

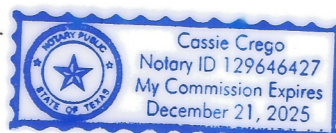
VICINITY MAP NOT TO SCALE

LIEN HOLDER  
 FIRST BANK TEXAS  
 PO BOX 220  
 WEATHERFORD, TX 76088

*[Signature]*  
 SIGNATURE OF LIEN HOLDER

THIS THE 6<sup>th</sup> DAY OF Feb, 2023.

*[Signature]*  
 NOTARY PUBLIC, STATE OF TEXAS



THE STATE OF TEXAS  
 COUNTY OF PARKER

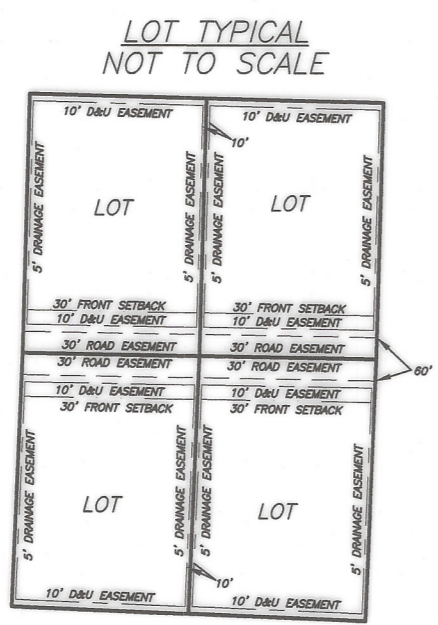
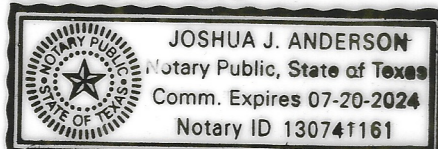
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
 SEDONA DEVELOPMENT LLC  
 PRINCIPLE: MATTHEW LOUGHREY

THE STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW LOUGHREY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 6<sup>th</sup> DAY OF February, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOT TYPICAL NOT TO SCALE

DEVELOPED BY  
 SEDONA DEVELOPMENT LLC  
 3600 ADVANCE ROAD  
 POOLVILLE, TEXAS 76487

PLAT PREPARED BY  
 ADVANCED DEVELOPMENT SERVICE  
 301 MEASURES ROAD  
 WEATHERFORD, TEXAS 76088

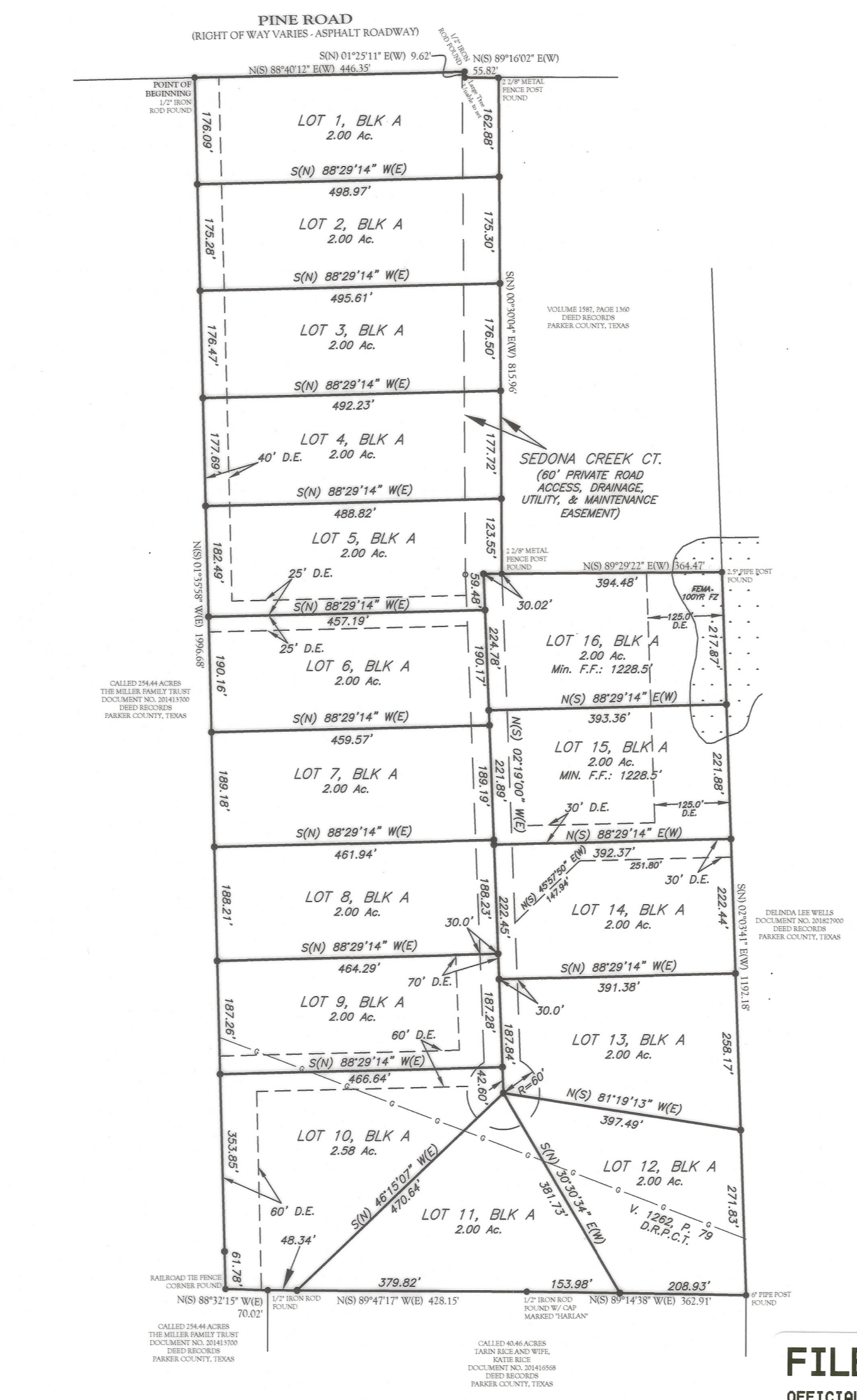
SURVEYED BY  
 JUSTIN PARENTEAU  
 140 HACKBERRY POINTE DR  
 WEATHERFORD, TEXAS 76087

Scale: 1" = 200'

\*THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION §232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

21487.014.000.00  
 21487.014.000.50  
 21487.014.001.00  
 21487.004.000.00

202304819 PLAT Total Pages: 1



FINAL PLAT

SEDONA CREEK  
 LOTS 1-16, BLOCK A  
 32.591 ACRES OUT OF THE T & P RR Co. SURVEY  
 SECTION No. 239, ABSTRACT No. 1487,  
 PARKER COUNTY, TEXAS

32.591 ACRES OF LAND LOCATED IN SECTION 239, T.&P. RR. CO. SURVEY, A-1487, PARKER COUNTY, TEXAS. BEING ALL OF A CALLED 32.72 ACRES TRACT DESCRIBED IN VOLUME 2396, PAGE 1174, DEED RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF PINE ROAD AND BEING THE NORTHEAST CORNER OF A CALLED 254.44 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201413700, DEED RECORDS, PARKER COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID CALLED 32.72 ACRES AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF PINE ROAD AND THE TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS AND DISTANCES:  
 N 88°40'12" E - 446.35 FEET TO A 1/2 INCH IRON ROD FOUND,  
 S 01°25'11" E - 96.82 FEET TO A LARGE TREE FOUND, AND  
 N 89°16'02" E - 55.82 FEET TO A 3/8 INCH METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF A CALLED 6.91 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1587, PAGE 1360, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 6.91 ACRES BEARS, N 89°20'44" E - 371.96 FEET;

THENCE WITH THE COMMON LINE OF SAID CALLED 6.91 ACRES AND THE TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS AND DISTANCES:  
 S 00°30'04" E - 815.96 FEET, AND  
 N 89°29'22" E AT 11.79 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN", CONTINUING FOR A TOTAL DISTANCE OF 364.47 FEET TO A 2.5 INCH PIPE POST FOUND FOR AN EAST CORNER OF SAID CALLED 32.72 ACRES AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201827900, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING AN EAST CORNER OF THE TRACT DESCRIBED HEREIN;

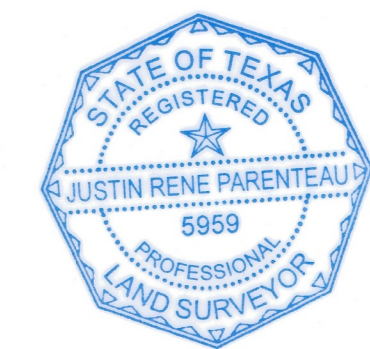
THENCE WITH THE EAST LINE OF SAID CALLED 32.72 ACRES, S 02°03'41" E - 1192.18 FEET TO A 6 INCH PIPE POST FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 32.72 ACRES AND THE NORTHEAST CORNER OF A CALLED 40.46 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201416568, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 32.72 ACRES AND SAID CALLED 40.46 ACRES THE FOLLOWING BEARINGS AND DISTANCES:  
 N 89°14'38" W - 362.91 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN", AND  
 N 89°47'17" W - 428.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 40.46 ACRES AND BEING AN EAST CORNER OF A CALLED 254.44 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201413700, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING A SOUTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 32.72 ACRES AND SAID CALLED 254.44 ACRES THE FOLLOWING BEARINGS AND DISTANCES:  
 N 88°32'15" W - 70.02 FEET TO A RAILROAD TIE FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 32.72 ACRES AND THE TRACT DESCRIBED HEREIN,  
 N 01°35'58" W - 1996.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.591 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND OCTOBER 20, 2022 AND JANUARY 25, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*[Signature]*  
 JUSTIN PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE No. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE No. 361-813-1888  
 JUSTINOCTUAMAPS.COM



\*SURVEYORS' NOTES\*  
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION, ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.  
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)  
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.  
 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://pels.texas.gov>  
 Email: [info@pels.texas.gov](mailto:info@pels.texas.gov)  
 Phone: 512-440-7723

- PLAT NOTES:
- PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C00125F, DATED APRIL 5, 2019.
  - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
  - 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR OF ALL LOT LINES AS SHOWN (SEE LOT TYPICAL).
  - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES (SEE LOT TYPICAL).
  - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
  - WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
  - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
  - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
  - MINIMUM FINISHED FLOOR ELEVATIONS PER FLOOD STUDY PROVIDED BY JORDAN ENGINEERING.
  - USPS CLUSTER BOXES TO BE LOCATED WITHIN PRIVATE ROAD EASEMENT NEAR THE INTERSECTION OF PINE ROAD AND SEDONA CREEK COURT.
  - CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.

17311  
 PO  
 E-5

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*[Signature]*  
 Lila Deakle

202304819  
 02/28/2023 09:04 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

CABINET F, SLIDE 435