

LIENHOLDER
 HAPPY STATE BANK
 2525 Ridgmar Blvd. Ste. 300
 Fort Worth, Texas 76107

Ryan Vance
 Ryan Vance, Senior Vice President

This the 13th day of December, 2016.

W. Langford
 Notary Public, State of Texas

C. L. LANGFORD
 Notary Public, State of Texas
 Notary ID #476570-2
 My Commission Expires 11-15-2017

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 13th DAY OF DECEMBER, 2016.

James C. Thomas
 COUNTY JUDGE

James C. Thomas
 COMMISSIONER PRECINCT #1

James C. Thomas
 COMMISSIONER PRECINCT #2

James C. Thomas
 COMMISSIONER PRECINCT #3

James C. Thomas
 COMMISSIONER PRECINCT #4

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS Macanudo, LLC., being the owner of that certain 28.72 acre tract of land more particularly described as follows:

Description for a tract of land situated in the J. POSEY SURVEY, ABSTRACT NO. 1062, the B. REYNOLDS SURVEY, ABSTRACT NO. 1159 and the T&P R.R. CO. SURVEY, NO. 219, ABSTRACT NO. 1399, Parker County, Texas, said tract being all of Lots 44, 45, 46, 47, 48, 51, 52 & 53, PATRIOTS OUTPOST, recorded in Cabinet D, Slide 568, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron set in the North line of U.S. Highway No. 180, said iron being for the Southeast corner of said Lot 53 and the Southwest corner of Lot 41, and being for the beginning of a curve to the left whose radius is 5782.58 feet;

THENCE with the North line of said U.S. Highway No. 180 and with said curve to the left whose chord bears N 71°22'00" W, 138.48 feet and being an arc length of 138.48 feet to a 1/2" iron set;

THENCE N 17°59'12" E, with said U.S. Highway No. 180, 74.99 feet to a 3/8" iron found;

THENCE N 72°31'01" W, with said U.S. Highway No. 180, 102.02 feet to a 3/8" iron found;

THENCE N 30°33'24" W, 256.34 feet to a 1/2" iron set;

THENCE N 35°22'33" W, 276.58 feet to a 1/2" iron set in the cul-de-sac of Doc Ballard Court, said iron being for the Northwest corner of said Lot 53 and the Northeast corner of Lot 55 and being for the beginning of a curve to the left whose radius is 60.00 feet;

THENCE with said Doc Ballard Court and with said curve to the left whose chord bears N 11°59'05" W, 110.14 feet and being an arc length of 139.51 feet to a 1/2" iron set at the Southwest corner of said Lot 51 and the Southeast corner of Lot 49;

THENCE N 11°24'23" E, 165.06 feet to a 1/2" iron set at the most Southerly corner of said Lot 48;

THENCE N 45°11'24" W, 456.76 feet to a 1/2" iron set in the Southeasterly line of Mike Thornton Court, said iron being for the Northwest corner of said Lot 48 and the Northeast corner of Lot 49;

THENCE N 44°48'36" E, with the Southeasterly line of said Mike Thornton Court, 801.83 feet to a 1/2" iron set at the intersection of the Southeasterly line of said Mike Thornton Court and the Southerly line of Tommy Norris Court and being for the North corner of said Lot 47;

THENCE S 45°11'24" E, with the Southerly line of said Tommy Norris Court, 601.57 feet to a 1/2" iron set at the beginning of a curve to the left whose radius is 130.00 feet;

THENCE with the Southerly line of said Tommy Norris Court and with said curve to the left whose chord bears S 60°28'22" E, 68.53 feet and being an arc length of 69.35 feet to a 1/2" iron set;

THENCE S 75°45'20" E, with the Southerly line of said Tommy Norris Court, 516.15 feet to a 1/2" iron set at the beginning of a curve to the right whose radius is 70.00 feet;

THENCE with said Tommy Norris Court and with said curve to the right, whose chord bears S 37°43'37" E, 86.25 feet and being an arc length of 92.92 feet to a 1/2" iron set;

THENCE S 00°18'05" W, with the West line of said Tommy Norris Court, 157.99 feet to a 1/2" iron set at the beginning of a curve to the left whose radius is 60.00 feet;

THENCE with said Tommy Norris Court and with said curve to the left whose chord bears S 27°40'48" W, 64.69 feet and being an arc length of 68.32 feet to a 1/2" iron set;

THENCE S 85°03'30" W, 601.49 feet to a 1/2" iron set;

THENCE S 50°05'47" E, 166.67 feet to a 1/2" iron set;

THENCE S 19°02'21" W, 324.65 feet to a 1/2" iron set;

THENCE S 23°58'24" W, 458.48 feet to the POINT OF BEGINNING and containing 28.72 acres of land.

I, JAMES C. THOMASON, 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.

James C. Thomason
 JAMES C. THOMASON

BASIS OF BEARING ALONG THE SOUTH LINE OF CLERKS FILE NO. 201510054, R.R.P.C.T., AS DESCRIBED IN VOLUME 2053, PAGE 1187, R.R.P.C.T.

CONTACT 811 BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING FOR LOCATION OF ALL UTILITIES & GAS LINES.

25' BUILDING LINES ALONG ALL FRONT LOT LINES
 10' BUILDING LINE ALONG ALL SIDE & REAR LOT LINES.

15' UTILITY EASEMENT ALONG ALL FRONT LOT LINES
 10' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIRST AMERICAN TITLE CO., IN TITLE COMMITMENT NO. 2119603-1250 DATED FEBRUARY 26, 2016.

THE EASEMENTS RECORDED IN VOLUME 275, PAGE 402, AND VOLUME 1429, PAGE 65, D.R.P.C.T., ARE BLANKET EASEMENTS. CONTACT UTILITY CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE EASEMENTS RECORDED IN VOLUME 1460, PAGE 253 AND VOLUME 1546, PAGE 1675, R.R.P.C.T., ARE BLANKET EASEMENTS. CONTACT GAS PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

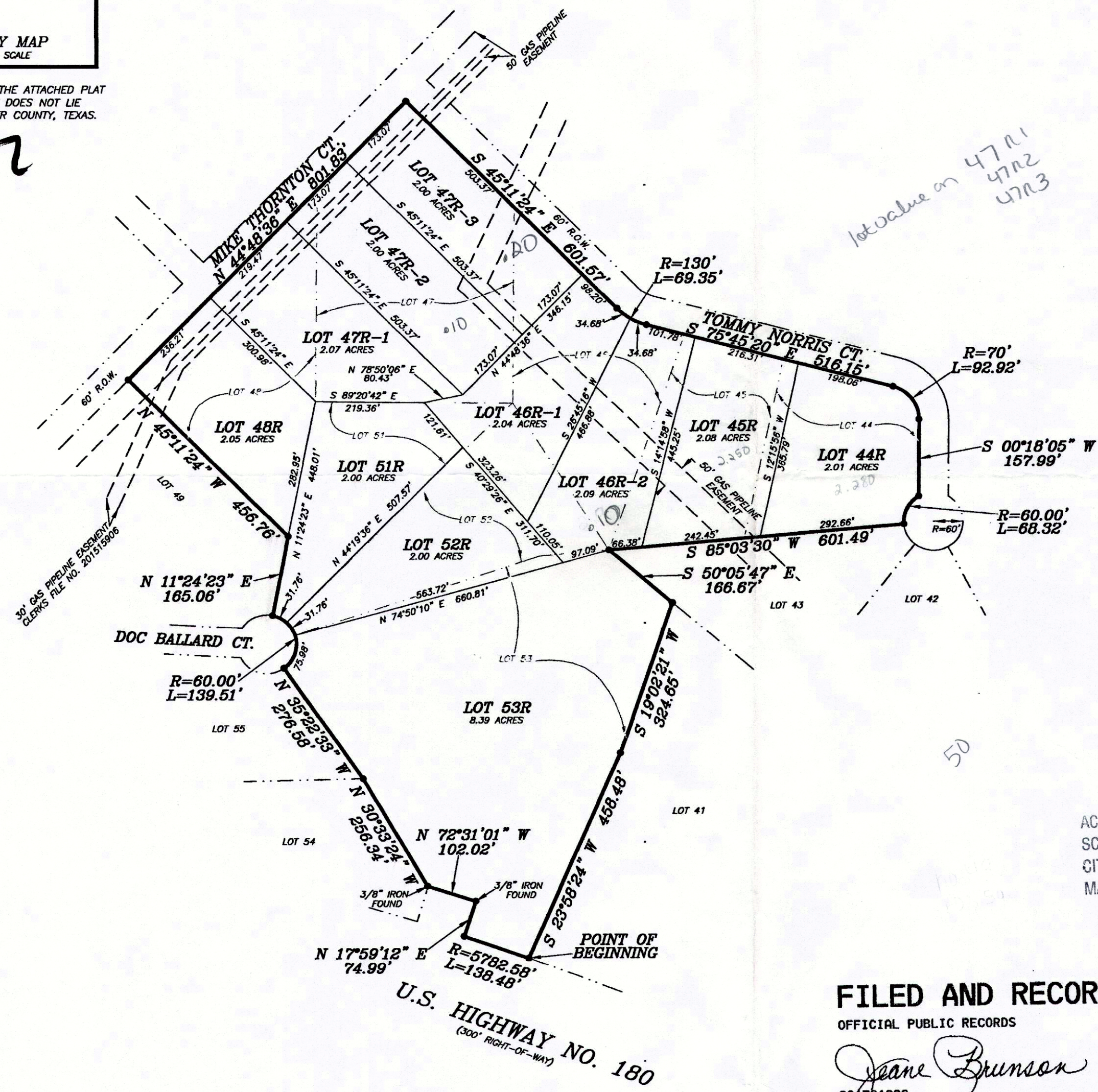
THE SETTLEMENT OF LANDOWNERS ACTION, RECORDED IN CLERKS FILE NO. 201515906, R.R.P.C.T., IS A BLANKET EASEMENT. CONTACT UTILITY CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700250-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED 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.

WATER TO BE SUPPLIED BY PRIVATE WATER WELLS.
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.



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

Lots 44R, 45R, 46R-1, 46R-2, 47R-1, 47R-2, 47R-3, 48R, 51R, 52R & 53R, PATRIOTS OUTPOST
 Parker County, Texas

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

Executed this the 13th day of December, 2016.

James C. Thomason
 James C. Thomason
 (President of Macanudo, LLC)

ACCT. NO.: 16078
 SCH. DIST.: MI
 CITY: F-14
 MAP NO.: F-14

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James C. Thomason, 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 13th day of December, 2016.

W. Langford
 Notary Public, State of Texas

C. L. LANGFORD
 Notary Public, State of Texas
 Notary ID #476570-2
 My Commission Expires 11-15-2017

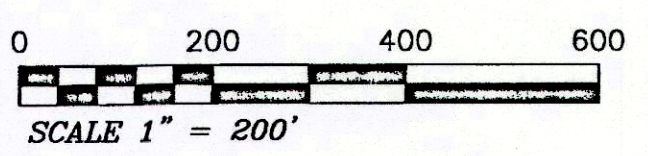
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeane Brunson
 201701996
 01/24/2017 09:58 AM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

16078.001.044.00
 thru
 16078.001.053.00

Re-Plat Showing
 Lots 44R, 45R, 46R-1, 46R-2, 47R-1, 47R-2, 47R-3, 48R, 51R, 52R AND 53R,
 PATRIOTS OUTPOST

an Addition to Parker County, Texas and being 28.72 acres of land situated in J. POSEY SURVEY, ABSTRACT NO. 1062, the B. REYNOLDS SURVEY, ABSTRACT NO. 1159 and the T&P R.R. CO. SURVEY, NO. 219, ABSTRACT NO. 1399, Parker County, Texas, and being a re-plat of Lots 44, 45, 46, 47, 48, 51, 52 & 53, Patriots Outpost, recorded in Cabinet D, Slide 568, Plat Records, Parker County, Texas.



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

OWNER/DEVELOPER
 MACANUDO, LLC
 444 WYNDHAM CREST
 FORT WORTH, TEXAS 76114



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 DECEMBER 06, 2016

D672