

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS TM LAND CO., LP, being the owner of that certain 13.67 acre tract of land more particularly described as follows:

Description for a 13.67 acre tract of land situated in the WILLIAM R. SMITH SURVEY, Abstract No. 2827, Parker County, Texas, said tract being a portion of that certain tract of land described in deed TM Land Co., LP, recorded in Document No. 201601349, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron found in the South line of Knob Road, said iron being West, 1320.00 feet from a 1/2" iron found at the Northeast corner of Volume 390, Page 165, D.R.P.C.T., same being the Northeast corner of that certain tract of land described in deed to Wanda Moorefield, recorded in Volume 1699, Page 1806;

THENCE WEST, 173.75 feet to a 1/2" iron set for the POINT OF BEGINNING;

THENCE S 00°13'55" E, 324.67 feet to a 1/2" iron set;

THENCE West, 784.86 feet to a 1/2" iron set;

THENCE S 00°13'55" E, 617.89 feet to a 1/2" iron set;

THENCE West, 361.29 feet to a p.k. nail set in said Knob Road;

THENCE N 00°13'55" W, with said Knob Road, 942.56 feet to a p.k. nail found in said road;

THENCE East, with the South line of said Knob Road, 1146.15 feet to the POINT OF BEGINNING and containing 13.67 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that TM Land Co., LP, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 13,
 GEORGE W. GRANT ESTATES,
 Parker County, Texas

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

Executed this the 7 day of March, 2016.

Tommy Miles
 Tommy Miles
 (President of TM Land Co., LP)

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, 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 7 day of March, 2016.

Kathy Vasquez
 Kathy Vasquez
 Notary Public State of Texas



LIENHOLDER Pinnacle Bank

Juan Sumano, J.P.
 Signature of Lienholder
 this the 7 day of March, 2016.
Kathy Vasquez
 Notary Public, State of Texas



ACCT. NO.: 12732
 SCH. DIST.: 5P
 CITY: _____
 MAP NO.: L-5

I, TOMMY MILES, 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.

Tommy Miles
 TOMMY MILES

THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 7 DAY OF March, 2016.

[Signature]
 COUNTY JUDGE

George A. Conley
 COMMISSIONER PRECINCT #1

[Signature]
 COMMISSIONER PRECINCT #2

[Signature]
 COMMISSIONER PRECINCT #3

[Signature]
 COMMISSIONER PRECINCT #4

BASIS OF BEARING PER PLAT.
 50' FRONT BUILDING LINES.
 10' SIDE & REAR BUILDING LINES.
 15' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
 10' UTILITY EASEMENT INSIDE SIDE & REAR LINES.
 ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. 9000381500896, DATED SEPTEMBER 14, 2015.

THE EASEMENTS RECORDED IN VOLUME 761, PAGE 457, D.R.P.C.T., VOLUME 1013, PAGE 236, AND VOLUME 1355, PAGE 1372, R.R.P.C.T., ARE BLANKET EASEMENTS. CONTACT GAS PIPELINE CO. FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING OR EXCAVATING.

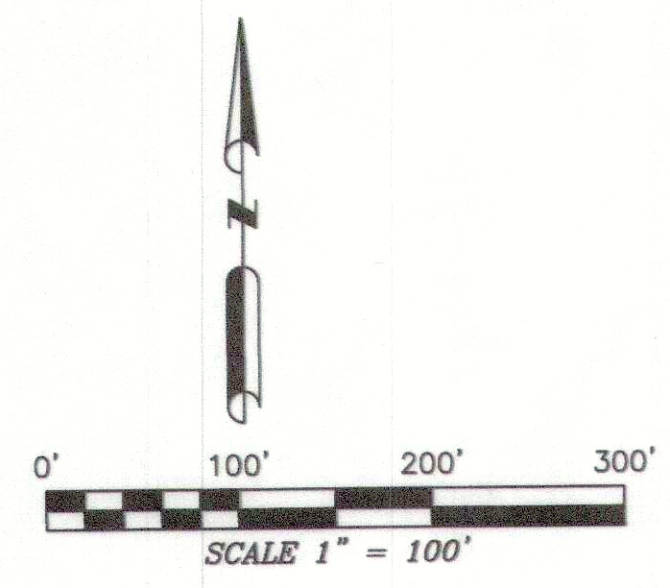
THE EASEMENT RECORDED IN VOLUME 2931, PAGE 51, R.R.P.C.T., DOES NOT AFFECT.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367CD175-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.



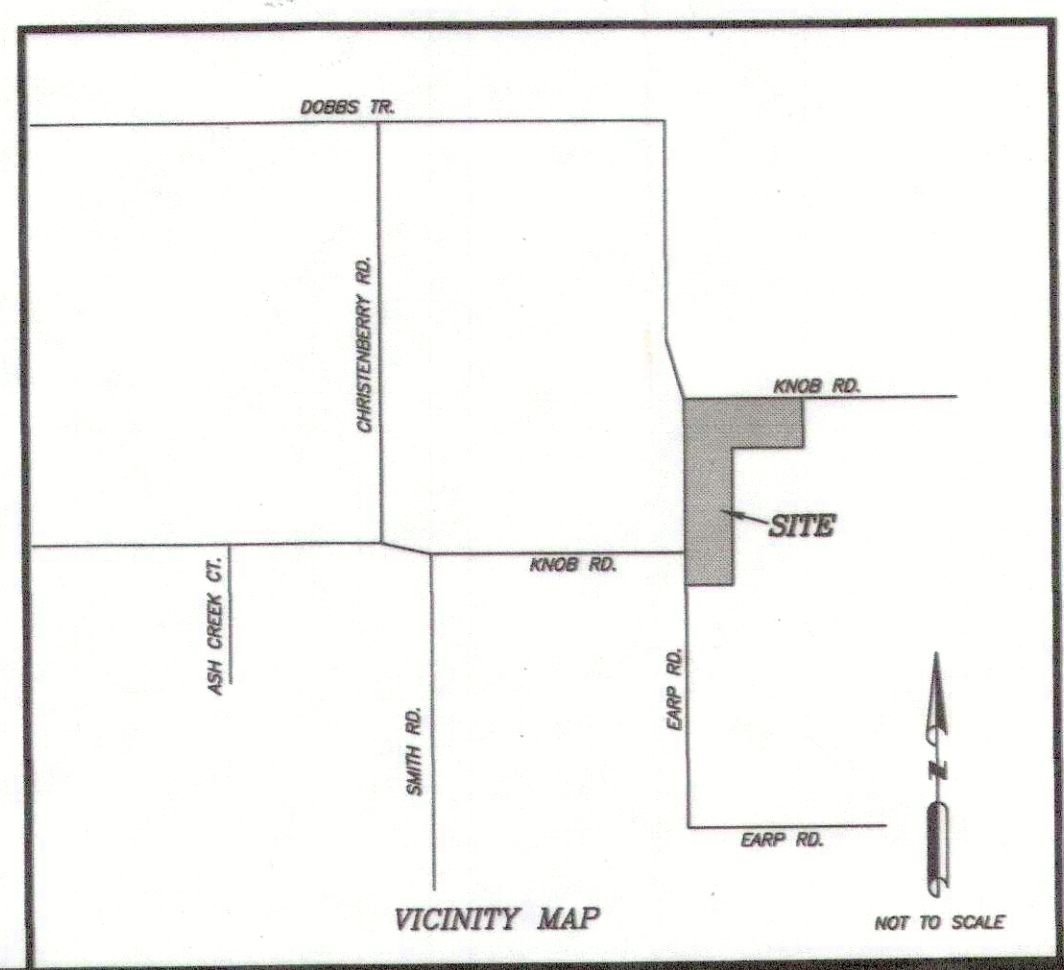
OWNER/DEVELOPER
 TM LAND CO., LP
 917 E. HIGHWAY 199
 SPRINGTOWN, TEXAS 76082

NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 RSB# 817-584-9027
 NLR# 817-406-6439
 FIRM NO. 1016800



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

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 FEBRUARY 08, 2016



D-519

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeane Brunson
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

201605383
 03/15/2016 02:37 PM
 Fee: 75.00

Final Plat Showing
 Lots 1 thru 13,
 GEORGE W. GRANT ESTATES,
 an Addition to Parker County, Texas and being 13.67
 acres of land situated in the WILLIAM R. SMITH SURVEY
 Abstract No. 2827, Parker County, Texas.

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