

from 20445-12

D-367

STATE OF TEXAS / COUNTY OF PARKER / 201423507 PLAT Total Pages: 1

WHEREAS Maximum Design Ventures, LLC, being the owner of that certain 69.94 acre tract of land more particularly described as follows: Description for a 69.94 acre tract of land situated in the M.E.P. & P. R.R. CO. SURVEY, Abstract No. 945, Parker County, Texas, said tract being the same tract of land described in deed to Maximum Design Ventures, LLC, recorded in Document No. 201412158, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the North line of Knob Hill Road, said iron being for the Southwest corner of said Document No. 201412158 and the Southeast corner of Lot 37, Block 1, ROSS ACRES, PHASE II, recorded in Cabinet B, Side 472, Plat Records, Parker County, Texas;

THENCE North, with the common line of said Document No. 201412158 and said Ross Acres, 2523.12 feet to a concrete monument found at the Northwest corner of said Document No. 201412158 and the Northeast corner of Block 1 of said Ross Acres, and being in the South line of that certain tract of land described in deed to Byron Peek, recorded in Volume 2382, Page 1394, Real Records, Parker County, Texas;

THENCE N 88°36'59" E, with the North line of said Document No. 201412158 and with the South line of said Volume 2382, Page 1394, passing the Southeast corner of said Volume 2382, Page 1394 and the Southwest corner of that certain tract of land described in deed to Fred Lee Anderson, recorded in Volume 1206, Page 1083, Real Records, Parker County, Texas, and continuing with the common line of said Document No. 201412158 and said Volume 1206, Page 1083, in all, 1200.39 feet to a 1/2" iron found at the Northeast corner of said Document No. 201412158 and the Northwest corner of that certain tract of land described in deed to Kathy Bates Cleveland, recorded in Volume 2072, Page 334, Real Records, Parker County, Texas;

THENCE S 00°01'44" E, with the common line of said Document No. 201412158 and said Volume 2072, Page 334, passing the Southwest corner of said Volume 2072, Page 334 and the Northwest corner of that certain tract of land described in deed to Delver Dwin Bates, recorded in Volume 2072, Page 339, Real Records, Parker County, Texas, and continuing with the common line of said Document No. 201412158 and said Volume 2072, Page 339, in all, 2551.37 feet to a 1/2" iron found in the North line of said Knob Hill Road, said iron being for the Southeast corner of said Document No. 201412158 and the Southwest corner of said Volume 2072, Page 339;

THENCE S 89°57'53" W, with the North line of said Knob Hill Road, 1201.33 feet to the POINT OF BEGINNING and containing 69.94 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Maximum Design Ventures, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 54, KNOB HILL ESTATES, Parker County, Texas

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

Executed this the 18 day of Nov 2014.

J. Wes Cottongame (MANAGING PARTNER)

STATE OF TEXAS / COUNTY OF PARKER

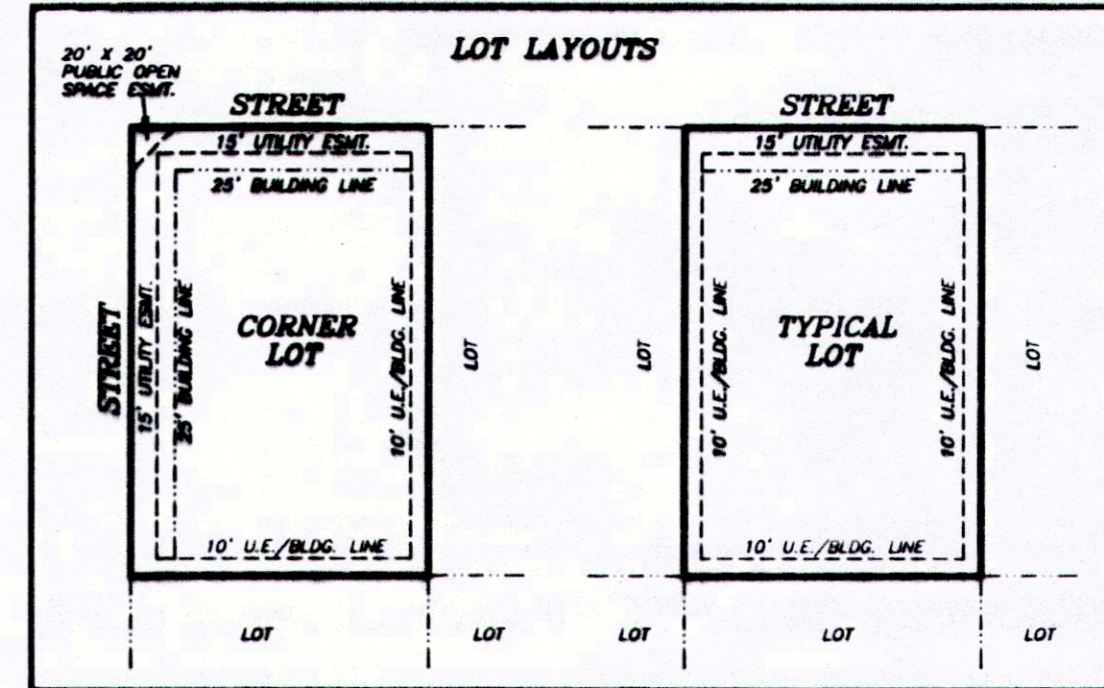
BEFORE ME, the undersigned authority, on this day personally appeared J. Wes Cottongame, managing partner of Maximum Design Ventures, LLC, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 18 day of Nov 2014.

Rebecca McInitt

REBECCA MCINITT My Commission Expires August 18, 2017

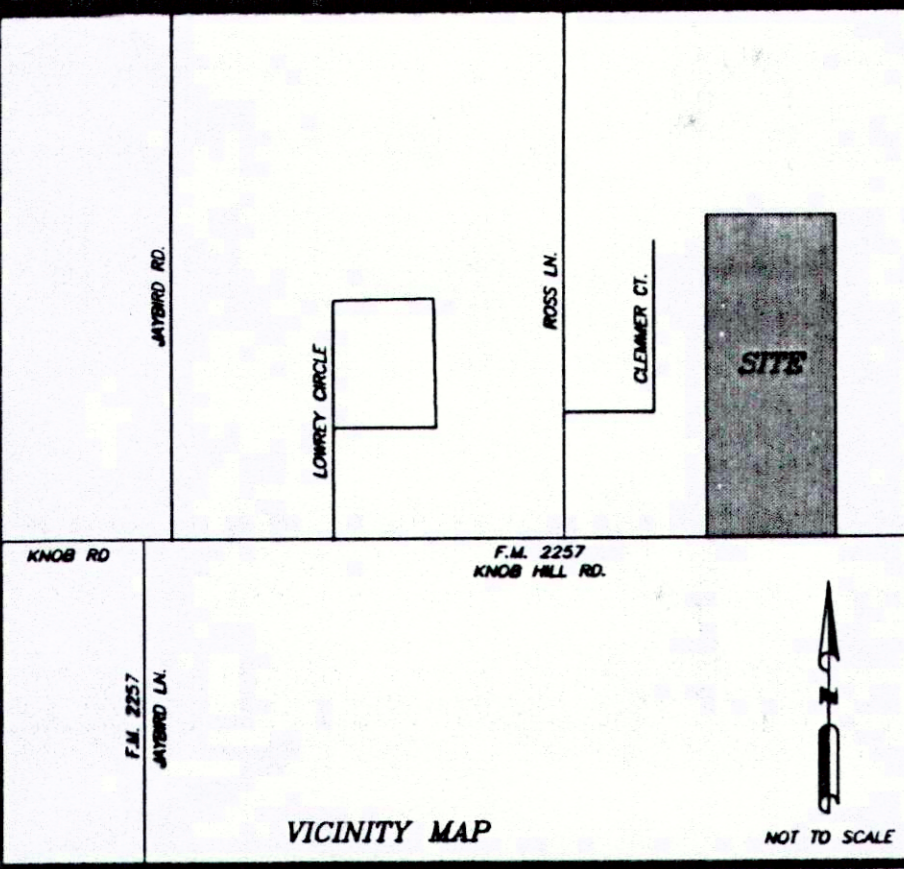
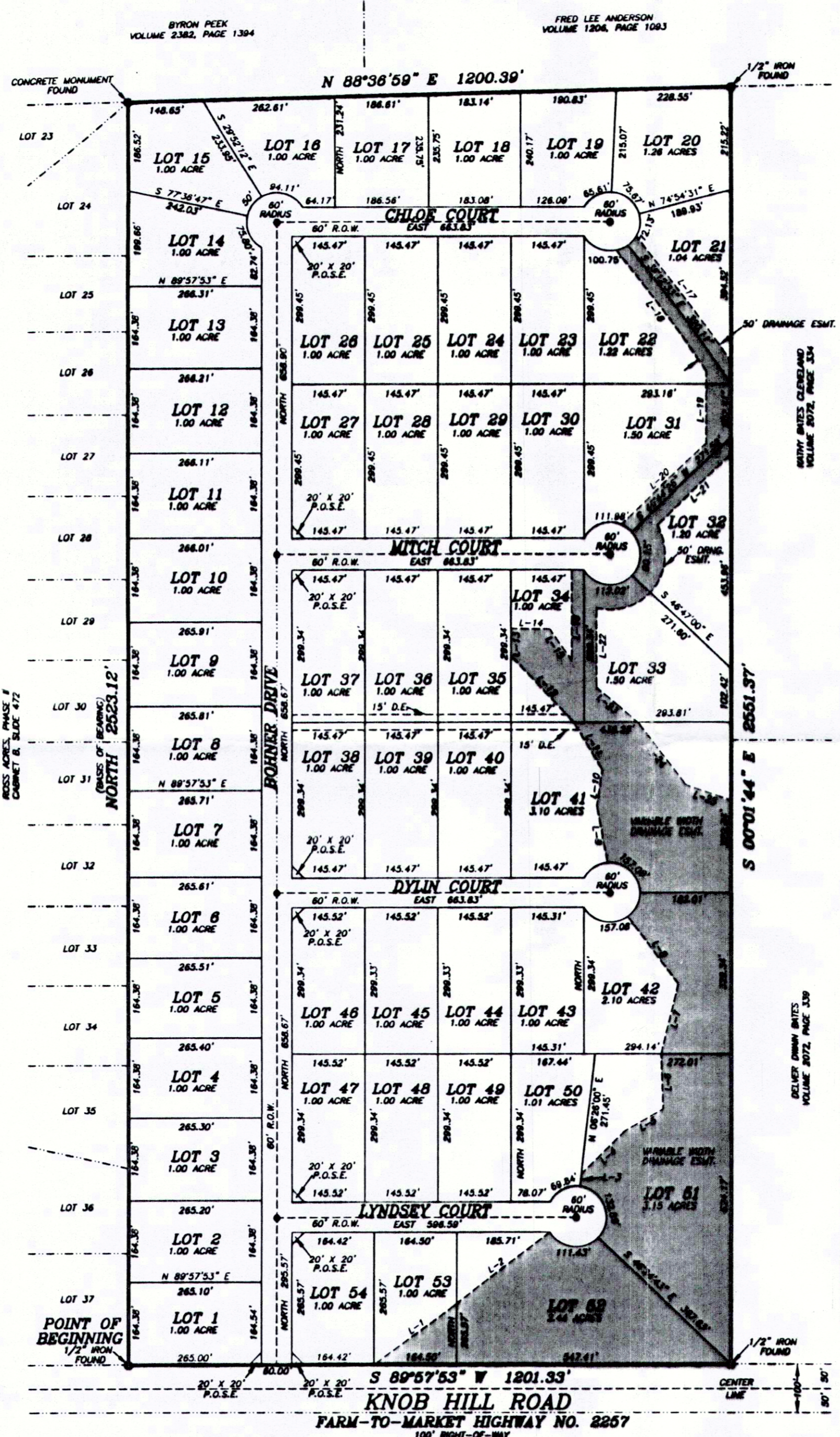
THE STATE OF TEXAS / COUNTY OF PARKER / APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 18 DAY OF NOVEMBER, 2014. Absent - Judge pro George A. Conley Commissioner Precinct #1 Absent - Commissioner Precinct #2 Absent - Commissioner Precinct #3 Absent - Commissioner Precinct #4



FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Jane Brunson 201423507 11/24/2014 02:39 PM

Jane Brunson, County Clerk, Parker County, Texas



OWNER/DEVELOPER MAXIMUM DESIGN VENTURES, LLC 817 BRAZOS STREET GRAHAM, TEXAS 76450

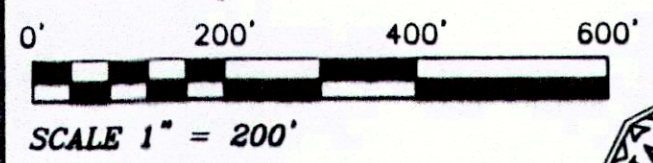
BASES OF BEARING PER THE WEST LINE OF DOCUMENT NO. 201412158, R.R.P.C.T. ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 28, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. ALL CORNERS ARE 1/2" IRONS SET. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT 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. THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

DRAINAGE EASEMENT LINE DETAIL

Table with 3 columns: Line ID, Bearing, Distance. Lists lines L-1 through L-25 with their respective bearings and distances.

STREET DIMENSIONS

CHLOE COURT=663.83' MITCH COURT=663.83' DYLAN COURT=663.83' LYNDESEY COURT=596.59' BOHNER DRIVE=2271.81'



NRB SURVEYING P.O. BOX 454 SPRINGTOWN, TEXAS, 76082 RSB# 817-584-9027 NLR# 817-406-6439

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE EQUALLY DESCRIBED PROPERTY SHOWN HEREON. DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 2023 SEPTEMBER 02, 2014

J. WES COTTONGAME, 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. J. Wes Cottongame

Final Plat Showing Lots 1 thru 54, KNOB HILL ESTATES, an Addition to Parker County, Texas and being 69.94 acres of land situated in the M.E.P. & P. R.R. CO. SURVEY, Abstract No. 945, Parker County, Texas. 201436-PLAT R58