

POND EASEMENT

STATE OF TEXAS  
COUNTY OF PARKER

Whereas MICAM Development, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of the following tract of land:  
Being 107.568 acres situated in the T.&P. RR. CO. SURVEY Abst. No. 1410, Parker County, Texas being that certain tract of land described in deed to Micam Development, LLC by deed recorded in 201612014 Deed Records, Parker County, Texas. Said 107.568 acres being described as follows:

Beginning at a capped 1/2" iron found in the east line of Advance Road at the southwest corner of said MICAM Development, LLC tract and the northwest corner of that certain tract of land described in deed to Island Byron Hillis, Jr. by deed recorded in Volume 2311, Page 1893, Real Records, Parker County, Texas and being per deed call EAST, 20.00 feet from the called southwest corner of said T. & P. RR. Co. Survey;

THENCE North 00 degrees 30 minutes 30 seconds West along the east line of said Advance Road, 2168.46 feet to a 5/8" pipe found at the northwest corner of said MICAM Development, LLC tract and the southwest corner of that certain tract of land described in deed to Jeremy Pryor and Loreita Pryor by deed recorded in 201416554, Official Public Records, Parker County, Texas;

THENCE North 89 degrees 38 minutes 03 seconds East, along the north line of said MICAM Development, LLC tract, 2342.14 feet to a 5/8" iron rod found at the northeast corner of said MICAM Development, LLC tract and in the west line of that certain tract of land described in deed to Hoover et al by deed recorded in Volume 2425, Page 126, Real Records, Parker County, Texas;

THENCE along the common line of said MICAM Development, LLC and Hoover et al tracts, as follows:

THENCE South 05degrees 17 minutes 37 seconds West 1108.94 feet to a metal bar in concrete found;

THENCE North 82 degrees 48 minutes 56 seconds West 82.68 feet to a metal bar in concrete found;

THENCE South 08 degrees 12 minutes 22 seconds West 229.23 feet to a 5/8" iron found;

THENCE South 56 degrees 00 minutes 16 seconds East, 88.29 feet to a concrete monument found;

THENCE South 24 degrees 48 minutes 10 seconds West, 887.22 feet to a 6" steel fence post found;

THENCE South 89 degrees 47 minutes 00 seconds West 1804.65 feet to the POINT OF BEGINNING and containing 107.568 acres of land.

KNOW THEREFORE NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That Max Thompson of MICAM Development, LLC, do hereby adopt this Plat of the hereinabove described real property to be known as.....

Lots 1-21, Block 1 and Lots 1-24, Block 2  
REATA RANCH  
Parker County, Texas

That I am the authorized executor for MICAM Development, LLC of the land shown hereon do hereby adopt this plan for platting the same according to the lines, lots shown, and designate said plat as Lots 1-21, Block 1 and Lots 1-24, Block 2, REATA RANCH an addition to Parker County, Texas, being part of the T. & P. RR. CO. SURVEY, Abst. No. 1410, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THE 7th DAY OF Feb 2017

BY: *Max Thompson*

BY: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF PARKER

We Dedicators and Owners of the attached plat of said addition, do hereby certify that this addition is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

*Max Thompson*

STATE OF TEXAS

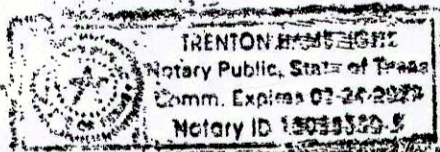
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Max Thompson of Interbank, 1431 S. Midlothian Pkwy, Midlothian, Texas. (Lien Holder).

GIVEN under my hand and seal of office this 7 day of Feb, 2017

Signature *J. H. Hight*

02-24-2020  
My Commission Expires On



STATE OF TEXAS

COUNTY OF PARKER

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Max Thompson of MICAM Development, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 7 day of Feb, 2017.

*J. H. Hight*

Notary Public in and for the State of Texas

My commission expires on 02-24-2020

*Max Thompson*  
By: Max Thompson of MICAM Development, LLC

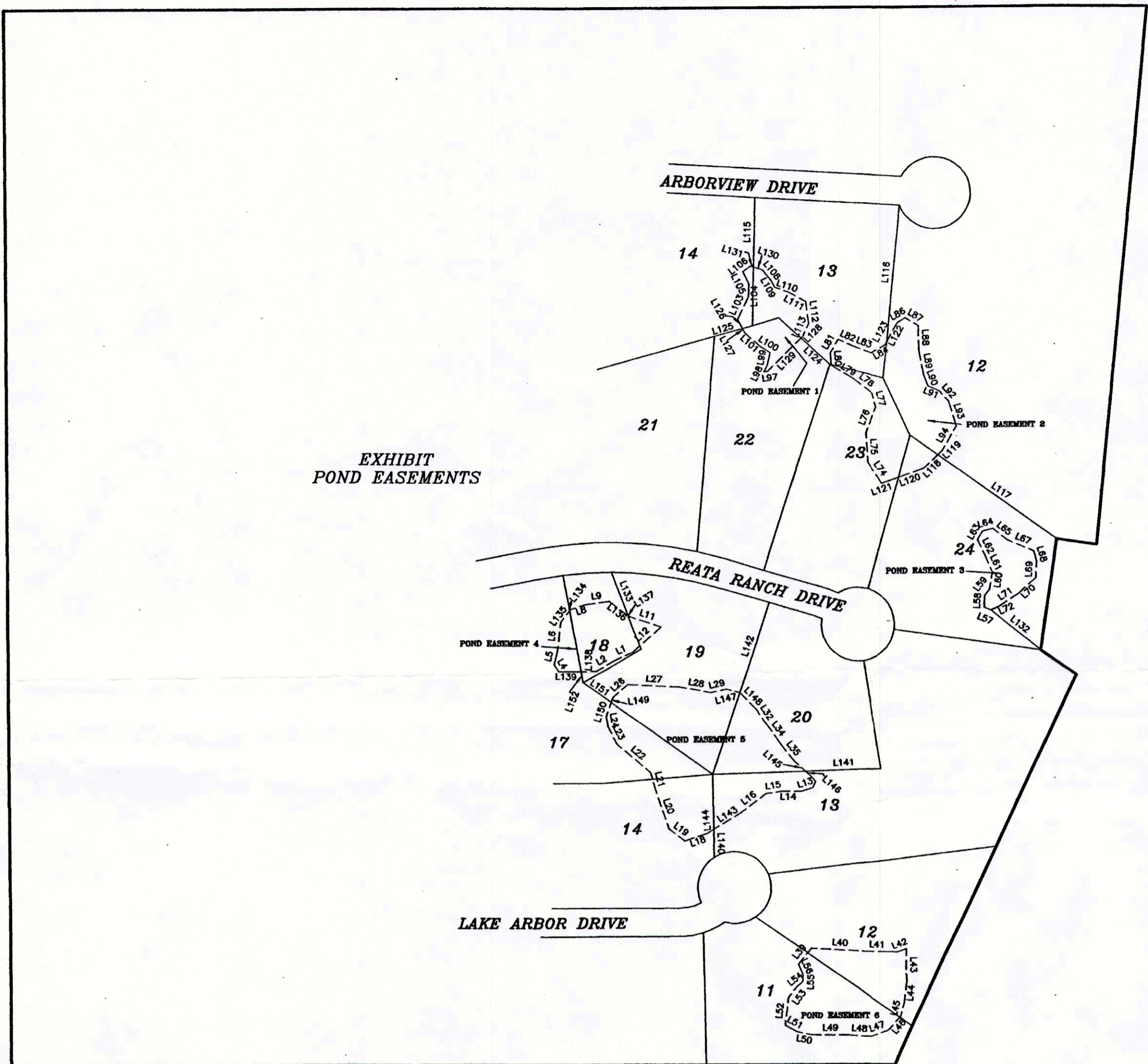


FINAL PLAT  
REATA RANCH  
AN ADDITION IN  
PARKER COUNTY, TEXAS

BEING 107.568 ACRES SITUATED IN THE  
T. P. RR. CO. SURVEY, ABST. NO. 1410,  
PARKER COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 65°19'01" W	43.37
L2	S 59°19'46" W	42.36
L3	S 32°03'53" E	17.29
L4	S 13°42'19" W	27.36
L5	N 06°40'54" E	59.53
L6	S 72°01'15" W	32.20
L7	S 82°14'42" W	50.11
L8	N 72°06'03" W	69.75
L9	N 47°48'57" E	77.27
L10	N 72°52'03" E	23.35
L11	N 89°34'53" E	39.35
L12	S 81°30'26" W	33.31
L13	N 52°47'34" E	67.47
L14	N 71°28'57" E	48.71
L15	S 52°36'42" E	40.75
L16	S 18°44'08" E	68.21
L17	N 13°59'33" W	34.38
L18	S 49°38'27" E	90.30
L19	N 27°44'48" W	39.31
L20	N 06°37'13" W	22.17
L21	S 48°07'12" W	41.74
L22	N 87°10'10" W	106.31
L23	S 79°41'39" E	64.11
L24	N 77°26'40" E	32.38
L25	S 32°01'29" E	31.39
L26	S 36°08'17" E	54.35
L27	N 36°58'43" W	46.44
L28	N 39°09'22" E	42.34
L29	N 86°47'59" W	116.11
L30	S 89°27'01" E	34.30
L31	S 69°27'58" W	19.13
L32	N 00°18'59" W	67.39
L33	N 06°40'16" E	44.16
L34	N 14°51'43" E	28.14
L35	S 41°27'16" W	36.34
L36	S 70°19'57" W	39.30
L37	N 86°52'15" W	46.30
L38	N 89°47'47" W	72.36
L39	N 78°54'17" W	33.39
L40	N 60°08'05" W	26.36
L41	N 06°17'45" E	58.34
L42	N 37°21'37" E	28.72
L43	N 50°47'54" E	14.31
L44	N 01°23'59" E	16.46
L45	N 23°33'19" W	22.32
L46	N 67°54'53" W	16.37
L47	N 04°45'51" E	23.32
L48	N 37°28'19" E	16.41
L49	N 07°39'07" E	37.36
L50	N 24°37'57" W	28.32
L51	N 24°36'33" W	42.38
L52	N 29°55'07" E	19.37
L53	N 75°44'10" E	21.33
L54	S 51°47'25" E	38.44
L55	S 67°08'54" E	58.38
L56	S 14°02'48" E	21.26
L57	S 02°35'38" W	32.75
L58	S 46°45'50" W	49.37
L59	S 56°10'58" W	44.38
L60	S 66°18'53" W	19.37
L61	N 33°24'29" W	51.32
L62	N 04°06'50" W	61.37
L63	N 20°50'35" E	57.23
L64	N 14°03'49" W	29.37
L65	N 52°22'25" W	49.29
L66	N 59°03'54" W	52.22
L67	N 04°40'20" W	26.35
L68	N 29°51'51" E	31.35
L69	S 66°06'03" E	32.35
L70	S 70°08'18" E	41.11
L71	N 59°13'24" E	32.38
L72	N 60°30'18" E	19.48
L73	S 38°30'41" E	30.31
L74	S 01°43'59" E	48.37
L75	S 11°20'41" E	52.23
L76	S 21°18'46" E	25.13
L77	S 67°52'02" E	24.34
L78	S 41°05'45" E	28.27
L79	S 18°43'10" E	55.18
L80	S 28°48'21" W	58.34
L81	S 82°58'39" E	6.37
L82	S 25°22'15" W	15.10
L83	N 11°00'10" E	26.37
L84	N 59°25'14" W	22.40
L85	N 47°53'46" W	43.37
L86	N 26°03'16" E	50.35
L87	N 02°27'18" E	27.31
L88	N 26°00'58" W	27.17
L89	N 51°56'27" E	19.20
L90	S 39°28'55" E	27.12
L91	S 28°14'53" E	17.28
L92	S 71°12'04" E	30.31
L93	N 80°23'17" E	39.34
L94	S 07°28'28" E	44.76
L95	S 23°58'03" W	28.24
L96	S 01°04'47" W	144.43
L97	N 05°20'56" E	281.77
L98	N 54°41'40" W	297.50
L99	N 46°02'44" E	39.36
L100	N 48°02'44" E	12.40
L101	S 70°49'48" W	56.39
L102	S 70°49'48" W	36.22
L103	S 29°39'30" W	43.89
L104	S 29°39'30" W	6.32
L105	N 47°34'26" W	80.48
L106	S 73°59'24" W	59.34
L107	S 29°21'28" E	21.39
L108	N 28°21'28" W	9.50
L109	N 44°39'48" W	5.31
L110	N 44°39'48" E	97.48
L111	N 72°18'07" W	18.45
L112	N 72°18'07" W	6.27
L113	S 51°07'09" E	130.22
L114	N 21°20'57" W	94.50
L115	N 37°10'52" E	1.39
L116	S 37°10'52" E	29.35
L117	S 53°28'18" E	47.73
L118	S 53°28'18" E	1.39
L119	N 82°47'44" W	30.32
L120	N 89°38'38" E	45.23
L121	N 00°45'30" E	58.35
L122	N 87°54'47" E	155.02
L123	S 17°58'18" W	194.36
L124	S 58°14'48" W	63.19
L125	N 58°14'48" E	15.41
L126	S 48°37'58" E	29.35
L127	S 48°33'27" E	10.85
L128	N 74°50'04" E	28.16
L129	S 45°01'48" E	49.89
L130	N 18°38'45" W	9.32
L131	N 18°38'45" W	30.34
L132	N 54°20'03" W	70.31
L133	S 10°36'53" E	23.22

EXHIBIT  
POND EASEMENTS



NOTES  
TOTAL LINEAR FOOTAGE OF ROADS  
ARBORVIEW DRIVE 2102.03'  
REATA RANCH DRIVE 1791.73'  
LAKE ARBOR DRIVE 1439.27'

THERE SHALL BE A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT PROPERTY LINES.  
THERE SHALL BE A 5' DRAINAGE & UTILITY EASEMENT ALONG THE SIDE LINES AND REAR OF ALL PROPERTY LINES.

THERE SHALL BE A 10' BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOT LINES.



STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Jeanne Brunson*  
201703676  
02/13/2017 11:21 AM  
Fee: \$8.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

D-681

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