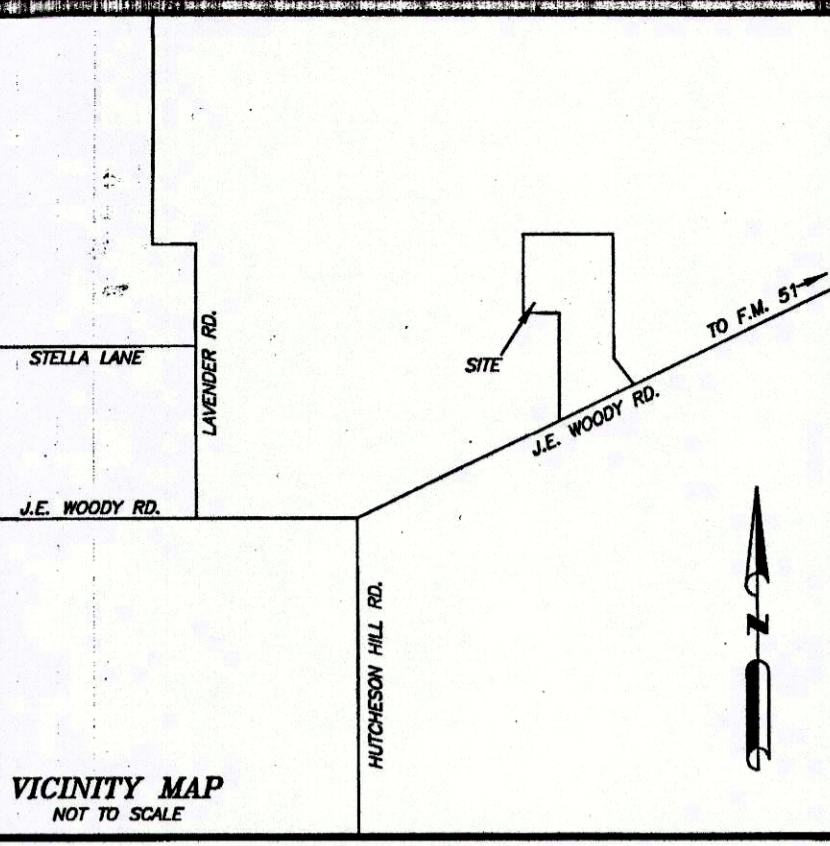
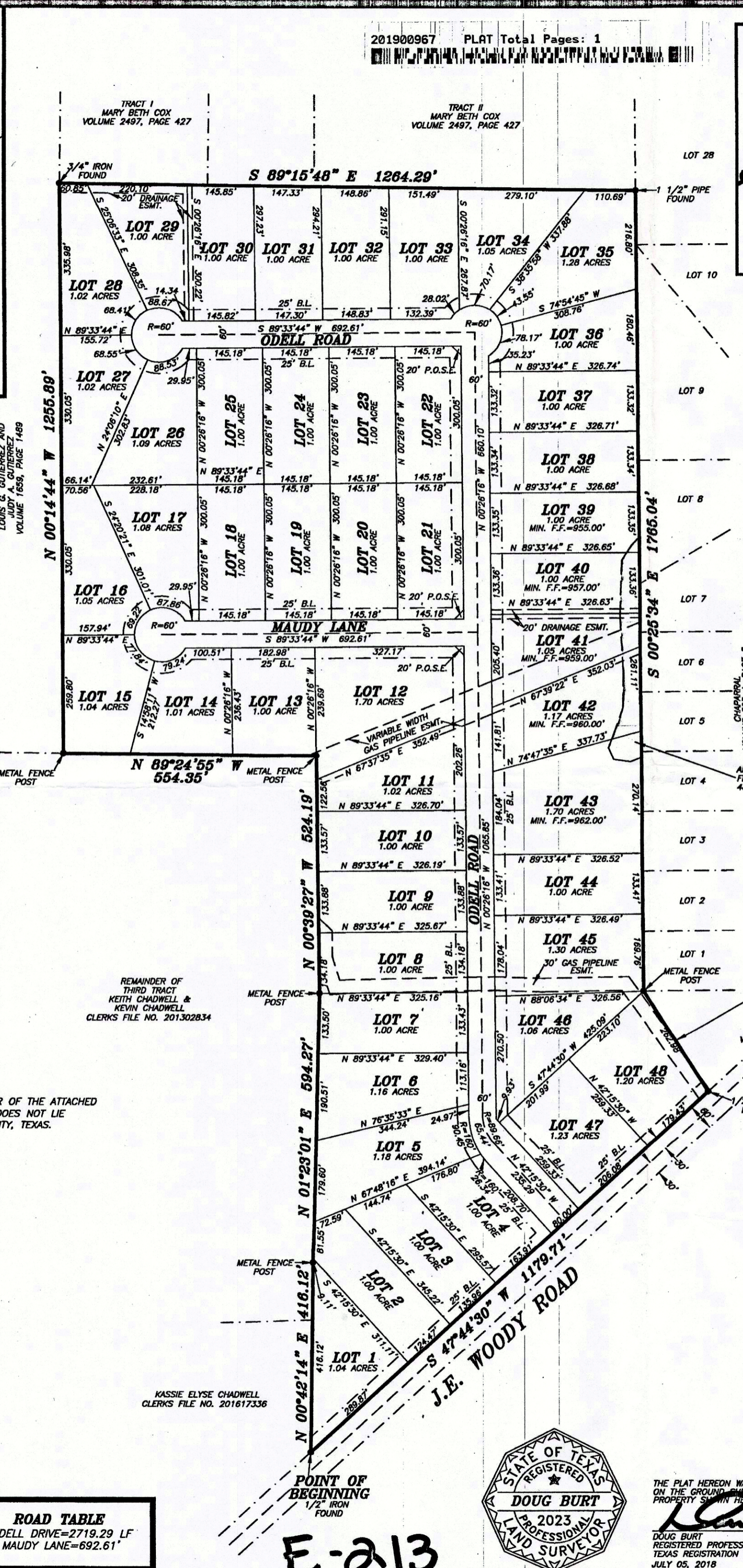


THE STATE OF TEXAS } COUNTY OF PARKER } APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 4th DAY OF January, 2019. COUNTY JUDGE George A. Conley Commissioner Precinct #1 ...

STATE OF TEXAS } COUNTY OF PARKER } WHEREAS Triad Land & Development, LLC being the owners of that certain 56.73 acre tract of land more particularly described as follows: Description for a 56.73 acres of land situated in the A.F. PATTERSON SURVEY, Abstract No. 1081, the T&P R.R. CO. SURVEY, Abstract No. 1389, the P.G. JOHNSON SURVEY, Abstract No. 2393 and the WILLIAM H. ALLEN SURVEY, Abstract No. 6, Parker County, Texas, said tract being the same tract of land described in deed to Triad Land & Development, LLC, recorded in Clerks File No. 201817374, Real Records, Parker County, Texas, and being more particularly described as follows: COMMENCING by deed call from a 1/2" iron for the Northwest corner of the JAMES CULWELL SURVEY, Abstract No. 261, Parker County, Texas, thence by deed call, the following calls: S 89°10'34" E, 279.69 feet; N 68°17'58" E, 488.21 feet; N 67°38'45" E, 200.17 feet; N 68°51'50" E, 461.59 feet; N 62°52'09" E, 331.02 feet; N 54°28'06" E, 141.33 feet; N 48°27'37" E, 433.88 feet to a 1/2" iron found in the Northerly line of J.E. Woody Road for the POINT OF BEGINNING, said iron being for the Southwest corner of said Clerks File No. 201817374 and for the Southeast corner of that certain tract of land described in deed to Kassie Elyse Chadwell, recorded in Clerks File No. 201617336, Real Records, Parker County, Texas; THENCE N 00°42'14" E, with the common line of said Clerks File No. 201617336 and said Clerks File No. 201817374, at 289.51 feet passing the Northeast corner of said Clerks File No. 201617336 and continuing in all, 416.12 feet to a metal fence post; THENCE N 01°23'01" E, with the West line of said Clerks File No. 201817374, 594.27 feet to a metal fence post; THENCE N 00°39'27" W, with the West line of said Clerks File No. 201817374, 524.19 feet to a metal fence post at an ell corner of said Clerks File No. 201817374; THENCE N 89°24'55" W, 554.35 feet to a metal fence post at the Southeast corner of that certain tract of land described in deed to Louis G. Gutierrez and Judy A. Gutierrez, recorded in Volume 1659, Page 1489, Real Records, Parker County, Texas and being at the most Westerly Southwest corner of said Clerks File No. 201817374; THENCE N 00°14'44" W, with the common line of said Clerks File No. 201817374 and said Volume 1659, Page 1489, 1255.89 feet to a 3/4" iron found at the Northwest corner of said Clerks File No. 201817374 and at the Southwest corner of Tract I, described in deed to Mary Beth Cox, recorded in Volume 2497, Page 427, Real Records, Parker County, Texas; THENCE S 89°15'48" E, with the South line of said Tract I and with the South line of said Tract II, Volume 2497, Page 427 and with the North line of said Clerks File No. 201817374, 1264.29 feet to a 1-1/2" pipe found at the Southeast corner of said Tract II, recorded in Volume 2497, Page 427 and for the Northeast corner of said Clerks File No. 201817374 and being in the West line of Lot 28, CHAPARRAL, an Addition to Parker County, Texas, according to the Plat thereof recorded in Volume 363-A, Page 8, Plat Records, Parker County, Texas; THENCE S 00°25'34" E, with the common line of said CHAPARRAL and said Clerks File No. 201817374, 1765.04 feet to a metal fence post at the Southwest corner of Lot 1 of said CHAPARRAL, and being for the Northwest corner of that certain tract of land described in deed to Tommy L. Miles and wife Sharon K. Miles, recorded in Volume 2248, Page 1924, Real Records, Parker County, Texas; THENCE S 32°41'57" E, with the common line of said Clerks File No. 201817374, and said Volume 2248, Page 1924, 262.98 feet to a 1/2" iron found in the Northerly line of said J.E. Woody Road, said iron being for the Southwest corner of said Volume 2248, Page 1924 and for the Southeast corner of said Clerks File No. 201817374; THENCE S 47°44'30" W, with the North line of said J.E. Woody Road, 1179.71 feet to the POINT OF BEGINNING and containing 56.73 acres of land. NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Triad Land & Development, LLC acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

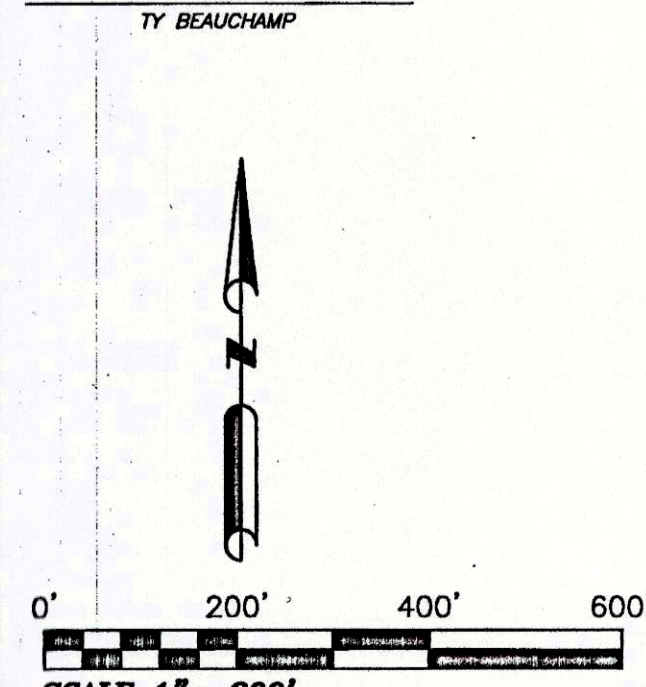


BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000381800247RM, DATED MAY 29, 2018. THE EASEMENTS RECORDED IN VOLUME 231, PAGE 462, VOLUME 279, PAGE 349, VOLUME 2328, PAGE 292, VOLUME 2328, PAGE 298, AND VOLUME 1683, PAGE 262, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING. THE EASEMENTS RECORDED IN VOLUME 1464, PAGE 1743, VOLUME 2624, PAGE 862, VOLUME 2624, PAGE 974 AND VOLUME 2712, PAGE 821, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION. THE EASEMENTS RECORDED IN VOLUME 2317, PAGE 1661, VOLUME 2317, PAGE 1667 AND VOLUME 2482, PAGE 1387, R.R.P.C.T., DO NOT AFFECT. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES AND GAS PIPELINES BEFORE DIGGING, TRENCHING, OR BUILDING. SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. THE INFORMATION FOR THE WIDTHS AND LOCATIONS OF THE GAS PIPELINE EASEMENTS SHOWN HEREON WERE FURNISHED BY GAS PIPELINE COMPANIES. ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD. 100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES. SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY. 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. THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT. 25' BUILDING LINE ALONG ALL ROADS. 20' DRAINAGE/UTILITY EASEMENT ALONG ALL ROADS. 10' DRAINAGE/UTILITY EASEMENT/BUILDING LINE INSIDE ALL REAR LOT LINES. 5' DRAINAGE/UTILITY EASEMENT/BUILDING LINE ALONG ALL SIDE LOT LINES. WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO. SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS. 48 RESIDENTIAL LOTS. P.O.S.E. = PUBLIC OPEN SPACE EASEMENT. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WERE PROVIDED BY JACOB/MARTIN ENGINEERING. I, TRIAD LAND & DEVELOPMENT, LLC, 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.



APPROXIMATE LIMITS OF THE 100 YEAR FLOOD HAZARD, PER F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008.

TOMMY L. MILES AND WIFE SHARRON K. MILES VOLUME 2248, PAGE 1924



SCALE 1" = 200' NRB SURVEYING, PLLC P.O. BOX 454 SPRINGTOWN, TEXAS, 76082 RSB# 817-584-9027 nrbsurvey@yahoo.com FIRM NO. 10186800

ROAD TABLE ODELL DRIVE=271.29 LF MAUDY LANE=692.61'



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LOCALLY DESCRIBED PROPERTY SHOWN HEREON. DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 2023 JULY 05, 2018

OWNER/DEVELOPER TRIAD LAND & DEVELOPMENT, LLC 182 P.R. 3590 BOYD, TEXAS 76023

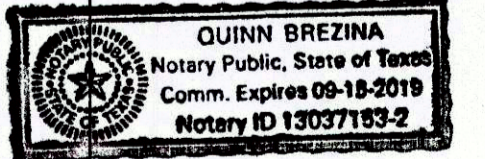
FILED AND RECORDED OFFICIAL PUBLIC RECORDS Lila Deakle 201900967 01/14/2019 10:09 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

Lots 1 thru 48, ROCKY CREEK ESTATES, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon. Executed this 4th day of January, 2019.

Ty Beauchamp Vice President of Triad Land & Development, LLC

STATE OF TEXAS } COUNTY OF PARKER } BEFORE ME, the undersigned authority, on this day personally appeared Ty Beauchamp, 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 4th day of January, 2019.



21389.006.000.00 21081.003.000.00 22393.002.000.00 20006.006.000.00 22393.003.000.00

Final Plat Showing Lots 1 thru 48, ROCKY CREEK ESTATES an Addition to Parker County, Texas and being 56.73 acres of land situated in the A.F. PATTERSON SURVEY, Abstract No. 1081, T&P R.R. CO. SURVEY, Abstract No. 1389 P.G. JOHNSON SURVEY, Abstract No. 2393 and the WILLIAM ALLEN SURVEY, Abstract No. 6, Parker County, Texas.