

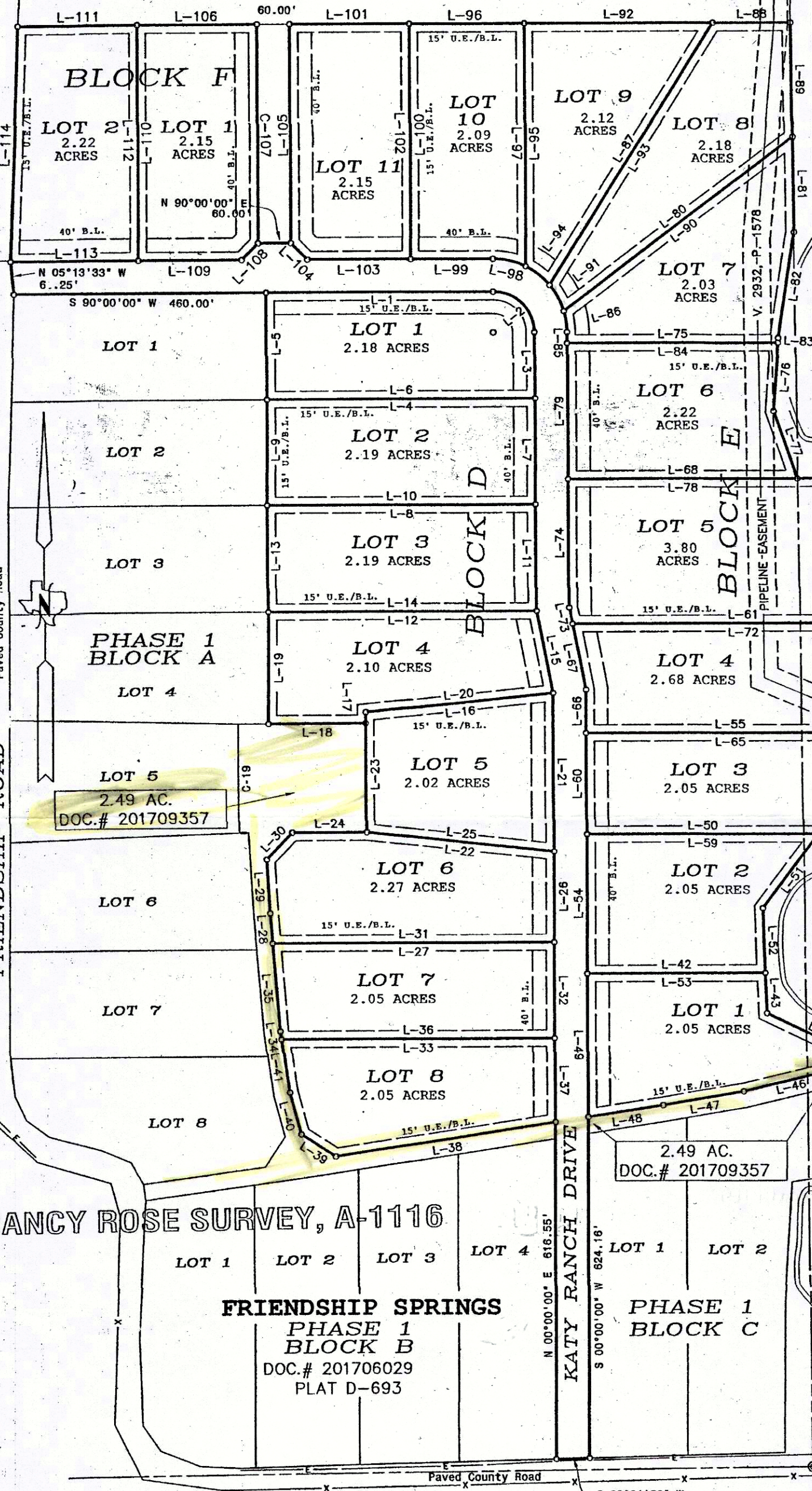
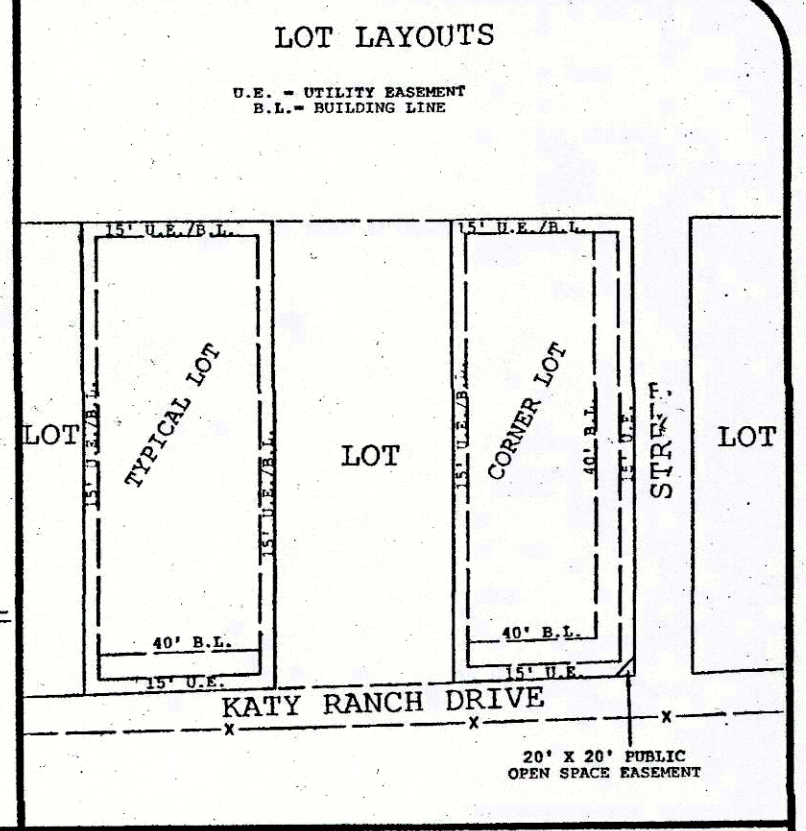
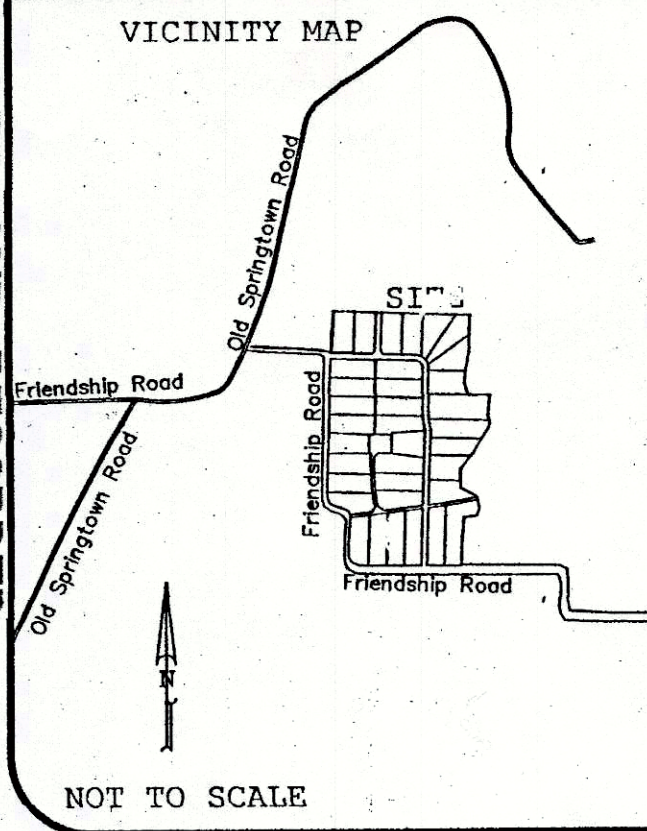
114.22 ACRE TRACT
LUMAR DEVELOPMENT, INC.
TO
COINER PROPERTIES, LLC
DOCUMENT No. 201806731
O.P.R.P.C.T.

FINAL PLAT

21 TOTAL LOTS
LOTS 1 THRU 8, BLOCK D
LOTS 1 THRU 11, BLOCK E
LOTS 1 THRU 2, BLOCK F
KATY RANCH
AT FRIENDSHIP SPRINGS

an addition to Parker County, Texas and being 51.20 acres of land situated in the Nancy Rose Survey, Abstract Number 1116, and the Martha J. Godbehre Survey, Abstract Number 511 Parker County, Texas.
LINEAR FEET OF ROADS: 3110.37

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



LIENHOLDER
FIRST NATIONAL BANK OF WEATHERFORD
220 PALO PINTO STREET
WEATHERFORD, TEXAS 76086
Lin Bearden
LIN BEARDEN, PRESIDENT
FIRST NATIONAL BANK, WEATHERFORD
THE STATE OF TEXAS:
COUNTY OF PARKER:
Before me, the undersigned authority on this day personally appeared Lin Bearden, 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 purposes and consideration therein expressed. My commission expires _____.

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.

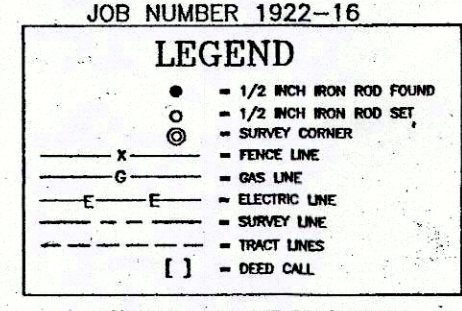
I, Coiner Properties, LLC., being the dedicatory and developer of the attached plat of said Katy Ranch at Friendship Springs, do hereby certify that subject property does not lie within the Extra-Territorial Jurisdiction of any City in Parker County, Texas.
Ryan Coiner
Coiner Properties, LLC., Developer

THE STATE OF TEXAS:
COUNTY OF PARKER:
WHEREAS, COINER PROPERTIES, LLC. (Document No. 201806731), acting by and through its duly authorized agent, being the sole owner of 51.20 acres, situated in and being a portion of a 114.22 acre tract of land out of 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 found in the East line of Friendship Road, and being in West line of said 114.22 acre tract and being the South end of a Boundary Line Agreement, recorded in Volume 1931 at Page 1095, Real Records, Parker County, Texas, for a corner of this tract;
THENCE, N 02° 01' 58" E 431.81 feet, with a fence along the West line of said 114.22 acre tract, to a 1/4 inch iron rod set, for the Northwest corner of this tract;
THENCE, crossing said 114.22 acre tract as follows, N 90° 00' 00" E 654.68 feet, to a 1/4 inch iron rod set, S 00° 00' 00" E 401.54 feet, to a 1/4 inch iron rod set, N 90° 00' 00" E 60.00 feet, to a 1/4 inch iron rod set, N 00° 00' 00" E 401.54 feet, to a 1/4 inch iron rod set, and N 90° 00' 00" E 696.05 feet, to an angle iron rod found at a corner of said 114.22 acre tract, for the Northeast corner of this tract;
THENCE, with the East line of said 114.22 acre tract, as follows, S 00° 36' 28" E 385.16 feet, to a 1/4 inch iron rod found, S 08° 08' 38" 02" W 194.90 feet, to a 1/4 inch iron rod found, S 04° 17' 21" W 135.00 feet, to a 1/4 inch iron rod found, S 19° 25' 01" E 130.77 feet, to a 1/4 inch iron rod found, N 89° 02' 21" E 210.18 feet, to a 1/4 inch iron rod found, S 03° 43' 21" W 218.08 feet, to a 1/4 inch iron rod found, S 15° 16' 39" E 88.63 feet, to a 1/4 inch iron rod found, S 26° 01' 21" W 82.22 feet, to a 1/4 inch iron rod found, S 28° 27' 21" W 233.02 feet, to a 1/4 inch iron rod found, S 02° 14' 39" E 192.43 feet, to a 1/4 inch iron rod found, S 64° 30' 39" E 175.88 feet, to a 1/4 inch iron rod found, and S 20° 44' 38" E 18.25 feet, to a 1/4 inch iron rod found at the Northeast corner of a 2.49 acre tract of land described in Document Number 201709357, said Official Public Records, for a corner of this tract;
THENCE, with the North line of said 2.49 acre tract, as follows, S 76° 31' 39" W 215.28 feet, to a 1/4 inch iron rod found, S 80° 23' 43" W 149.26 feet, and S 81° 19' 41" W 138.37 feet, for a corner of this tract;
THENCE, S 00° 00' 00" W 624.16 feet, part way along the West line of Lot 1, Block C, Friendship Springs, Phase 1, to a 1/4 inch iron rod found in the North line of Friendship Road, and being the Southwest corner of said Lot 1, Block C, for a corner of this tract;
THENCE, S 88° 31' 58" W 60.02 feet, with the North line of Friendship Road, to a 1/4 inch iron rod found at the Southeast corner of Lot 4, Block B, said Phase 1, for a corner of this tract;
THENCE, N 00° 00' 00" E 616.55 feet, part way along the East line of said Lot 4, Block B, to a 1/4 inch iron rod set in the North line of said 2.49 acre tract, for a corner of this tract;
THENCE, with the North and East lines of said 2.49 acre tract, as follows, S 81° 19' 41" W 406.10 feet, to a 1/4 inch iron rod found, N 08° 09' 44" W 112.46 feet, to a 1/4 inch iron rod found, N 04° 49' 18" W 218.51 feet, to a 1/4 inch iron rod found, N 03° 24' 44" W 98.19 feet, to a 1/4 inch iron rod found, to a 1/4 inch iron rod found, N 43° 17' 38" E 68.57 feet, to a 1/4 inch iron rod found, N 90° 00' 00" W 135.70 feet, to a 1/4 inch iron rod found, N 00° 00' 00" E 200.00 feet, to a 1/4 inch iron rod found, and N 90° 00' 00" W 177.28 feet, to a 1/4 inch iron rod found at the Southeast corner of Lot 4, Block A, said Phase 1, for a corner of this tract;
THENCE, N 00° 00' 00" E 790.82 feet, to a 1/4 inch iron rod found at the Northeast corner of Lot 1, Block A, for a corner of this tract;
THENCE, N 90° 00' 00" W 460.00 feet, to a 1/4 inch iron rod found at the Northwest corner of said Lot 1, Block A, and being in the East line of Friendship Road, for a corner of this tract;
THENCE, N 13° 33' W 60.25 feet, with the East line of Friendship Road, to the point of beginning and containing 51.20 acres of land.

CALL TABLE			CALL TABLE		
Course	Bearing	Distance	Course	Bearing	Distance
L-1	N 90°00'00"	414.95'	L-84	S 90°00'00" W	384.77'
RAD: 75.00° TAN: 75.00'			L-85	N 00°00'00" W	20.14'
LEN: 117.81' DELTA: 90°00'00"					
L-2	S 45°00'00" E	106.07'	LEN: 39.42' DELTA: 16°43'53"		
L-3	S 00°00'00" E	120.91'	L-86	N 08°21'57" W	39.28'
L-4	S 90°00'00" W	489.95'	L-87	N 04°49' E	566.07'
L-5	N 00°00'00" E	195.91'	L-88	S 90°00'00" E	141.66'
L-6	S 90°00'00" E	489.95'	L-89	N 00°36'28" E	209.54'
L-7	S 11°18'36" E	194.91'	L-90	S 52°45'37" W	525.74'
L-8	S 90°00'00" W	489.95'			
L-9	N 00°00'00" E	194.91'			
L-10	N 90°00'00" E	489.95'			
L-11	S 00°00'00" E	195.91'			
L-12	S 90°00'00" W	489.95'			
L-13	N 00°00'00" E	195.91'			
L-14	S 90°00'00" E	489.95'			
L-15	S 11°18'36" E	152.97'			
L-16	S 84°10'05" W	344.45'			
L-17	S 00°00'00" E	20.00'			
L-18	N 90°00'00" W	177.28'			
L-19	N 00°00'00" E	205.00'			
L-20	N 84°10'05" E	344.45'			
L-21	S 00°00'00" E	292.97'			
L-22	N 03°04'44" W	94.19'			
L-23	N 00°00'00" E	344.77'			
L-24	S 11°18'36" E	152.97'			
L-25	S 84°10'05" W	344.45'			
L-26	S 00°00'00" W	166.38'			
L-27	N 90°00'00" W	514.79'			
L-28	N 04°49'18" W	56.52'			
L-29	N 03°04'44" W	94.19'			
L-30	N 23°17'38" E	68.57'			
L-31	N 90°00'00" E	514.79'			
L-32	S 00°00'00" E	176.02'			
L-33	N 90°00'00" W	499.07'			
L-34	N 08°09'44" W	14.85'			
L-35	N 04°49'18" W	161.89'			
L-36	N 90°00'00" E	499.07'			
L-37	S 00°00'00" E	152.97'			
L-38	S 81°19'41" W	406.10'			
L-39	N 57°01'00" W	74.72'			
L-40	N 15°21'41" W	79.60'			
L-41	N 08°09'44" W	97.61'			
L-42	N 90°00'00" E	325.22'			
L-43	S 02°14'39" E	73.33'			
L-44	S 64°30'39" E	175.88'			
L-45	S 20°44'38" E	18.25'			
L-46	S 76°31'39" W	215.28'			
L-47	S 80°23'43" W	149.26'			
L-48	S 81°19'41" W	138.37'			
L-49	N 00°00'00" W	261.95'			
L-50	N 90°00'00" E	422.95'			
L-51	S 36°48'21" W	170.91'			
L-52	S 02°14'39" E	119.10'			
L-53	N 90°00'00" W	325.22'			
L-54	N 00°00'00" E	255.85'			
L-55	N 90°00'00" E	526.76'			
L-56	S 28°27'21" W	94.11'			
L-57	S 26°01'21" W	82.22'			
L-58	S 36°48'21" W	38.23'			
L-59	N 90°00'00" W	422.95'			
L-60	N 00°00'00" E	187.23'			
L-61	N 90°00'00" E	622.87'			
L-62	S 15°16'39" E	55.27'			
L-63	S 19°07'21" W	46.41'			
L-64	S 28°27'21" W	138.91'			
L-65	S 90°00'00" W	526.76'			
L-66	N 00°00'00" E	79.94'			
L-67	N 11°18'36" W	122.44'			
L-68	N 89°58'33" E	418.81'			
L-69	S 19°25'01" E	130.77'			
L-70	S 03°43'21" W	218.08'			
L-71	S 15°16'39" E	53.36'			
L-72	N 90°00'00" W	622.87'			
L-73	N 11°18'36" W	30.53'			
L-74	N 00°00'00" E	235.46'			
L-75	N 90°00'00" E	384.77'			
L-76	S 04°17'21" W	126.12'			
L-77	S 19°25'01" E	130.77'			
L-78	S 89°58'33" W	418.81'			
L-79	N 00°00'00" E	249.28'			
L-80	N 52°45'37" E	525.74'			
L-81	S 00°36'28" E	175.62'			
L-82	S 08°38'02" W	194.90'			
L-83	S 04°17'21" W	8.88'			

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

OWNER/DEVELOPER
COINER PROPERTIES, LLC
C/O DAVID WILSON
P.O. BOX 1927
WEATHERFORD, TX 76086



MARTHA J. GODBEHERE SURVEY, A-511
MELISSA MARIE HADLEY, DOC. #201721194

FRIENDSHIP ROAD
JAMES W. HAWPE SURVEY, A-658

ACCT. NO.: 14059
SCH. DIST.: 02
CITY: JFD
MAP NO.: NWE

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 2018.
Roy Pinchot
Roy Pinchot
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, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS:
COUNTY OF PARKER:
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 11th DAY OF June, 2018.
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

GIVEN UNDER MY HAND AND SEAL OF OFFICE
Notary Signature
day of June, 2018
NOTARY PUBLIC STATE OF TEXAS

E 105