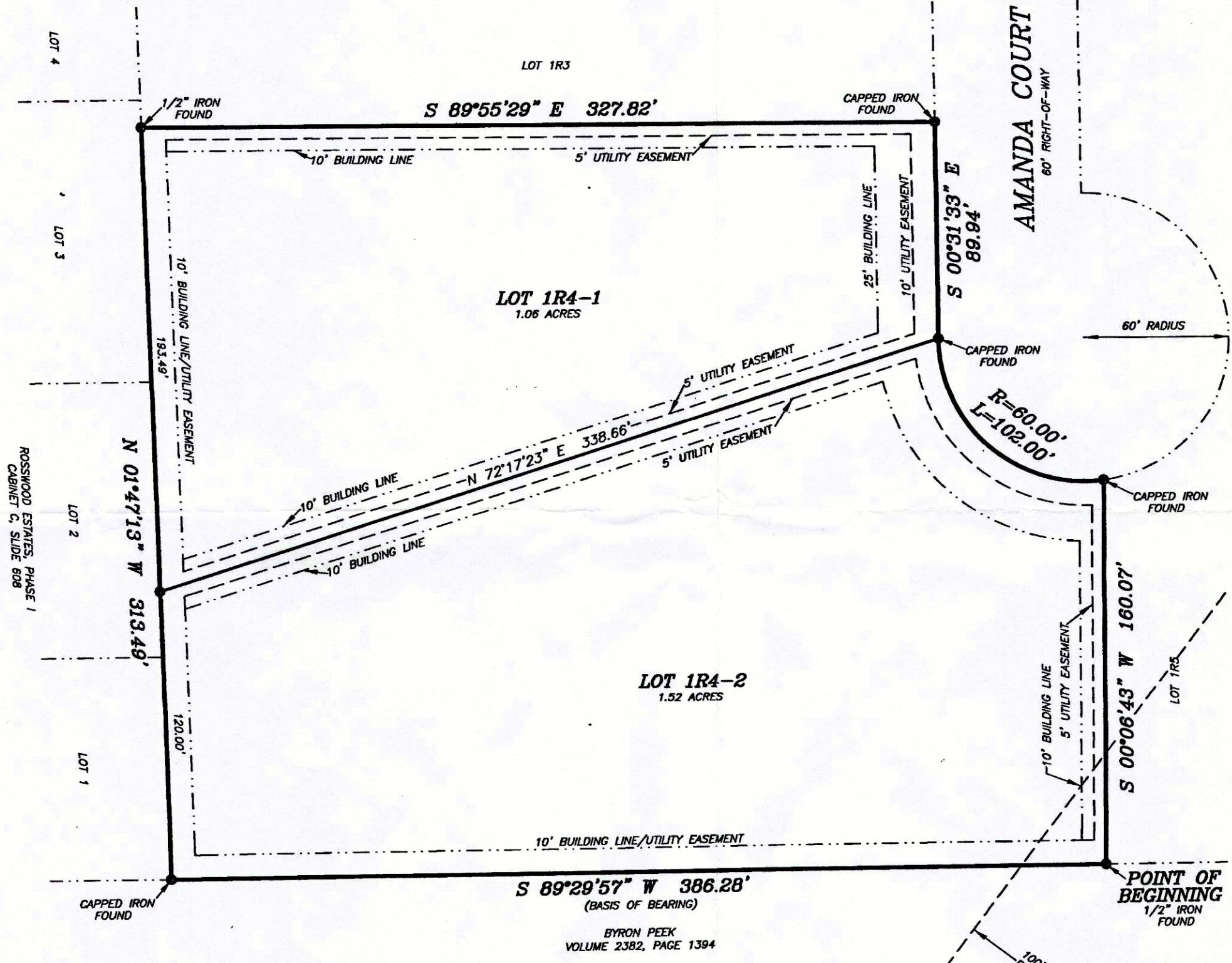


I, STEVE MACWHIRTER, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Steve Macwhirter
STEVE MACWHIRTER



BASIS OF BEARING PER THE SOUTH LINE OF LOT 4R, BLOCK 1, ROSSWOOD ESTATES, PHASE II, RECORDED IN CABINET D, SLIDE 522, P.R.P.C.T.

ALL CORNERS ARE 1/2\"/>

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 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 WALNUT CREEK WATER SUPPLY CO.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Steve Macwhirter, being the owner of that certain 2.58 acre tract of land more particularly described as follows:

Description for a 2.58 acre tract of land situated in the MEP & P. R.R. CO. SURVEY, Abstract No. 945, Parker County, Texas, said tract being all of Lot 1R4, Block 1, ROSSWOOD ESTATES, Phase II, recorded in Cabinet D, Slide 522, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2\"/>

THENCE S 89°29'57\"/>

THENCE N 01°47'13\"/>

THENCE S 89°55'29\"/>

THENCE S 00°31'33\"/>

THENCE with Westerly line of said Amanda Court and with said curve to the left whose chord bears S 48°41'02\"/>

THENCE S 00°06'43\"/>

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

Lots 1R4-1 & 1R4-2, Block 1, ROSSWOOD ESTATES, PHASE II, Parker County, Texas

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

Executed this the 20th day of January, 2017

Steve Macwhirter
Steve Macwhirter

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Steve Macwhirter, 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 20th day of January, 2017

Jamie Belynn Tierce
Notary Public State of Texas

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 23rd DAY OF Jan, 2017.

[Signature]
COUNTY JUDGE

[Signature] COMMISSIONER PRECINCT #1
[Signature] COMMISSIONER PRECINCT #2
[Signature] COMMISSIONER PRECINCT #3
[Signature] COMMISSIONER PRECINCT #4

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
Jeanne Brunson
201701997
01/24/2017 10:03 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
STEVE MACWHIRTER
8825 HOLT STREET
FORT WORTH, TEXAS 76135

Re-Plat Showing
Lots 1R4-1 & 1R4-2, Block 1
ROSSWOOD ESTATES, PHASE II,
an Addition to Parker County, Texas
and being 2.58 acres of land situated in the
MEP&P R.R. CO. SURVEY, Abstract No. 945, Parker
County, Texas and being a re-plat of Lot 1R4, Block 1,
Rosswood Estates, Phase II, recorded in Cabinet D,
Slide 522, Plat Records, Parker County, Texas.

17110.002.004.00

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