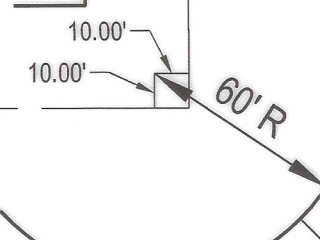


TYPICAL ELBOW RADIUS POINT LOCATION

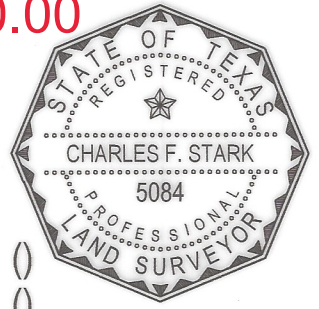


W.A. MONCRIEF JR. (NO RECORDING FOUND)

B.B.B. & C. RR. CO. SURVEY ABSTRACT NO. 138

JUDGMENT IN ABSENCE OF OBJECTION 70' WIDE TRANSMISSION AND RIGHT-OF-WAY BK. 2684, PG. 531 O.P.R.P.C.T.

20120.001.000.00



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

STATE OF TEXAS COUNTY OF PARKER

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark, R.P.L.S. Texas Registration No. 5084

AL L-20 SAL

I. & G.N. RR. CO. SURVEY SECTION NO. 3, BLOCK 1 ABSTRACT NO. 1799

MARAVILLA VISTAS CAB. D, SLIDE 491 P.R.P.C.T.

POINT OF BEGINNING N:6918277.98 E:2233063.54 NAD 83, ZONE 4202 (GRID)

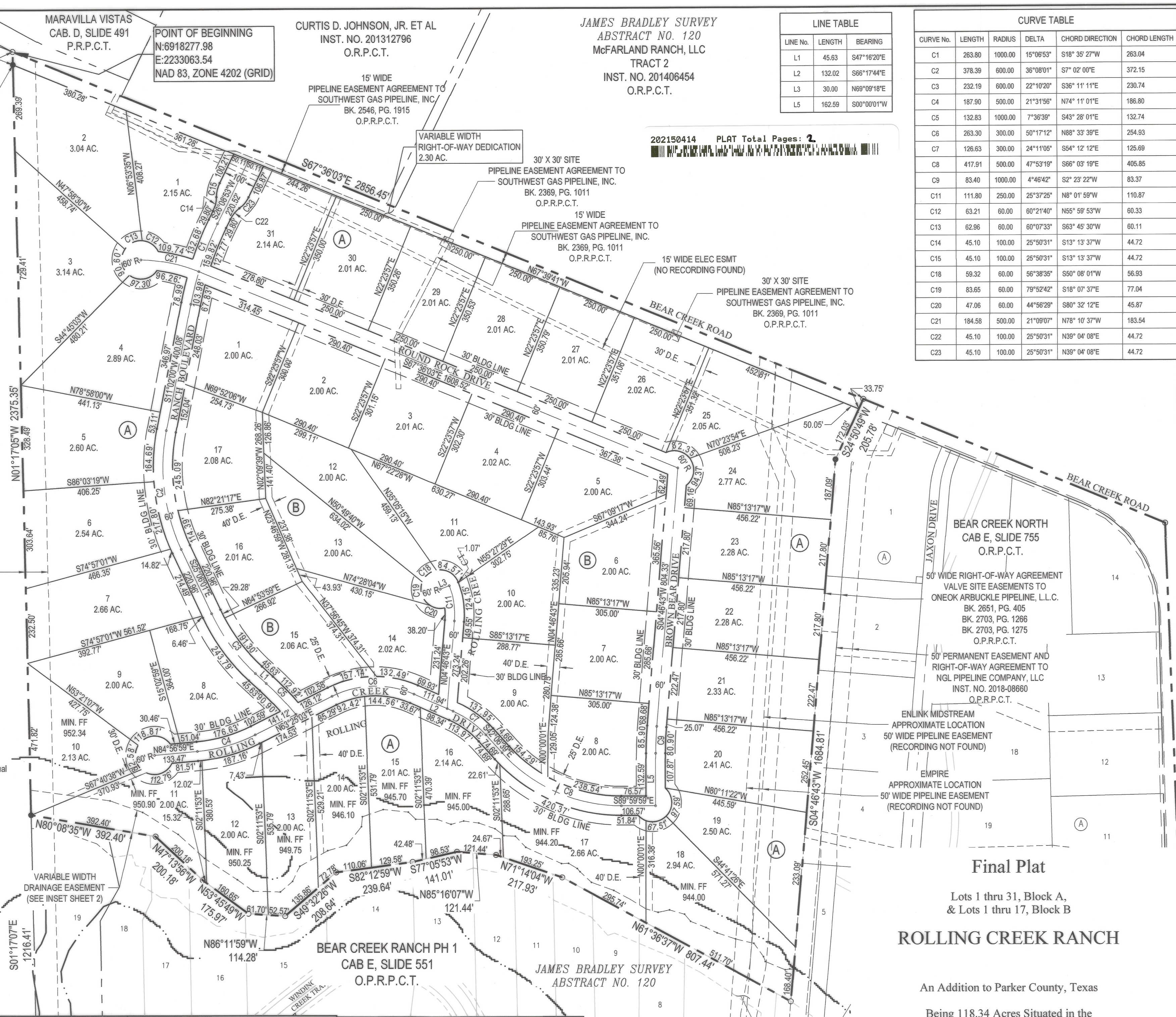
CURTIS D. JOHNSON, JR. ET AL INST. NO. 201312796 O.R.P.C.T.

JAMES BRADLEY SURVEY ABSTRACT NO. 120 MCFARLAND RANCH, LLC TRACT 2 INST. NO. 201406454 O.R.P.C.T.

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	45.63	S47°16'20"E
L2	132.02	S66°17'44"E
L3	30.00	N69°09'18"W
L5	162.59	S00°00'01"W

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	263.80	1000.00	15°06'53"	S18°35'27"W	263.04
C2	378.39	600.00	36°08'01"	S7°02'00"E	372.15
C3	232.19	600.00	22°10'20"	S36°11'11"E	230.74
C4	187.90	500.00	21°31'56"	N74°11'01"E	186.80
C5	132.83	1000.00	7°36'39"	S43°28'01"E	132.74
C6	263.30	300.00	50°17'12"	N88°33'39"E	254.93
C7	126.63	300.00	24°11'05"	S54°12'12"E	125.69
C8	417.91	500.00	47°53'19"	S66°03'19"E	405.85
C9	83.40	1000.00	4°46'42"	S2°23'22"W	83.37
C11	111.80	250.00	25°37'25"	N8°01'59"W	110.87
C12	63.21	60.00	60°21'40"	N55°59'53"W	60.33
C13	62.96	60.00	60°07'33"	S63°45'30"W	60.11
C14	45.10	100.00	25°50'31"	S13°13'37"W	44.72
C15	45.10	100.00	25°50'31"	S13°13'37"W	44.72
C18	59.32	60.00	56°38'35"	S50°08'01"W	56.93
C19	83.65	60.00	79°52'42"	S18°07'37"E	77.04
C20	47.06	60.00	44°56'29"	S80°32'12"E	45.87
C21	184.58	500.00	21°09'07"	N78°10'37"W	183.54
C22	45.10	100.00	25°50'31"	N39°04'08"E	44.72
C23	45.10	100.00	25°50'31"	N39°04'08"E	44.72

202150414 PLAT Total Pages: 2



BEAR CREEK NORTH CAB E, SLIDE 755 O.R.P.C.T.

50' WIDE RIGHT-OF-WAY AGREEMENT VALVE SITE EASEMENTS TO ONEOK ARBUCKLE PIPELINE, L.L.C. BK. 2651, PG. 405 BK. 2703, PG. 1266 BK. 2703, PG. 1275 O.P.R.P.C.T.

50' PERMANENT EASEMENT AND RIGHT-OF-WAY AGREEMENT TO NGL PIPELINE COMPANY, LLC INST. NO. 2018-08660 O.P.R.P.C.T.

ENLINK MIDSTREAM APPROXIMATE LOCATION 50' WIDE PIPELINE EASEMENT (RECORDING NOT FOUND)

EMPIRE APPROXIMATE LOCATION 50' WIDE PIPELINE EASEMENT (RECORDING NOT FOUND)

Final Plat

Lots 1 thru 31, Block A, & Lots 1 thru 17, Block B

ROLLING CREEK RANCH

An Addition to Parker County, Texas

Being 118.34 Acres Situated in the JAMES BRADLEY SURVEY, ABSTRACT NO. 120 Parker County, Texas

July 2021

PROJECT # 208-9780

SHEET 1 of 2



6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 Texas Registered Survey Firm F-10158800 www.barronstark.com

OWNER: MM ALEDO 118, LLC 1800 VALLEY VIEW LANE SUITE 300 FARMERS BRANCH, TX 75243-8945

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET F SLIDE 120 DATE 12/28/2021

ZONE "A" 100-YEAR FLOOD PLAIN PER FEMA PANEL NO. 48367C0425F DATED APRIL 5, 2019

State of Texas {}
 County of Parker {}

WHEREAS, MM ALEDO 118, LLC, are the Owners of the herein described property to wit:

BEING 118.34 acres situated in the JAMES BRADLEY SURVEY, ABSTRACT NO. 120, Parker County, Texas, being a portion of that certain tract of land described in deed as Parcel No. 2, to The Dixon Foundation, recorded in Book 2416, Page 417, Official Public Records, Parker County, Texas; also being the same tract as conveyed to MM Aledo 118, LLC as evidenced by deed recorded in Clerk Document No. 202120640, Deed Records Parker County, Texas, said 118.34 acres being more particularly described as follows:

BEGINNING at the most westerly northwest corner of said Parcel No. 2, in the approximate centerline of Bear Creek Road (Right-of-Way varies), from which a 2" steel fence corner post found in the south line of said Bear Creek Road bears S 01°12'56" E, a distance of 40.00 feet, for reference, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6918277.984 and EAST: 2233063.538, for reference;

THENCE S 67°36'03" E, along the approximate centerline of said Bear Creek Road and along the most north line of said Parcel No. 2, a distance of 2856.45 feet to a point for the northwest corner of Bear Creek North, an addition to Parker County, Texas as recorded in Cabinet E, Slide 755, Plat Records Parker County, Texas;

THENCE S 24°50'49" W, leaving the approximate centerline of said Bear Creek Road, with the west line of said Bear Creek North addition, at a distance of 33.75 feet, passing a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", and continuing, along the Bear Creek North west line, in all a distance of 205.78 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 04°46'43" W, continuing with the Bear Creek North west line, a distance of 1684.81 feet to a point in the approximate centerline of Bear Creek, said point being in the north line of Bear Creek Ranch Phase 1, an addition to Parker County recorded in Cabinet E, Slide 551, Plat Records Parker County, Texas;

THENCE along the approximate centerline of said Bear Creek, and the north line of Bear Creek Ranch Phase 1, as follows:

N 61°36'37" W, a distance of 807.44 feet to a point;
 N 71°14'04" W, a distance of 217.93 feet to a point;
 N 85°16'07" W, a distance of 121.44 feet to a point;
 S 77°05'53" W, a distance of 141.01 feet to a point;
 S 82°12'59" W, a distance of 239.64 feet to a point;
 S 49°32'26" W, a distance of 208.64 feet to a point;
 N 86°11'59" W, a distance of 114.28 feet to a point;
 N 53°45'49" W, a distance of 175.97 feet to a point;
 N 47°13'56" W, a distance of 200.18 feet to a point;
 N 80°08'35" W, a distance of 392.40 feet to a point in the west line of said Parcel No. 2, for the southwest corner of the herein described 118.34 acre tract, from which a 5/8" capped iron rod found at the southwest corner of said Parcel No. 2 bears S 01°17'05" E, a distance of 1216.41 feet, for reference;

THENCE N 01°17'05" W, along the west line of said Parcel No. 2, a distance of 2375.35 to the POINT OF BEGINNING and containing 118.34 acres of land, more or less.

Do hereby dedicate the same to be known as Lots 1 through 31, Block A, Lots 1 through 17, Block B, ROLLING CREEK RANCH, an Addition to Parker County, Texas, and do hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS {}
 COUNTY OF PARKER {}

MM ALEDO 118, LLC, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easement, places, and public utilities thereon shown for the purposes and consideration therein expressed. I also certify the property is not within the Extraterritorial Jurisdiction of any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

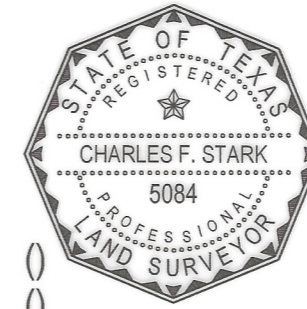
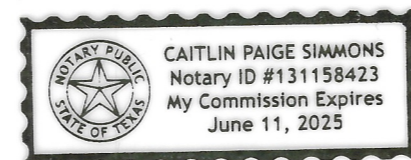
MM ALEDO 118, LLC

Mehdad Mavadi 10/22/2021
 Signature Date
MEHDAD MAVADI MAVADI
 Printed Name Title

STATE OF TEXAS ()
 COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared **MEHDAD MAVADI** on behalf of MM ALEDO 118, LLC know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22 day of OCTOBER, 2021.
Caitlin Paige Simmons
 Notary Public in and for The State of Texas

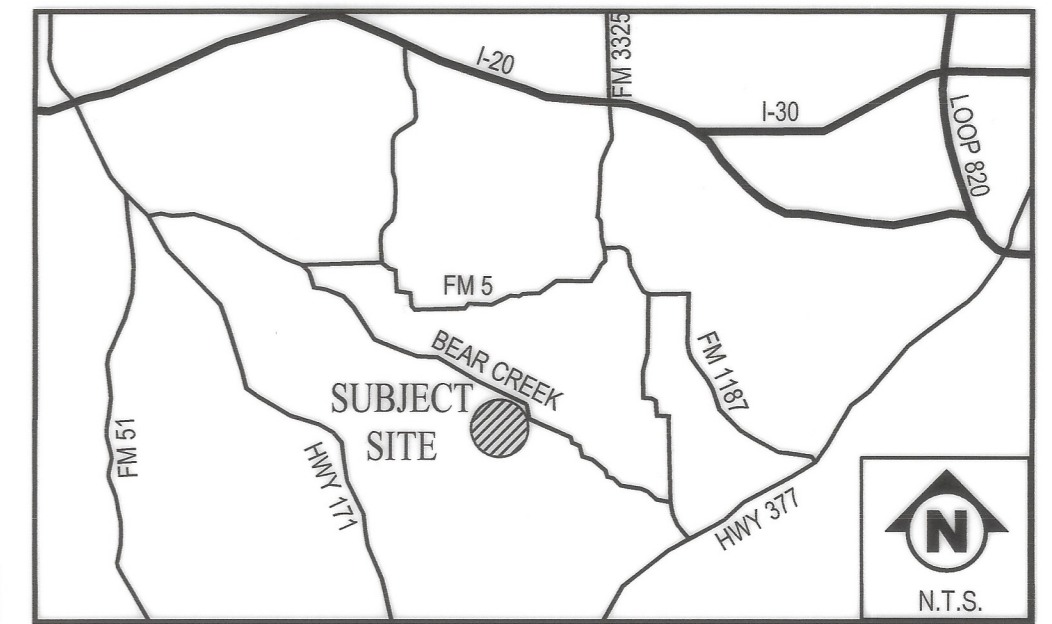


STATE OF TEXAS ()
 COUNTY OF PARKER ()

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 10/20/21
 Charles F. Stark, RPLS
 Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084



VICINITY MAP

STATE OF TEXAS ()
 COUNTY OF PARKER ()

APPROVED by the Commissioners Court of Parker County, Texas

on the 27 day of December, 2021

Pat Deen
 Pat Deen, County Judge

George A. Conley
 George Conley
 Commissioner Precinct #1

Craig Peacock
 Craig Peacock
 Commissioner Precinct #2

Larry Walden
 Larry Walden
 Commissioner Precinct #3

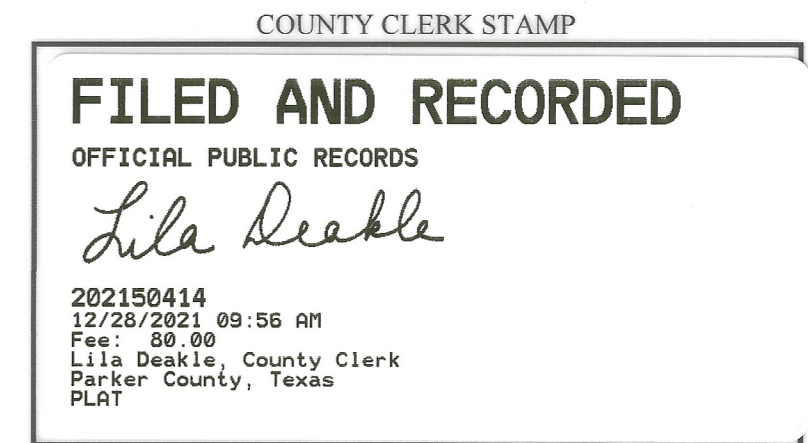
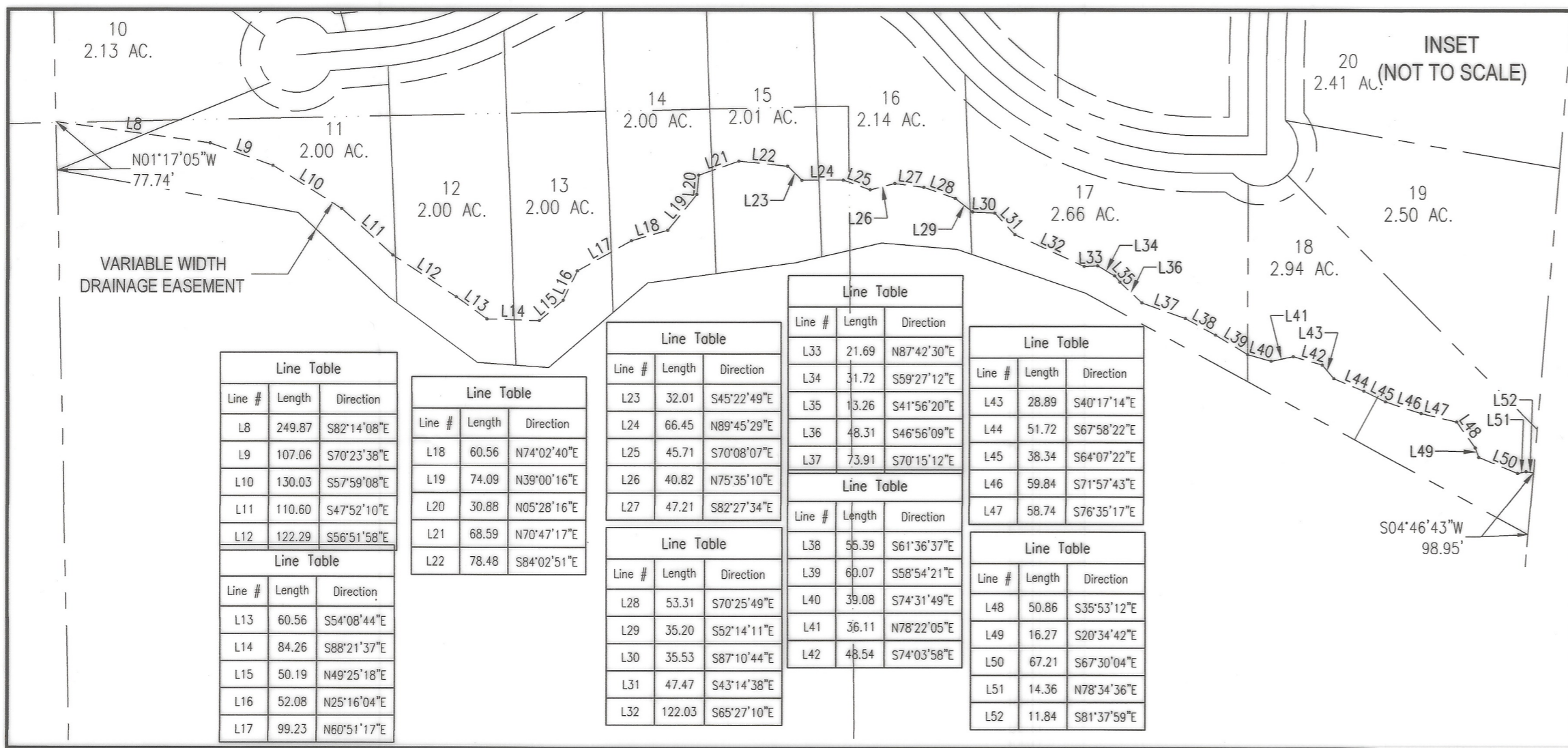
Steve Dugan
 Steve Dugan
 Commissioner Precinct #4

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 28, 2009 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS ALSO INCLUDED IN THE CHALK MOUNTAIN DRAINAGE STUDY FOR BEAR CREEK DATED FEBRUARY 15, 2019 WHICH IS ON FILE IN THE PARKER COUNTY PERMITTING OFFICE.

GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:
 Front Building Line = 30 feet
 Rear Building Line = 10 feet
 Side Building Line = 10 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along all front, rear, and side lot lines.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 15' utility easement along all public road frontages.
- 1/2" capped iron rods set stamped "C.F. Stark RPLS 5084" at all corners unless otherwise note
- Total Linear Length of Streets = 6,869 feet.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) derived from resolved opus solutions.
- All Cul-De-Sac Radii are 60'.
- Minimum Finish Floor Elevation Shown Hereon Based on NAD83 Vertical Datum.
- Total number of lots: 48 LOTS.



Final Plat
 Lots 1 thru 31, Block A,
 & Lots 1 thru 17, Block B
ROLLING CREEK RANCH
 An Addition to Parker County, Texas

Being 118.34 Acres Situated in the
 JAMES BRADLEY SURVEY, ABSTRACT NO. 120
 Parker County, Texas

July 2021

USER: CHUCK STARK
 PLOTTED ON: 10/20/2021 5:28 PM
 FILE NAME: N:\BARON STARK\SWIFT\ENG\2021\CENTRAL AMERICAN\9780 - ROLLING CREEK RANCH\100 CAD\100 DWG\006 PLAT\208-9780 RCRR FINAL PLAT.DWG



6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

OWNER:
 MM ALEDO 118, LLC
 1800 VALLEY VIEW LANE SUITE 300
 FARMERS BRANCH, TX 75243-8945

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F, SLIDE 120
 DATE 12/28/2021

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.