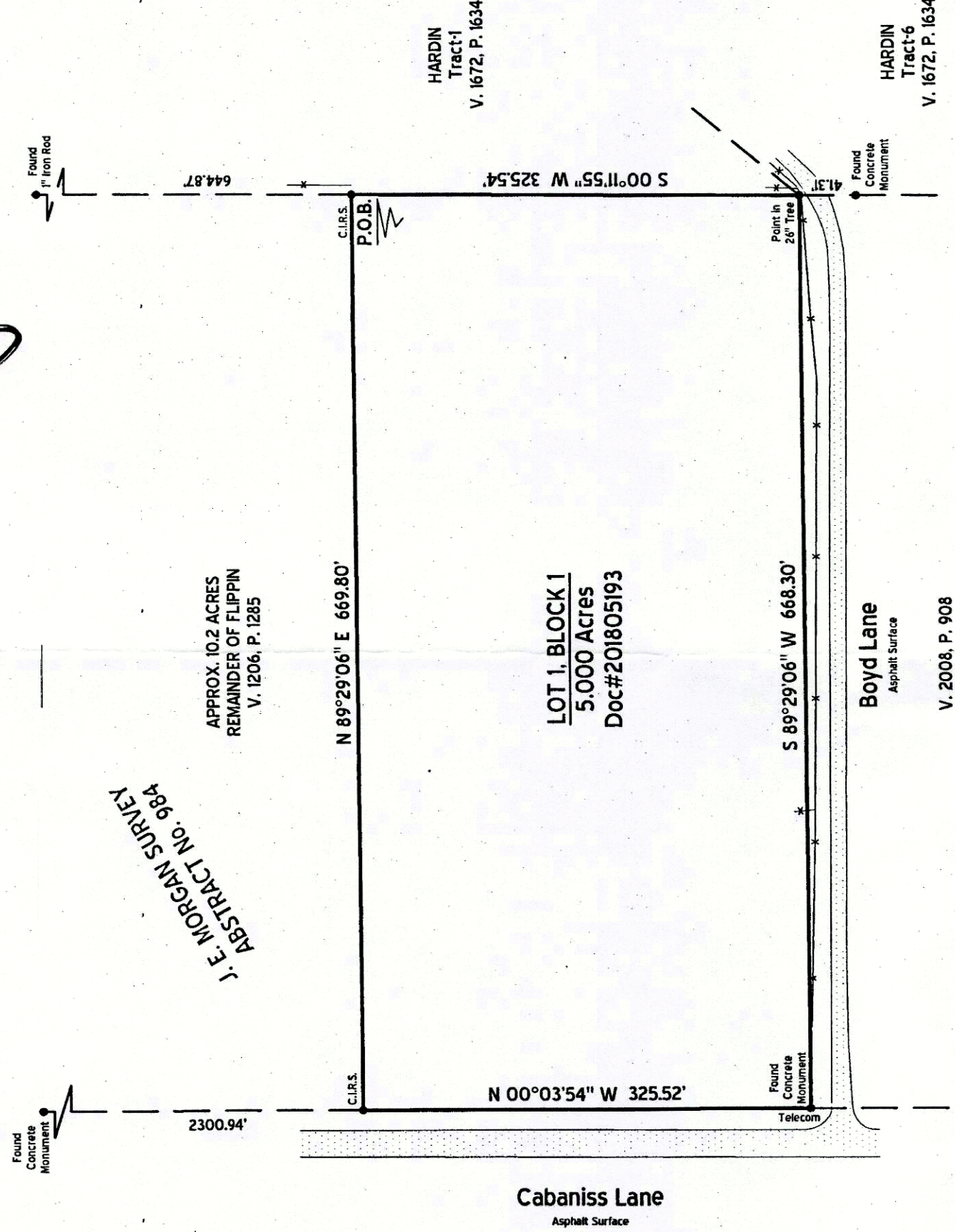


STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 25 DAY OF JUNE, 2018.

W.R.D.
COUNTY JUDGE
James A. Conley
COMMISSIONER PRECINCT #1
Steve Seay
COMMISSIONER PRECINCT #2
Alfred
COMMISSIONER PRECINCT #4

- NOTES:
- 1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 4837C0202E DATED SEPTEMBER 24, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
 - 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC." UNLESS OTHERWISE NOTED.
 - 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 4) THERE SHALL EXIST A 10' UTILITY EASEMENT AROUND THE PERIMETER (ALL SIDES) OF THIS PROPERTY.
 - 5) AT THE TIME OF THIS SURVEY, UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 6) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY, (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC. ETC.)
 - 7) THIS PROPERTY IS NOT WITHIN THE E.T.L. OF ANY CITY OR TOWN.
 - 8) WATER TO BE PROVIDED BY PRIVATE WATER WELL.
 - 9) SEWER TO BE PROVIDED BY ON-SITE SEPTIC FACILITIES.
 - 10) THIS PROPERTY IS BEING PLATTED WITHOUT THE BENEFIT OF A GROUNDWATER AVAILABILITY STUDY. BUYER IS TO QUESTION DEVELOPER AS TO THE AVAILABILITY OF GROUNDWATER.



STATE OF TEXAS
COUNTY OF PARKER

BEING A 5,000 ACRES TRACT OF LAND OUT OF THE J. E. MORGAN SURVEY, ABSTRACT NO. 984, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#201805193, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") AT THE NORTHEAST CORNER OF DOCE 201805193 AND IN THE WEST LINE OF THAT CERTAIN HARDIN TRACT-1 DESCRIBED IN VOLUME 1672, PAGE 1634, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE A FOUND 1" IRON ROD AT THE CALLED NORTHWEST CORNER OF THE A. W. GARY SURVEY, ABSTRACT NO. 925 BEARS N 00°11'55" E 644.87 FEET.

THENCE S 00°11'55" W 128.54 FEET TO A POINT IN A 18" TREE IN THE NORTH LINE OF BOYD LANE (A PAVED SURFACE), FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A FOUND CONCRETE MONUMENT BEARS S 00°11'55" W 41.31 FEET.

THENCE S 89°29'06" W 668.30 FEET ALONG THE NORTH BOUNDARY LINE OF SAID BOYD LANE TO A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID DOCE 201805193 AT THE INTERSECTION OF BOYD LANE AND CABANISS LANE (A PAVED SURFACE), FOR THE SOUTHWEST CORNER OF THIS TRACT.

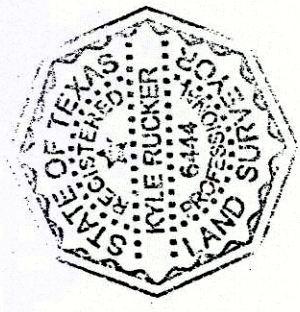
THENCE N 00°03'54" W 325.52 FEET ALONG THE EAST BOUNDARY LINE OF CABANISS LANE TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A FOUND CONCRETE MONUMENT BEARS N 00°03'54" W 2300.94 FEET.

THENCE N 89°29'06" E 669.80 FEET TO THE POINT OF BEGINNING.
BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RICKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Kyle Ricker
KYLE RICKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST., WEATHERFORD, TX 76086
PLAT DATED - MAY 2018 - JNB0239P

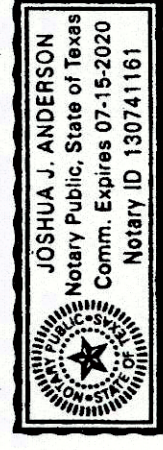


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Kyle Ricker, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF June, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

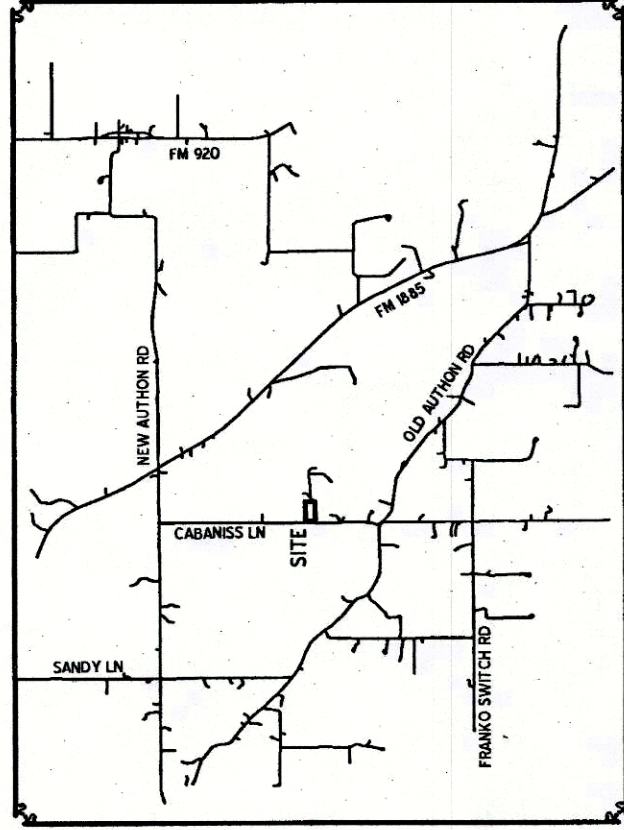
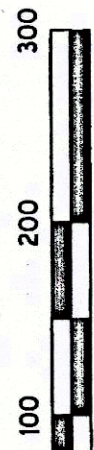


SURVEYOR:
TEXAS SURVEYING, INC.
KYLE RICKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX 76086
817-594-0400

OWNER/DEVELOPER:
MOORE & PROPERTIES, LLC
5507 REAGAN RD.
COLLEYSVILLE, TX 76034
817-991-3075

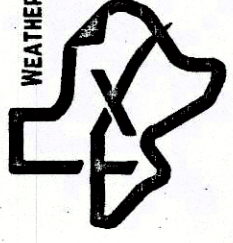
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Bunson
201815384
05/25/2018 10:57 AM
Fee: 76.00
Jeanne Bunson, County Clerk
Parker County, Texas
PLAT



E110

FINAL PLAT OF
LOT 1, BLOCK 1, M6 ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 5,000 ACRES SITUATED AND LYING IN THE
J. E. MORGAN SURVEY, ABSTRACT NO. 984,
PARKER COUNTY, TEXAS
MAY 2018



WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING
FIRM NO. 1010000 - WWW.TXSURVEYING.COM

2-8984-003-009-00