires February 21, 2021
Betty Cox Mozingo

THE STATE OF TEXAS:
COUNTY OF PARKER:
WHEREAS, LUMAR DEVELOPMENT, INC. (Document No. 201628428), acting by and through its duly authorized agent, being the sole owner of 31.69 acres, situated in and being a portion of the NANCY ROSE SURVEY, ABSTRACT NUMBER 1116, and the MARTHA J. GODBEHERE SURVEY, ABSTRACT NUMBER 511, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod set in the East line of Friendship Road, from which a 1/4 inch iron rod found in the West line of said 147.446 acre tract and being the South end of a Boundary Line Agreement, recorded in Volume 1931 at Page 1095, Real Records, Parker County, Texas, bears N 05° 13' 33" W 60.25 feet, for the Northwest corner of Lot 1, Block A, for the Northwest corner of this tract;
THENCE, N 90° 00' 00" E 460.00 feet, to a 1/4 inch iron rod set, and being the Northeast corner of Lot 1, Block A, for a corner of this tract;
THENCE, S 00° 00' 00" E 790.82 feet, to a 1/4 inch iron rod set, S 90° 00' 00" W 55.12 feet, to a 1/4 inch iron rod set, S 00° 00' 00" E 200.00 feet, to a 1/4 inch iron rod set, N 90° 00' 00" E 16.66 feet, to a 1/4 inch iron rod set, S 03° 24' 44" E 150.35 feet, to a 1/4 inch iron rod set, S 04° 49' 18" E 219.75 feet, to a 1/4 inch iron rod set, S 08° 09' 44" E 115.22 feet, to a 1/4 inch iron rod set, S 15° 21' 41" E 77.70 feet, to a 1/4 inch iron rod set, S 33° 25' 55" W distance of 65.88 feet, to a 1/4 inch iron rod set, S 82° 13' 30" W 223.88 feet, to a 1/4 inch iron rod set in the East line of Friendship Road, for a corner of this tract;
THENCE, S 07° 34' 03" E 30.00 feet, with the East line of Friendship Road, to a 1/4 inch iron rod set at the Northwest corner of Lot 1, Block B, for a corner of this tract;
THENCE, S 13° 30' 31" E 100.35 feet, to a 1/4 inch iron rod set, and N 81° 19' 41" E 464.98 feet, to a 1/4 inch iron rod set at the Northeast corner of Lot 4, Block B, for a corner of this tract;
THENCE, S 00° 00' 00" W 586.20 feet, to a 1/4 inch iron rod set at the Southeast corner of Lot 4, Block B, and being in the North line of Friendship Road, for a corner of this tract;
THENCE, N 88° 31' 58" E 60.02 feet, with the North line of Friendship Road, to a 1/4 inch iron rod set at the Southwest corner of Lot 1, Block C, for a corner of this tract;
THENCE, N 00° 00' 00" E 593.82 feet, to a 1/4 inch iron rod set at the Northwest corner of Lot 1, Block C, for a corner of this tract;
THENCE, N 81° 19' 41" E 143.19 feet, to a 1/4 inch iron rod set, N 80° 23' 43" E 150.52 feet, to a 1/4 inch iron rod set, and N 76° 31' 39" E 220.31 feet, to a 1/4 inch iron rod set, for a corner of this tract;
THENCE, S 13° 20' 31" E 100.35 feet, to a 1/4 inch iron rod set, S 21° 10' 49" W 76.07 feet, to a 1/4 inch iron rod set, S 00° 18' 05" W 276.19 feet, to a 1/4 inch iron rod set in the North line of Friendship Road, for the Southeast corner of this tract;
THENCE, with the North and East lines of Friendship Road, as follows, S 88° 31' 58" E 995.89 feet, to a 1/4 inch iron rod set, N 34° 14' 54" W 56.33 feet, to a 1/4 inch iron rod set, N 02° 13' 49" W 160.17 feet, to a 1/4 inch iron rod set, N 02° 55' 22" E 252.43 feet, to a 1/4 inch iron rod set, N 07° 34' 03" W 30.00 feet, to a 1/4 inch iron rod set, N 30° 04' 17" W 46.58 feet, to a 1/4 inch iron rod set, N 67° 33' 22" W 57.46 feet, to a 1/4 inch iron rod set, N 74° 28' 46" W 98.94 feet, to a 1/4 inch iron rod set, N 53° 27' 40" W 73.10 feet, to a 1/4 inch iron rod set, N 25° 36' 16" W 49.40 feet, to a 1/4 inch iron rod set, N 06° 03' 03" W 58.91 feet, to a 1/4 inch iron rod set, N 82° 13' 30" E 200.12 feet, to a 1/4 inch iron rod set, N 00° 12' 31" E 223.74 feet, to a 1/4 inch iron rod set, N 00° 12' 31" E 202.04 feet, to a 1/4 inch iron rod set, N 00° 02' 44" E 195.00 feet, to a 1/4 inch iron rod set, N 00° 02' 44" E 195.00 feet, to the point of beginning and containing 31.69 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LUMAR DEVELOPMENT, INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 8, BLOCK A, LOTS 1 THROUGH 4, BLOCK B, AND LOTS 1 THROUGH 2, BLOCK C, FRIENDSHIP SPRINGS, AN ADDITION TO PARKER COUNTY, TEXAS, and being a portion of the NANCY ROSE SURVEY, ABSTRACT NUMBER 1116, and the MARTHA J. GODBEHERE SURVEY, ABSTRACT NUMBER 511, Parker County, Texas, and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas
This the 9 day of MARCH, 2017.

Jim Martin
Jim Martin, Vice President

THE STATE OF TEXAS:
COUNTY OF PARKER:
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. January 2017.

Roy Bligh
Roy Bligh
Registered Professional Land Surveyor,
No. 4405 of Texas

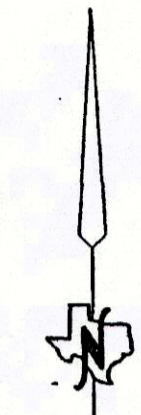
NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LOTS 1 THRU 14,
FRIENDSHIP SPRINGS ADDITION
Parker County, Texas
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 9 day of MARCH, 2017
Jim Martin
JIM MARTIN (Vice President)

THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, the undersigned authority, on this day personally appeared Jim Martin, managing partner of Lumar Development, Inc., 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of MARCH, 2017
Betty Cox Mozingo
NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS:
COUNTY OF PARKER:
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 9 DAY OF MARCH, 2017
W. R. G. Gandy
COUNTY JUDGE
George A. Coker
COMMISSIONER PRECINCT #1
John J. ...
COMMISSIONER PRECINCT #2
...
COMMISSIONER PRECINCT #3
...
COMMISSIONER PRECINCT #4



JOB NUMBER 1922-16
LEGEND
● = 1/2 INCH IRON ROD FOUND
○ = 1/2 INCH IRON ROD SET
○ = SURVEY CORNER
X = FENCE LINE
G = GAS LINE
E = ELECTRIC LINE
- - - = SURVEY LINE
- - - - - = TRACT LINES
[] = DEED CALL
1/2 IRON RODS SET ARE CAPPED WITH PLASTIC CAPS MARKED "PFINGSTEN 4405"

R C SURVEYING
108 MITCH CT., BOYD, TEXAS 76023
325-647-4818
T.B.P.L.S. FIRM NUMBER 10194196
ROYPFINGSTEN4@GMAIL.COM

FRIENDSHIP ROAD JAMES W. HAWPE SURVEY, A-658

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201706029
03/13/2017 01:47 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:
1249A WE J-10
D 693

21116.001.000.00 - All
21116.001.000.50 - 30.69 acres