

WHEREAS TM LAND CO., LP, being the owner of that certain 20.10 acre tract of land more particularly described as follows:

Description for a 20.10 acre tract of land situated in the A.L. JONES SURVEY, Patent No. 502, Volume 6, Abstract No. 772, Parker County, Texas, said tract being the same tract of land described in deed to TM LAND CO., LP, recorded in Clerks File No. 201602168, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a point in Jay Bird Road, said iron being by deed call, West, 489.24 varas from the Northeast corner of said A.L. JONES SURVEY;

THENCE S 00°57'03" E, at 30.00 feet passing a capped iron set and continuing in all, 745.35 feet to a capped iron found at the Northeast corner of that certain tract of land described in deed to Jocelynn Anne Lane, recorded in Volume 1950, Page 1466, Real Records, Parker County, Texas;

THENCE S 89°40'51" W, at 1688.66 feet passing a capped iron set, and continuing in all, 1718.66 feet to a 60d nail found in McVOID Road;

THENCE N 00°01'59" W, with said McVOID Road, 259.45 feet to a p.k. nail found in said McVOID Road;

THENCE N 89°40'51" E, 342.08 feet to a 1/2" iron found;

THENCE N 00°01'59" W, 276.56 feet to a 1/2" iron found;

THENCE N 89°40'51" E, 1120.96 feet to a 1/2" iron found;

THENCE N 00°01'59" W, 209.31 feet to a p.k. nail found in said Jay Bird Road;

THENCE N 89°40'51" E, with said Jay Bird Road, 243.68 feet to the POINT OF BEGINNING and containing 20.10 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that TM Land Co., LP, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 17, MCCLAIN TROTTER ESTATES Parker County, Texas

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

Executed this the 9 day of November, 2016.

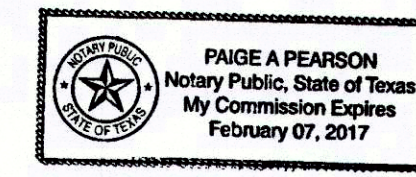
*Tommy Miles*  
 Tommy Miles  
 (President of TM Land Co., LP)

STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of November, 2016.

*Paige Pearson*  
 Paige Pearson  
 Notary Public State of Texas



FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

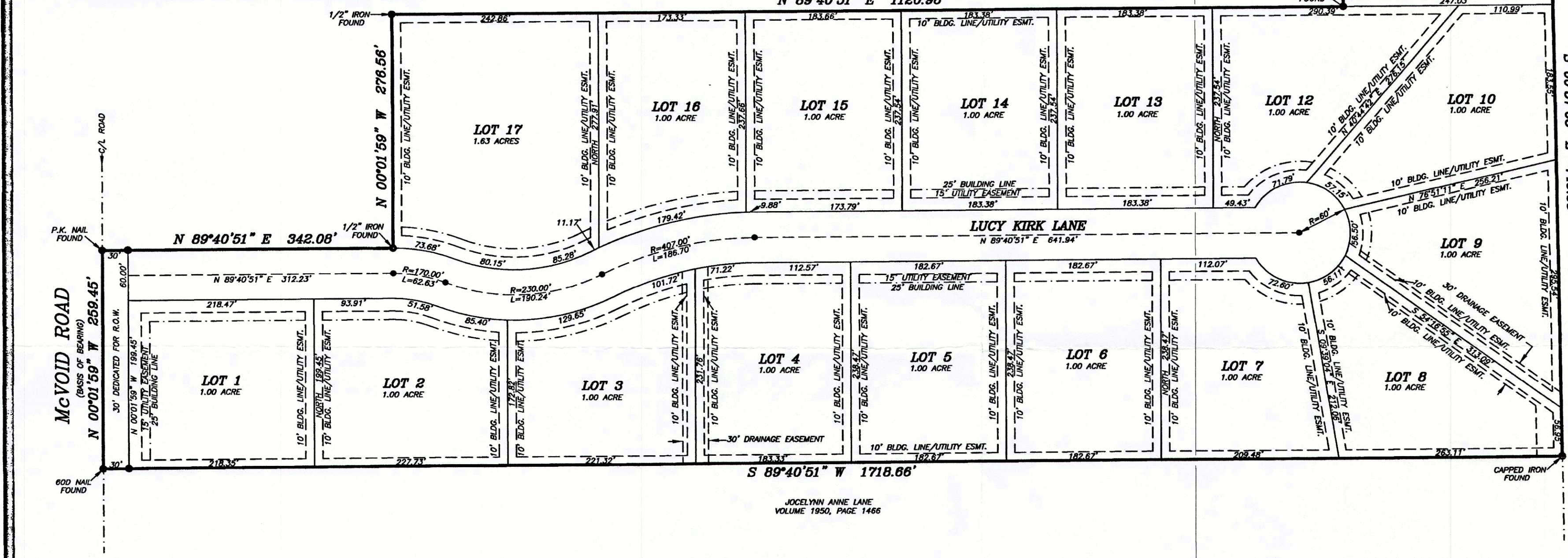
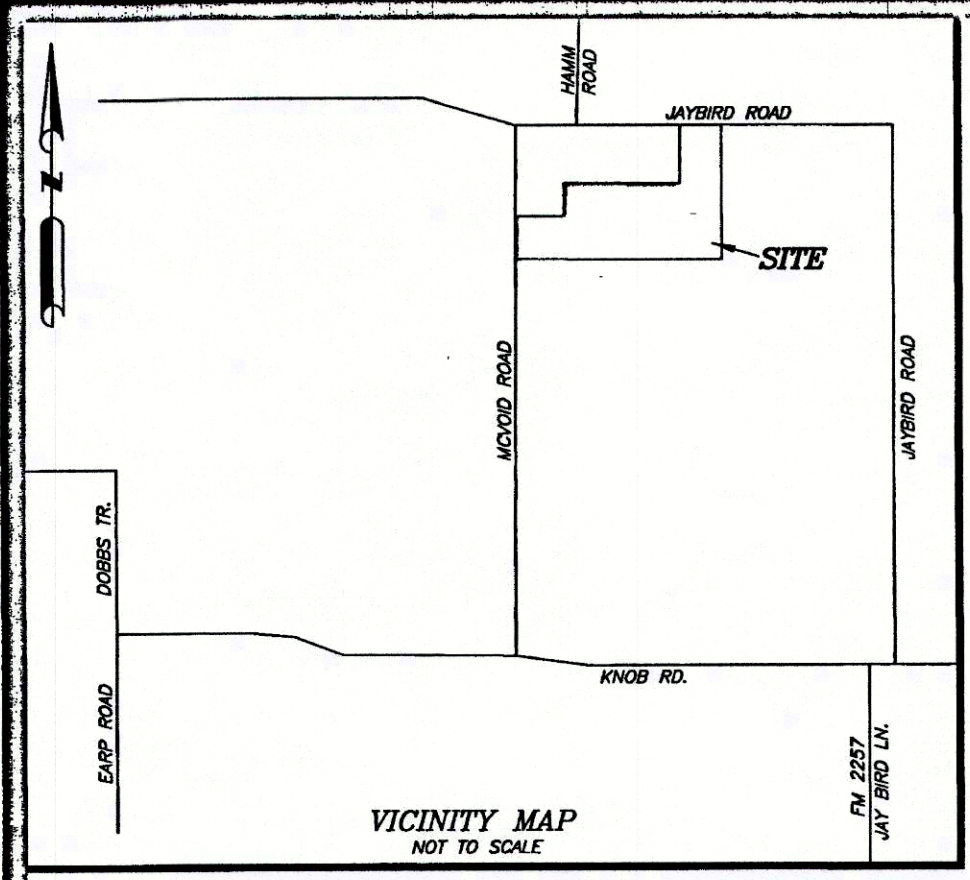
ACCT. 14929  
 SCH. DIST. SP  
 CITY: L-4  
 MAP NO.:  
 201625976  
 11/14/2016 10:50 AM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

Final Plat Showing  
 Lots 1 thru 17,  
 MCCLAIN TROTTER ESTATES  
 an Addition to Parker County, Texas and being 20.10 acres of land situated in the A.L. JONES SURVEY, Patent No. 502, Volume 6, Abstract No. 772, Parker County, Texas.

I, TOMMY MILES, 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.

*Tommy Miles*  
 TOMMY MILES

Lucy Kirk Lane = 1,393.74 feet



JUANITA TROTTER  
 VOLUME 1215, PAGE 973

N 89°40'51" E 1120.96'

LUCY KIRK LANE  
 N 89°40'51" E 641.94'

S 89°40'51" W 1718.66'

JOCELYNN ANNE LANE  
 VOLUME 1950, PAGE 1466

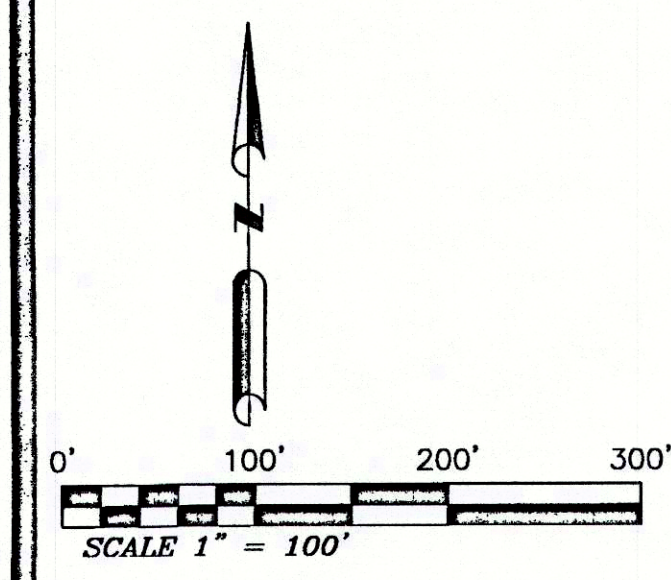
BASIS OF BEARING PER THE WEST LINE OF DOCUMENT NO. 201802168, R.R.P.C.T.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY DHI TITLE CO., IN TITLE COMMITMENT G.F. NO. 181-161700644, DATED FEBRUARY 01, 2016.  
 ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.  
 THE EASEMENT RECORDED IN VOLUME 1933, PAGE 11, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.  
 THE EASEMENT RECORDED IN VOLUME 677, PAGE 436, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.  
 ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.  
 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.  
 THERE ARE NO LIEN HOLDERS ON SUBJECT PROPERTY.  
 WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.  
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

THE STATE OF TEXAS  
 COUNTY OF PARKER

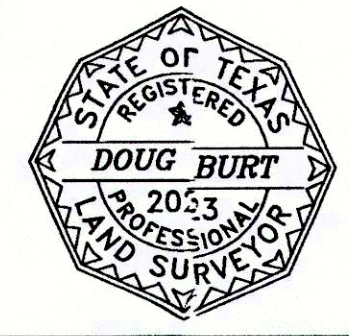
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 9th day of November, 2016.

COUNTY JUDGE  
*James C. Gentry*  
 COMMISSIONER PRECINCT #1  
*Conroy*  
 COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3  
*Tommy Miles*  
 COMMISSIONER PRECINCT #4  
 ABSENT



NRB SURVEYING, PLLC  
 P.O. BOX 454  
 SPRINGTOWN, TEXAS, 76082  
 RSB# 817-584-9027  
 NLR# 817-406-6439  
 FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2053  
 MARCH 17, 2016

OWNER/DEVELOPER  
 TM LAND CO., LP  
 917 E. HIGHWAY 199  
 SPRINGTOWN, TEXAS 76082

D632 2072.005.006.00