

LEGAL DESCRIPTION
6.87 ACRES

202302212 PLAT Total Pages: 1

ALL THAT CERTAIN 6.87 ACRES TRACT OR PARCEL OF LAND BEING SITUATED IN THE H. G. CANTRELL SURVEY, ABSTRACT 270 IN PARKER COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF A CALLED 105.50 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VISTA HOMES, LLC, AS RECORDED IN DOCUMENT NO. 202026781 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND SAID 6.87 ACRES TRACT BEING DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD, WITH A CAP STAMPED "TEXAS SURVEYING", FOUND ON A SOUTHEAST LINE OF MIDWAY ROAD, FOR THE MOST-NORTHERLY EAST CORNER HEREIN AND THE NORTHWEST CORNER OF A CALLED 44.61 ACRES TRACT RECORDED IN DOCUMENT NO. 201921608 OF SAID OFFICIAL PUBLIC RECORDS (NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202);

THENCE LEAVING SAID SOUTHEAST LINE, IN A SOUTHERLY DIRECTION, ALONG LINES DIVIDING SAID REMAINDER AND SAID 44.61 ACRES TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 00°48'42" WEST, A DISTANCE OF 82.16 FEET TO A 3/4 INCH IRON ROD FOUND;
SOUTH 42°42'59" EAST, A DISTANCE OF 279.74 FEET TO A 3 INCH PIPE FENCE CORNER FOUND;
SOUTH 28°24'22" WEST, A DISTANCE OF 141.40 FEET TO AN 8 INCH WOOD FENCE CORNER FOUND;
SOUTH 15°35'57" WEST, A DISTANCE OF 149.71 FEET TO A 3 INCH PIPE FENCE CORNER FOUND;
SOUTH 37°54'01" WEST, A DISTANCE OF 237.90 FEET TO A 3 INCH PIPE FENCE CORNER FOUND;
SOUTH 83°17'22" WEST, A DISTANCE OF 158.86 FEET TO AN IRON ROD, WITH A CAP STAMPED "LONESTAR", FOUND IN A CREEK, FOR THE MOST-SOUTHERLY SOUTHWEST CORNER HEREIN AND THE SOUTHEAST CORNER OF A CALLED 1.671 ACRES TRACT RECORDED IN DOCUMENT NO. 201522907 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE LEAVING SAID DIVIDING LINE, IN A NORTHWESTERLY DIRECTION, ALONG SAID CREEK AND LINES DIVIDING SAID REMAINDER AND SAID 1.671 ACRES TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 04°06'28" WEST, A DISTANCE OF 29.54 FEET TO A POINT;
NORTH 05°20'31" EAST, A DISTANCE OF 34.14 FEET TO A POINT;
NORTH 19°58'52" WEST, A DISTANCE OF 29.95 FEET TO A POINT;
NORTH 39°59'59" WEST, A DISTANCE OF 30.91 FEET TO A POINT;
NORTH 67°12'45" WEST, A DISTANCE OF 44.56 FEET TO A POINT;
NORTH 25°21'02" WEST, A DISTANCE OF 54.81 FEET TO A POINT;
NORTH 74°14'23" WEST, A DISTANCE OF 34.59 FEET TO A POINT;
SOUTH 73°56'09" WEST, A DISTANCE OF 31.80 FEET TO A POINT;
NORTH 41°25'41" WEST, A DISTANCE OF 40.45 FEET TO A POINT;
NORTH 56°44'20" WEST, A DISTANCE OF 30.17 FEET TO A POINT;
NORTH 72°03'21" WEST, A DISTANCE OF 74.04 FEET TO A POINT;
NORTH 83°01'11" WEST, A DISTANCE OF 35.75 FEET TO AN IRON ROD, WITH A CAP, FOUND FOR A CORNER;
NORTH 51°25'02" WEST, LEAVING SAID CREEK, A DISTANCE OF 17.15 FEET TO A 2 INCH PIPE FENCE CORNER FOUND IN ANOTHER SOUTHEAST LINE OF SAID MIDWAY ROAD, FOR THE WEST CORNER HEREIN AND THE NORTH CORNER OF SAID 1.671 ACRES TRACT;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE SOUTHEAST LINES OF SAID MIDWAY ROAD, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 32°39'24" EAST, A DISTANCE OF 153.88 FEET TO A 2 INCH PIPE FENCE CORNER FOUND;
NORTH 35°41'49" EAST, A DISTANCE OF 77.34 FEET TO A 2 INCH PIPE FENCE CORNER FOUND;
NORTH 43°53'32" EAST, A DISTANCE OF 76.45 FEET TO A 2 INCH PIPE FENCE CORNER FOUND;
NORTH 55°06'54" EAST, A DISTANCE OF 433.35 FEET TO A 3 INCH PIPE FENCE CORNER FOUND;
SOUTH 89°23'01" EAST, A DISTANCE OF 14.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.87 ACRES OF LAND.

H. G. CANTRELL SURVEY
ABSTRACT 270

VISTA HOMES, LLC
REMAINDER OF
CALLED 105.50 ACRES
DOC. NO. 202026781

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 23rd DAY
OF JANUARY 2023

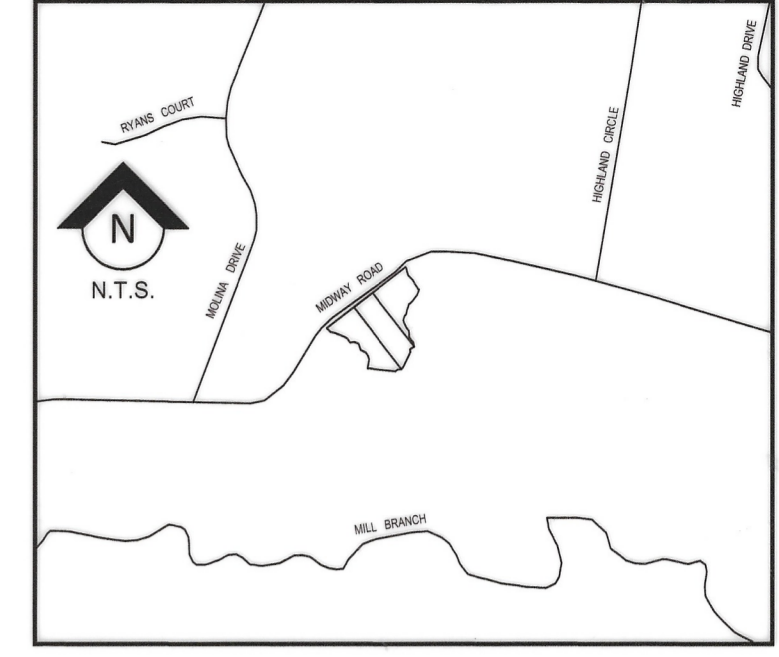
COUNTY JUDGE
PAT DEEN

George A. Conley
PRECINCT #1 COMMISSIONER
George Conley

PRECINCT #2 COMMISSIONER
JACOB HOLT

PRECINCT #3 COMMISSIONER
LARRY WALDEN

PRECINCT #4 COMMISSIONER
MIKE HALE



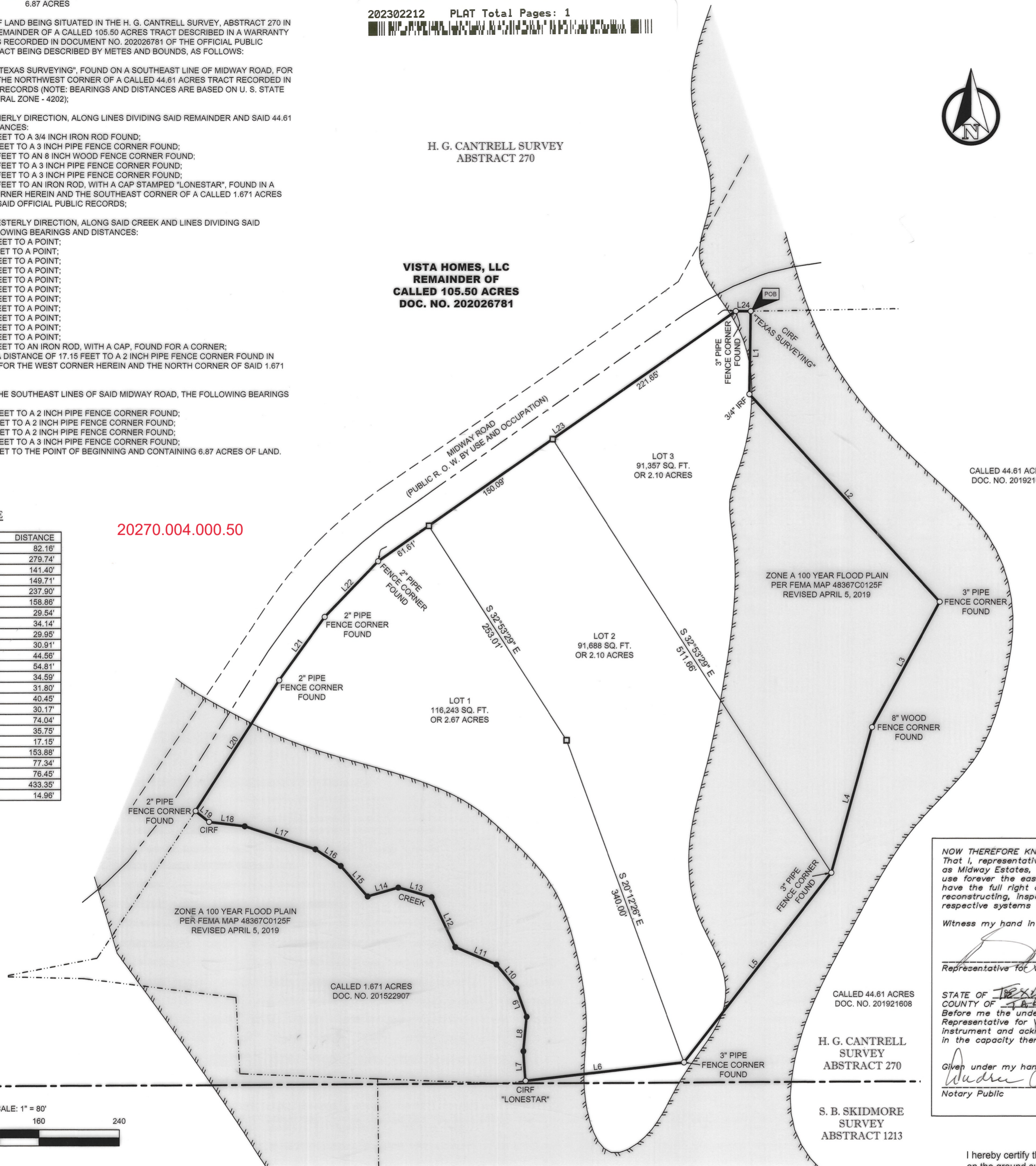
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202302212
01/25/2023 01:23 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LINE TABLE
6.87 ACRES

LINE	BEARING	DISTANCE
L1	S 00°48'42" W	82.16'
L2	S 42°42'59" E	279.74'
L3	S 28°24'22" W	141.40'
L4	S 15°35'57" W	149.71'
L5	S 37°54'01" W	237.90'
L6	S 83°17'22" W	158.86'
L7	N 04°06'28" W	29.54'
L8	N 05°20'31" E	34.14'
L9	N 19°58'52" W	29.95'
L10	N 39°59'59" W	30.91'
L11	N 67°12'45" W	44.56'
L12	N 25°21'02" W	54.81'
L13	N 74°14'23" W	34.59'
L14	S 73°56'09" W	31.80'
L15	N 41°25'41" W	40.45'
L16	N 56°44'20" W	30.17'
L17	N 72°03'21" W	74.04'
L18	N 83°01'11" W	35.75'
L19	N 51°25'02" W	17.15'
L20	N 32°39'24" E	153.88'
L21	N 35°41'49" E	77.34'
L22	N 43°53'32" E	76.45'
L23	N 55°06'54" E	433.35'
L24	S 89°23'01" E	14.96'

20270.004.000.50

15076
SP
L-8



THE STATE OF TEXAS }
COUNTY OF PARKER }
I, BRIAN FRAZIER, being the dedicatory 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, except NA miles from said NA Parker County, Texas.

Signature of Owner

THE STATE OF TEXAS }
COUNTY OF PARKER }
Before me, the undersigned authority on the day personally appeared BRIAN FRAZIER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 2nd day of JANUARY 2023.

ANDREA VERNON
ID #129287029
My Commission Expires
January 31, 2025

Notary Public in and for State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for VISTA HOMES, LLC, do hereby adopt this plat designating the herein described real property as Midway Estates, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand in PARKER County, Texas, the 2nd day of JANUARY 2023.

Representative for VISTA HOMES, LLC

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for VISTA HOMES, LLC, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 2nd day of JANUARY 2023.

Notary Public My Commission Expires JAN 31 2025

ANDREA VERNON
ID #129287029
My Commission Expires
January 31, 2025

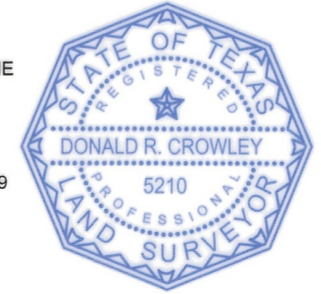
NOTES:
1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
2) Water source is from private water wells.
3) Property corners are 1/2" iron rebar with an aluminum capped "RPLS 5210" set unless otherwise noted.
4) 10 feet wide utility easement along all property lines.

Ownership and
Development Representative
VISTA HOMES, LLC
Fort Worth, Texas 76137

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0125F, dated April 5, 2019, this tract is in Zone X and Zone A.

LEGEND
--- = APPROXIMATE SURVEY LINE
- - - = DEED LINE
- - - = LOT LINE
[Hatched] = ZONE A 100 YEAR FLOOD PLAIN PER FEMA MAP 48367C0125F REV. 4/5/2019
[Box] = 6.87 ACRES
[Square] = 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 5210"
[Circle] = POINT IN CREEK

REPRESENTATIVE OF VISTA HOMES, LLC HAVE REVIEWED AND ACCEPTED THIS PLAT ON THIS DAY, JAN 23 2023



I hereby certify that the above and foregoing plat represents an on the ground survey conducted under my supervision in December of 2022 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink.

DATE OF SIGNATURE:
Donald R. Crowley 1-3-23
DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 W. ARCHER ST.
JACKSBORO, TX 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX

F425

FINAL PLAT
MIDWAY SOUTH
LOTS 1 THRU 3
6.87 ACRES IN THE
H. G. CANTRELL SURVEY, ABSTRACT NO. 270
PARKER COUNTY, TEXAS

Date: January 2023 Drawn: JLC Checked: LAJ Scale: 1" = 80' Sheet: 1 of 1

Owner:
VISTA HOMES, LLC
FRN:100465-00
P. O. BOX 7085
FORT WORTH, TX 76111

Surveyor:
DONALD R. CROWLEY R.P.L.S. NO. 5210
FRN:100465-00
117 W. ARCHER ST.
JACKSBORO, TX 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX

CROWLEY SURVEYING