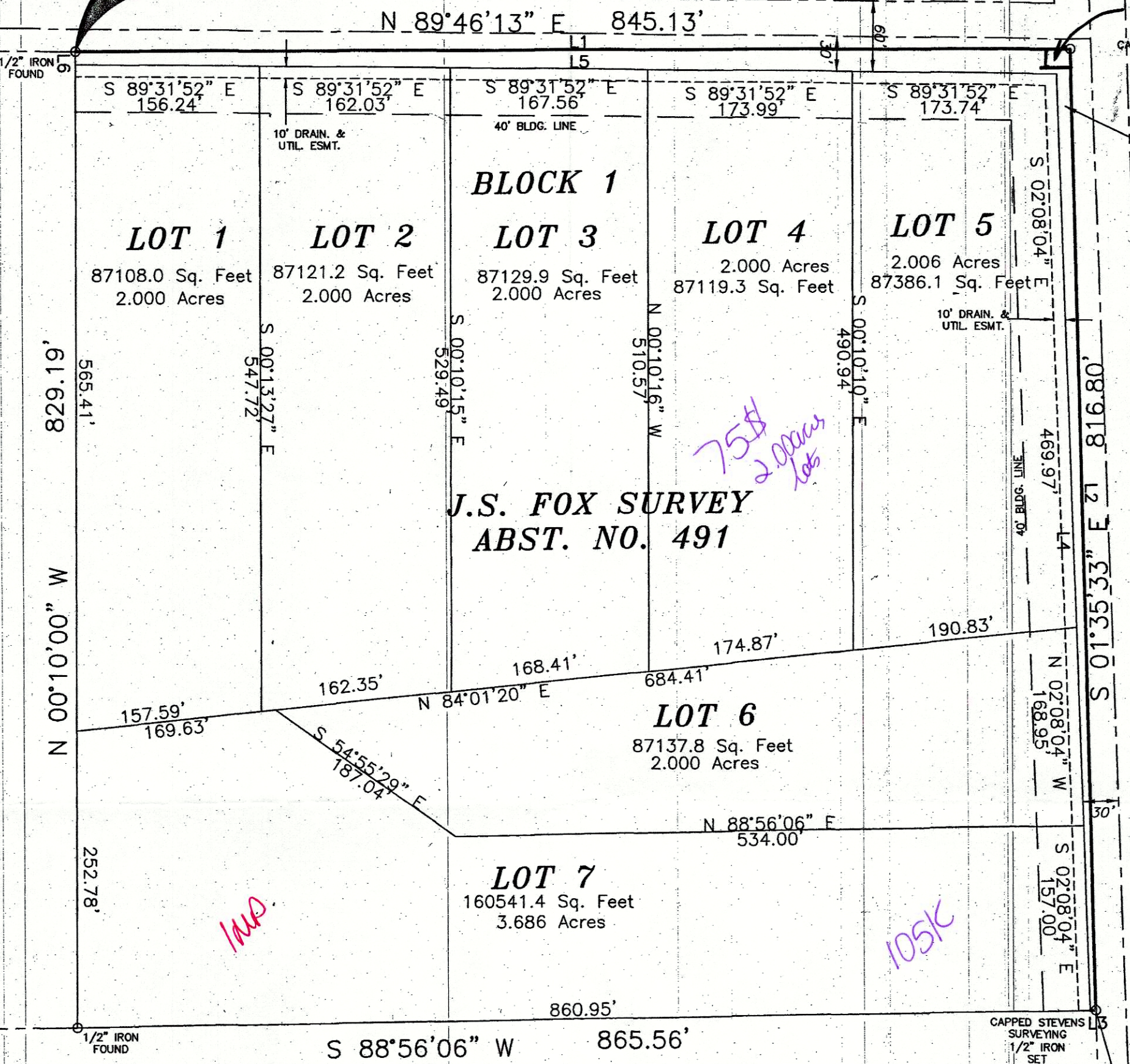
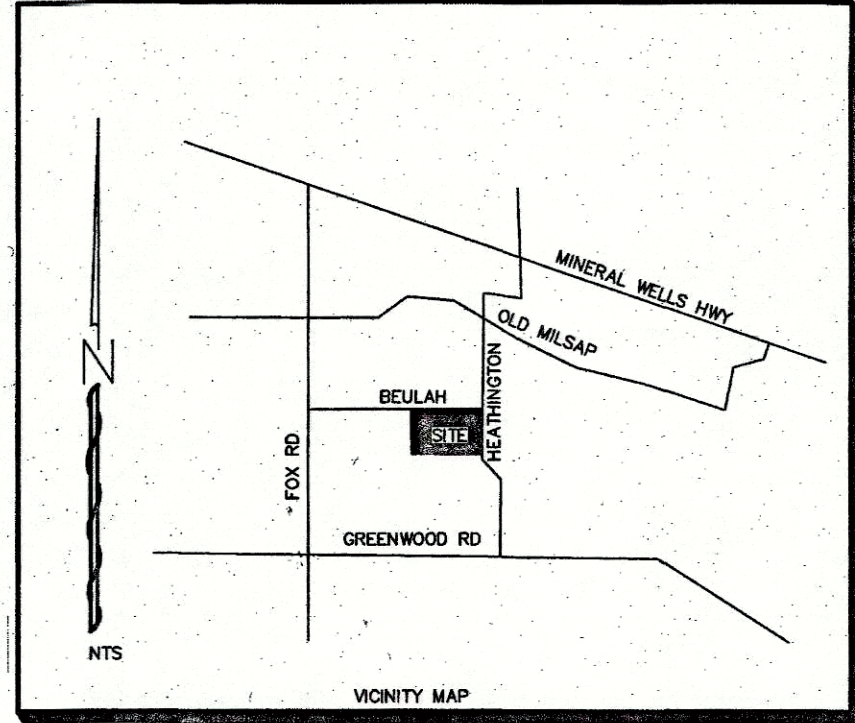


STATE OF TEXAS
COUNTY OF PARKER
I, R.L. being the
dedicator and owner of the attached plat
of said subdivision, do hereby certify that
it is not within the Extra-Territorial
Jurisdiction of any incorporated city or
town in Parker County, Texas.

POINT OF BEGINNING COUNTY ROAD NO. 3018 - BEULAH ROAD



LINE TABLE FOR R.O.W. DEDICATION

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°46'13" W | 845.13' |
| L2 | N 01°35'33" W | 816.80' |
| L3 | N 88°56'13" E | 4.61' |
| L4 | N 02°08'04" W | 795.92' |
| L5 | N 89°31'52" W | 833.57' |
| L6 | N 00°10'00" W | 11.00' |

LOT 1 BLOCK 1
JUDY ADDITION
P.C. D, S. 215.

LOT 2 BLOCK 1
JUDY ADDITION
P.C. D, S. 215.

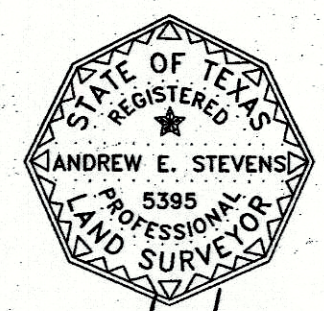
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seiler as to the groundwater availability.
It is the contractor's responsibility to call 1-800-DIG-TESS before trenching on the subject site.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

201934513
12/23/2019 01:16 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.
Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
SEPTEMBER 25, 2019

D.R. PAULK
AND WIFE
VERNA D. PAULK
BK 1422, P. 1361

ACCT. NO.: 13023
SCH. DIST.: MT
CITY: E-14
MAP NO.:

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners of Parker County, Texas this the 19 day of December, 2019.
George A. Conley Commissioner Precinct #1
James H. ... Commissioner Precinct #2
... Commissioner Precinct #3
... Commissioner Precinct #4

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE 441
DATE 12-23-19

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER
WHEREAS Aledo Rio Lobo, is the owner of the herein described property to wit:

16.159 Acres situated in the J.S. FOX SURVEY, Abst. No. 491, Parker County, Texas. Being those certain tracts of land described in deed to Michael E. Yandell, Trustee of the Michael E. Yandell Trust according to the deed recorded in 201422469 Official Public Records, Parker County, Texas. Said 16.159 acres being more particularly described, as follows:

Beginning at a 1/2" iron found in the south line County Road No. 3018 - Beulah Road and being per deed call NORTH 812.61 feet and WEST 21.99 feet from the called southwest corner of the WM. HAMILTON Survey, Abst. No. 578, Parker County, Texas;

THENCE North 89 degrees 46 minutes 13 seconds East, along the south line of said County Road No. 3018 - Beulah Road, 845.13 feet to a capped Stevens Surveying 1/2" iron set in the west line of County Road No. 3017-Heathington Road;

THENCE South 01 degrees 35 minutes 33 seconds, East along the west line of said County Road No. 3017-Heathington Road, 816.80 feet to a capped Stevens Surveying 1/2" iron set for the southeast corner of this tract and being the northeast corner of that certain tract of land described in deed to D.R. Paulk and wife, Verna D. Paulk by deed recorded in Book 1422, Page 1361, Official Public Records, Parker County, Texas;

THENCE South 88 degrees 56 minutes 06 seconds West, along the common line of said Yandell and Paulk tracts, 865.56 feet to a 1/2" iron found at the southwest corner of said Yandell tract and the southeast corner of Lot 1, Block 1, JUDY ADDITION, an addition in Parker County, Texas according to the plat recorded in Plat Cabinet D, Slide 215, Plat Records, Parker County, Texas;

THENCE North 00 degrees 10 minutes 00 seconds West, along the common line of said Yandell and said Lot 1, 829.19 feet to the POINT OF BEGINNING and containing 16.159 acres of land.

Do hereby dedicate the same to be known as Lots 1-7, HACKBURY FARMS, an addition to Parker County, Texas and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown from the purpose and consideration therein expressed.

I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker Count, Texas.

R.L.
Aledo Rio Lobo, Inc.
Daniel Morgan Date 12-19-19

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Daniel Morgan know 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 purposes and consideration therein expressed and in the cap[acity] therein stated.

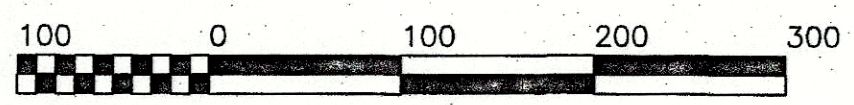
GIVEN UNDER MY HAND AND SEAL ON THIS THE 19 day of December, 2019.

Jamie Tierce
Notary Public in and for the State of Texas
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
NotaryID 10347742

Final Plat
Lots 1-7, Block 1
Hackbury Farm
an addition in Parker
County, Texas being
16.159 Acres situated in the
J.S. FOX SURVEY, Abst. No.
491, Parker County, Texas

20191003.000.00
20191.003.001.30
20191.003.000.00

OWNER/DEVELOPER
Daniel Morgan
Aledo Rio Lobo LLC
200 Cochran Road
Weatherford, Texas 76085



STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023