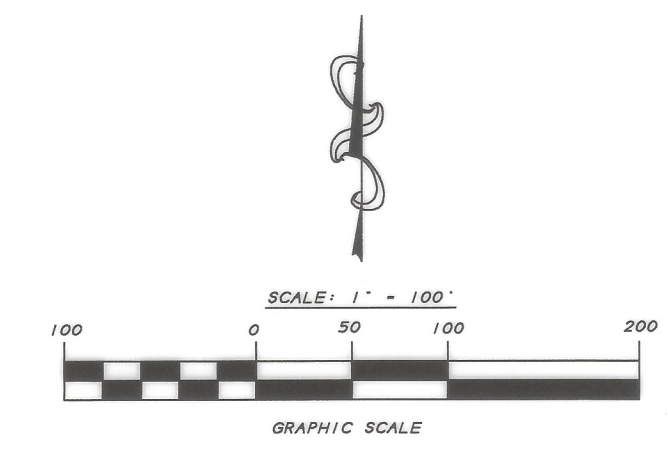
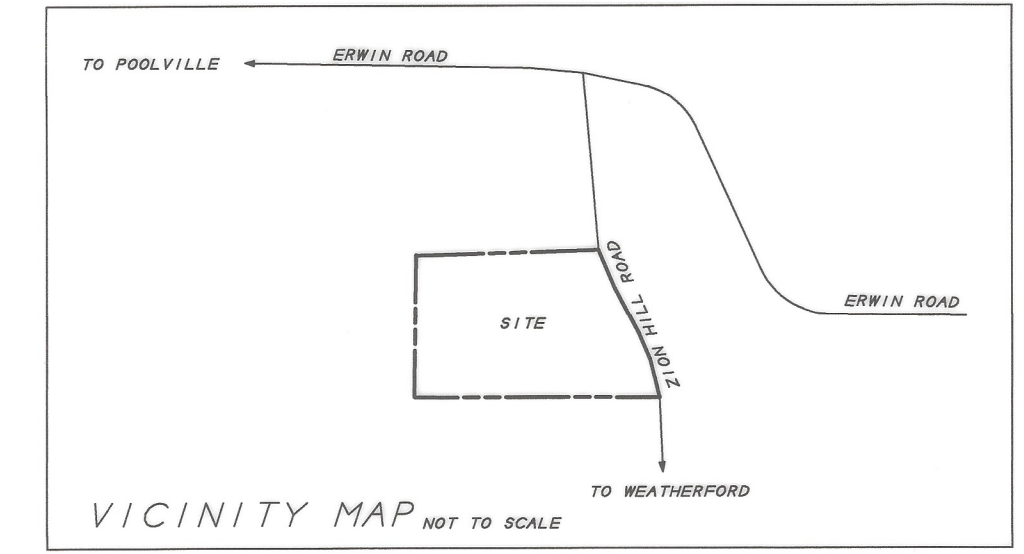


JOSE MARIA MORA SURVEY  
ABSTRACT NO. 854

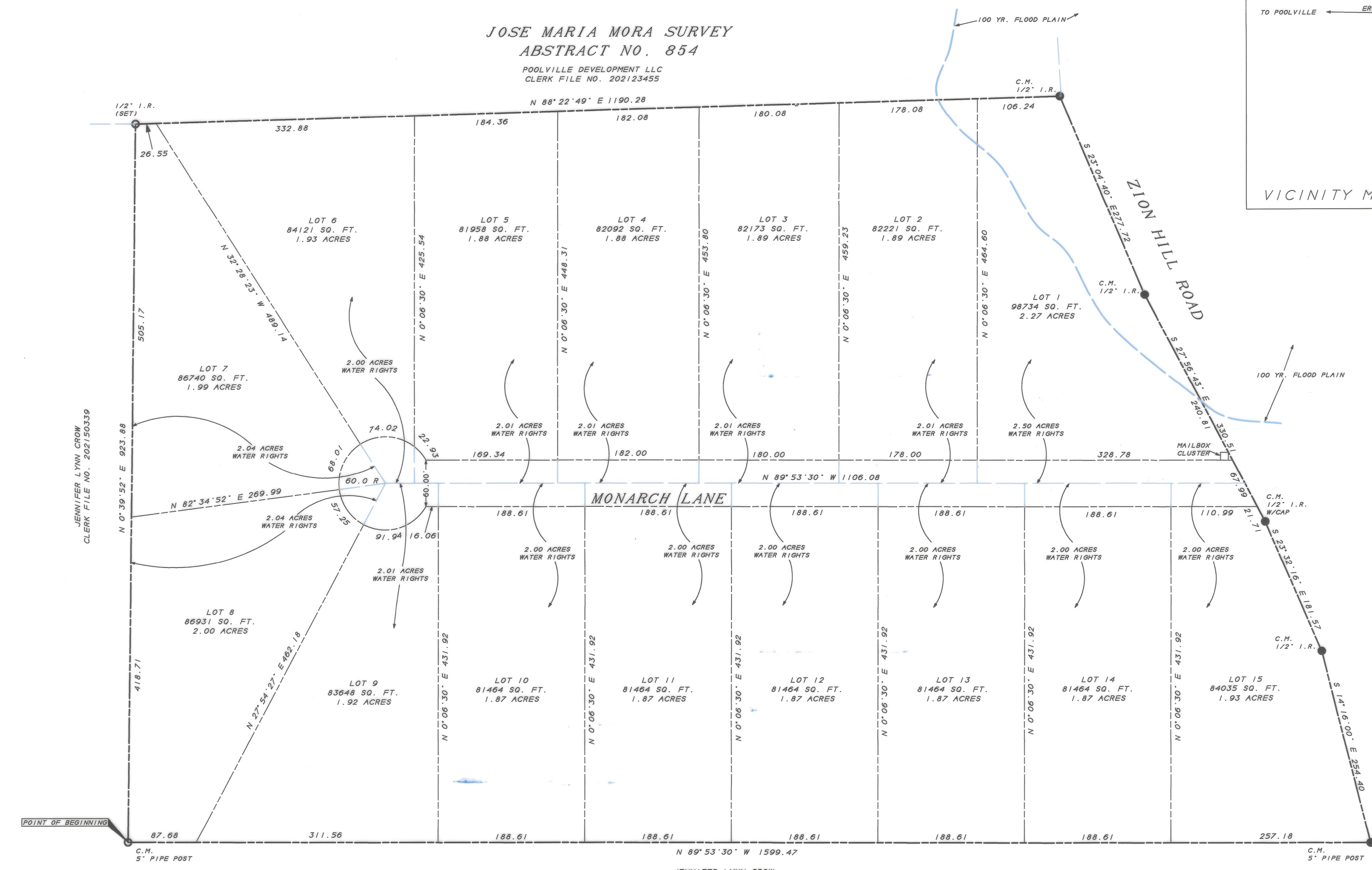
POOLVILLE DEVELOPMENT LLC  
CLERK FILE NO. 202123455



NOTE:  
1106.08 LINEAR FEET OF ROAD

20423.001.001.00

15272  
PO  
G-6



J. R. ERWIN SURVEY  
ABSTRACT NO. 423  
PARKER COUNTY, TEXAS

JENNIFER LYNN CROW  
CLERK FILE NO. 202150339

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE 2022.

B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS



- 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" capped "RPLS 2190" rebar rods set unless otherwise noted.
  - 4) 10 feet wide utility and drainage easements along all property lines.
  - 5) Dedication of the streets and alleys shown hereon shall include only the surface estate of such property. All groundwater rights in, on and under such streets and alleys are expressly reserved to and shall be considered a part of the adjoining lot.

NOTE:  
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0150E, dated September 26, 2008, a part of this tract does lie within a 100 year flood plain.

FINAL PLAT SHOWING  
LOTS 1 - 15, BLOCK 1  
**MONARCH VILLAS**  
AN ADDITION IN PARKER COUNTY, AND BEING 30.629 ACRES OF  
LAND SITUATED IN THE J. R. ERWIN SURVEY, ABSTRACT NO. 423  
PARKER COUNTY, TEXAS  
THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 340 DATE 9/26/22

SINCE 1976  
**RIVERS SURVEYING, INC.**  
LAND SURVEYORS  
P.O. BOX 1447  
MINERAL WELLS, TEXAS 76068  
OFFICE: 940-325-8613  
FIRM# 10012400



STATE OF TEXAS  
PARKER COUNTY

WHEREAS I, Representative for Topline Custom Contracting, Inc. being the owner of 30.629 acres of land situated in the J. R. Erwin Survey, Abstract No. 423, Parker County, Texas, and being that certain tract conveyed to Topline Custom Contracting, Inc. by deed recorded in Clerk File Number 202220053, Parker County, Texas and being more particularly described as follows:

BEGINNING at a five inch pipe fence post, found in place, said point being an ell corner of that certain tract conveyed to Jennifer Lynn Crow by deed recorded in Clerk File Number 202150339, Parker County, Texas, and being by deed call - North, a distance of 1689.78 feet from the Southwest corner of said J.R. Erwin Survey, for the Southwest corner of this tract:

THENCE N 00D 36' 52" E, generally along an existing fence and along and with the East line of said Crow tract, a distance of 923.88 feet to a 1/2 inch iron rod, set, for the Northwest corner of this tract:

THENCE N 88D 22' 49" E, along and with the present South line of that certain tract conveyed to Pooleville Development, LLC by deed recorded in Clerk File Number 202123455, Parker County, Texas, a distance of 1190.28 feet to a 1/2 inch iron rod, found in place, on the West line of Zion Hill Road, for the Northeast corner of this tract:

THENCE S 23D 04' 40" E, along and with the West line of said Zion Hill Road, a distance of 277.72 feet to a 1/2 inch iron rod, found in place, for an angle point of this tract:

THENCE S 27D 56' 43" E, along and with the West line of said Zion Hill Road, a distance of 330.51 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:

THENCE S 23D 32' 16" E, along and with the West line of said Zion Hill Road, a distance of 181.57 feet to a 1/2 inch iron rod, found in place, for an angle point of this tract:

THENCE S 14D 16' 00" E, along and with the West line of said Zion Hill Road, a distance of 254.40 feet to a five inch pipe fence post, found in place, for the Southeast corner of this tract:

THENCE N 89D 53' 30" W, generally along an existing fence and along and with the North line of said Crow tract, a distance of 1599.47 feet to the place of beginning and containing 30.629 acres.

THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

I, Bradley M. Cockburn 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.

Bradley M. Cockburn  
Signature of Owner

THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

Before me, the undersigned authority on the day personally appeared Bradley Cockburn 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 the 14th day of September, 2022.



Laurie Ball  
Notary Public in and for State of Texas

APPROVED BY THE  
COMMISSIONERS COURT  
OF PARKER COUNTY, TEXAS  
ON THIS THE 26th DAY  
OF September, 2022.

Absent  
COUNTY JUDGE  
PAT DEEN

PRECINCT # 1 COMMISSIONER  
GEORGE CONLEY

George Conley  
PRECINCT # 2 COMMISSIONER  
GRACE REACOCK

Larry Walden  
PRECINCT # 3 COMMISSIONER  
LARRY WALDEN

Steve Duan  
PRECINCT # 4 COMMISSIONER  
STEVE DUAN

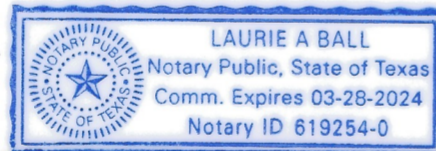
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS  
That I, representative for Topline Custom Contracting, Inc. do hereby adopt this plat designating the herein described real property as Lots 1 through 15, Block 1, Monarch Villas, an addition in Parker County, Texas and do hereby dedicate to the public's 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 14th day of September, 2022.

Bradley M. Cockburn  
Representative for Topline Custom Contracting, Inc.

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 Topline Custom Contracting, Inc., 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 14th day of September, 2022.  
Laurie Ball  
Notary Public My Commission Expires 3-28-24



LIENHOLDER: FIRST BANK TEXAS

Diabala EXP  
Signature of Lienholder

This the 14th day of September, 2022.

Laurie Ball  
Notary Public, State of Texas



NOTES:

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NOTE:

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CLERK STICKER:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202235339  
09/26/2022 03:56 PM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

B. & R.

SINCE 1976  
RIVERS SURVEYING, INC.  
LAND SURVEYORS  
P.O. BOX 1447  
MINERAL WELLS, TEXAS 76068  
OFFICE: 940-325-8613  
FIRM# 10012400

Ownership and  
Development Representative  
Topline Custom Contracting, Inc.  
108 Buckingham Court  
Weatherford, Texas 76088

FINAL PLAT SHOWING  
LOTS 1 - 15, BLOCK 1  
MONARCH VILLAS  
AN ADDITION IN PARKER COUNTY, AND BEING 30.629 ACRES OF  
LAND SITUATED IN THE J.R. ERWIN SURVEY, ABSTRACT NO. 423  
PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 340, DATE 9/26/22