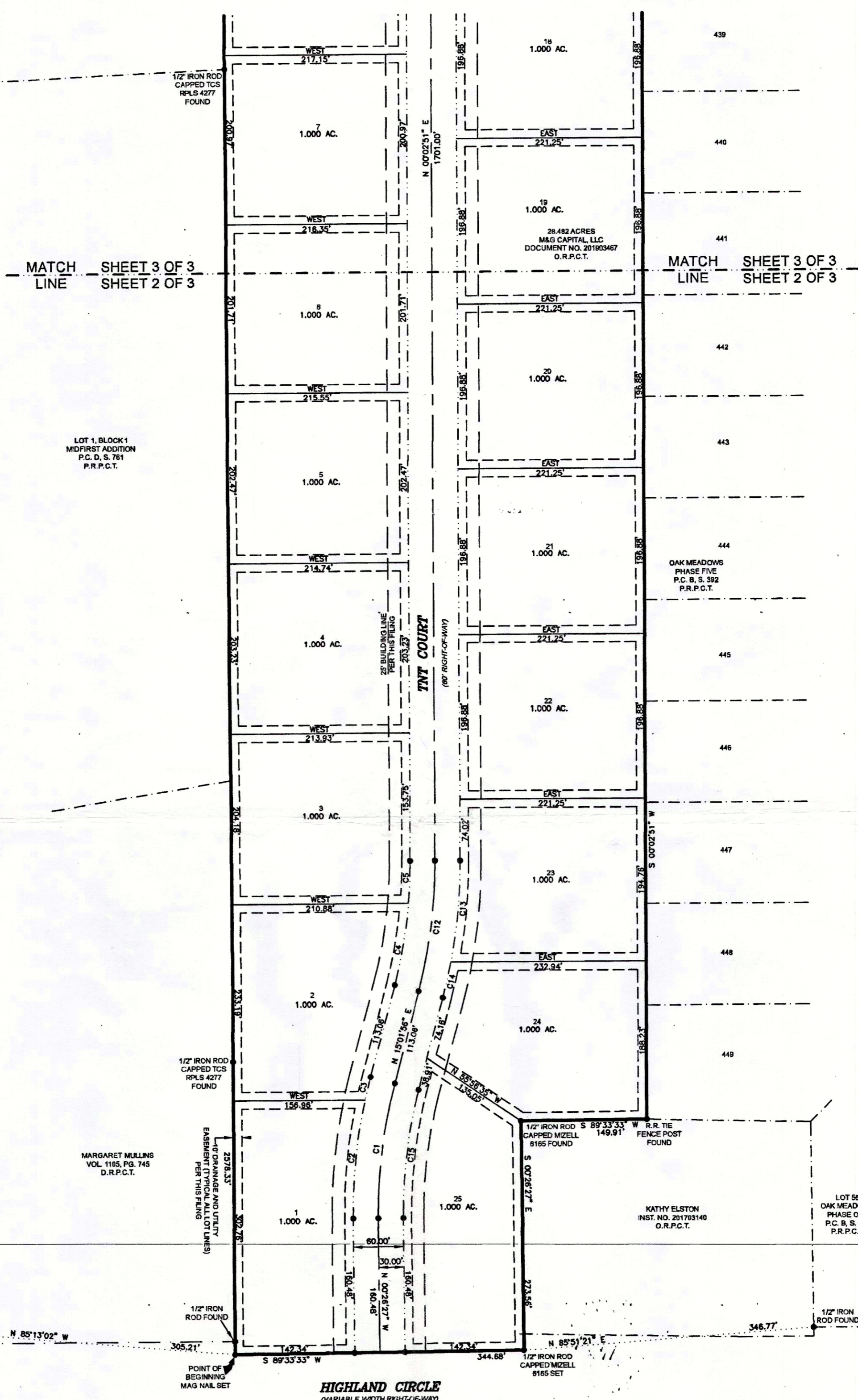
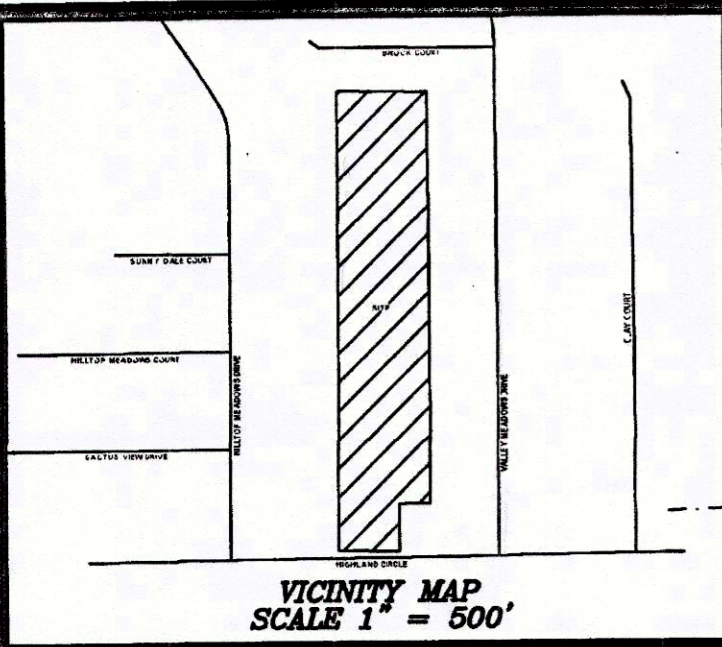


Amending Plat  
 Lots 1-25, Block 1  
 M.T. ESTATES  
 being  
 28.76 acres situated in the  
 W.M. D. FORE SURVEY,  
 Abst. No. 470  
 and the  
 B. WOODY SURVEY,  
 Abst. No. 1635  
 Parker County, Texas.



THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATED 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.

**NOTES:**  
 BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL, ZONE 4202.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 483670175E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.  
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
 UNDERGROUND UTILITIES MAY EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.  
 THERE SHALL EXIST ALONG THE INSIDE OF ALL LOT LINES A TEN FOOT DRAINAGE AND UTILITY EASEMENT.  
 WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.  
 SANITARY SEWER TO BE ONSITE SEPTIC SYSTEMS.  
 TOTAL NUMBER OF LOTS = 25.  
 AVERAGE LOT SIZE = 1.06 ACRES.  
 TNT COURT = 2,337.5 LINEAR FEET

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.04	800.00	15°28'24"	N 07°17'45" E	161.54
C2	142.28	831.52	12°54'30"	N 08°01'26" E	141.98
C3	27.89	651.21	2°27'05"	S 13°47'26" W	27.86
C4	38.58	570.00	3°24'33"	S 10°04'40" W	38.45
C5	50.49	570.00	5°04'32"	S 02°35'07" W	50.48
C6	9.83	10.00	55°09'00"	S 27°31'59" E	9.26
C7	84.58	60.00	80°44'55"	S 14°43'42" E	77.73
C8	53.73	60.00	51°18'43"	S 51°18'07" W	51.98
C9	58.44	60.00	23°55'12"	N 76°04'56" W	54.40
C10	108.24	60.00	104°18'09"	N 03°02'17" E	84.77
C11	9.83	10.00	55°09'00"	N 27°37'21" E	9.26
C12	155.92	800.00	14°59'05"	N 07°32'24" E	158.47
C13	171.50	830.00	11°03'01"	N 05°34'22" E	171.32
C14	43.28	630.00	1°56'04"	N 13°03'54" E	43.25
C15	153.93	570.00	15°28'24"	N 07°17'45" E	153.47

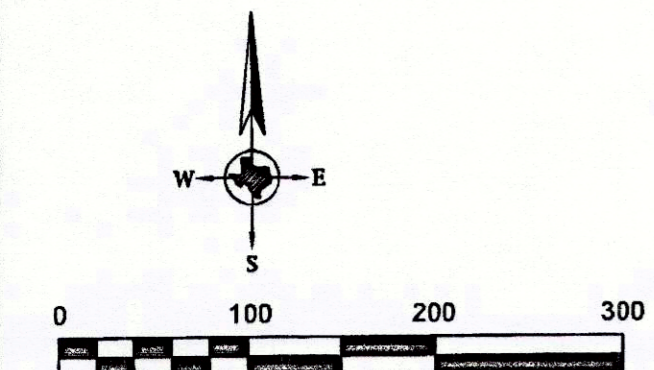
ACCT. NO.: 14735  
 SCH. DIST.: 2P  
 CITY: L-7  
 MAP NO.: 14735

20470.001.000.00  
 20470.001.000.50  
 21635.004.000.00

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
 Stephen Mizell  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6165  
 PREPARED JANUARY 21, 2019  
 REVISED MAY 10, 2019  
 REVISED JUNE 11, 2019



E-317  
 Replaces E-293



TEXAS GEOSPATIAL  
 STEPHEN@TXGEO.COM  
 4918 BEN DAY MURRIN RD.  
 FT. WORTH, TX 76126  
 817-441-8199  
 TBPLS FIRM NO. 10083300

OWNER/DEVELOPER  
 M&G CAPITAL, LLC  
 P.O. BOX 1188  
 SPRINGTOWN, TX 76082