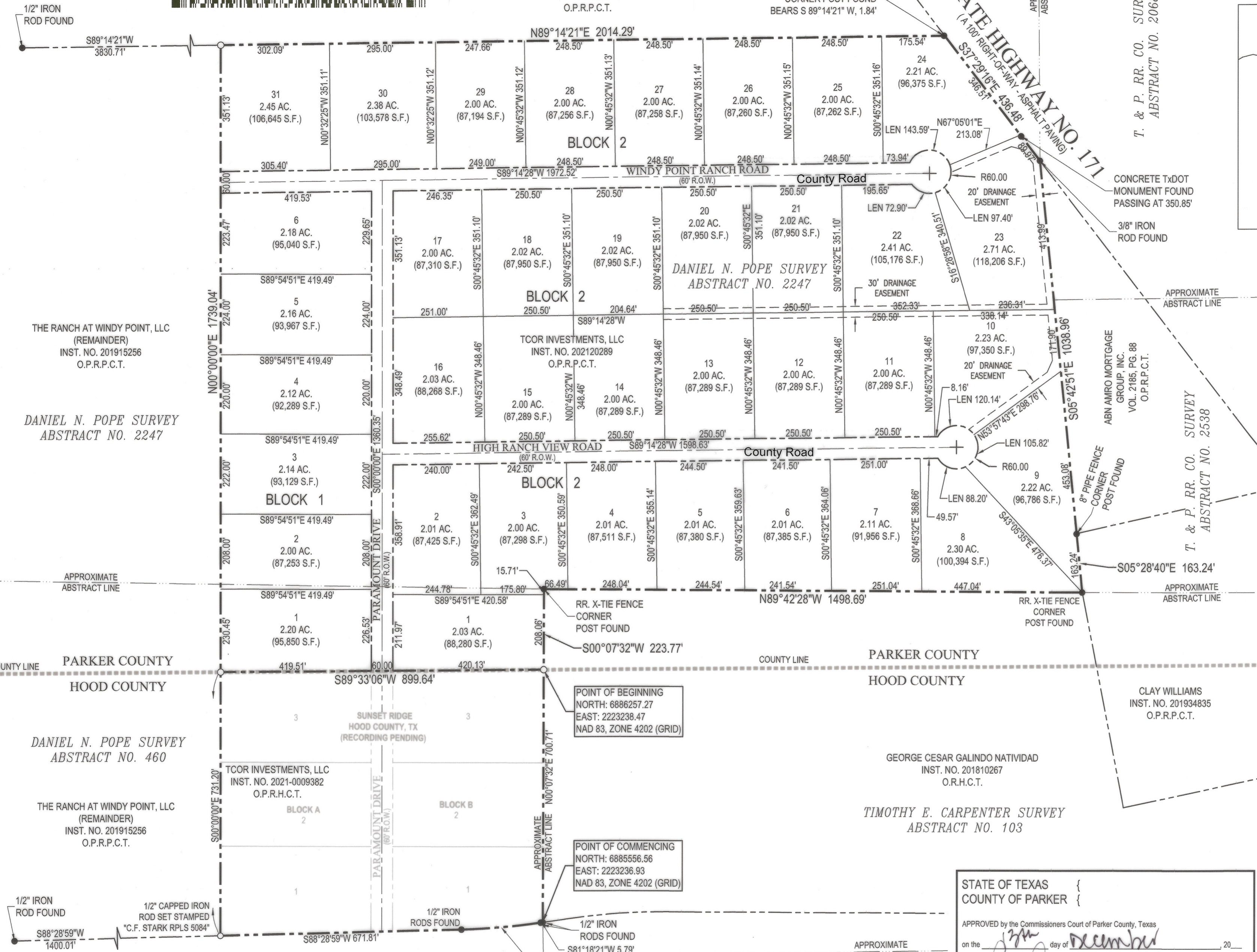
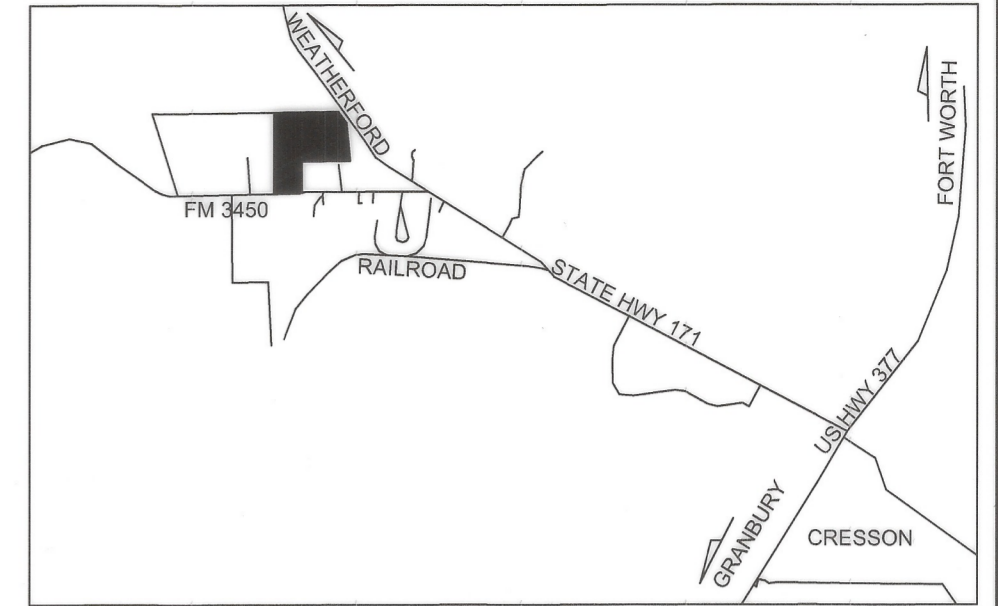


THE MOORE-ODEM WILDLIFE FOUNDATION, INC.
INST. NO. 202003603
O.P.R.P.C.T.

RR. X-TIE FENCE
CORNER POST FOUND
BEARS S 89°14'21" W, 1.84'

STATE HIGHWAY NO. 171
(A 100' RIGHT-OF-WAY - ASPHALT PAVING)

T. & P. RR. CO. SURVEY
ABSTRACT NO. 2068



THE RANCH AT WINDY POINT, LLC
(REMAINDER)
INST. NO. 201915256
O.P.R.P.C.T.

DANIEL N. POPE SURVEY
ABSTRACT NO. 2247

DANIEL N. POPE SURVEY
ABSTRACT NO. 2247

TCOR INVESTMENTS, LLC
INST. NO. 202120289
O.P.R.P.C.T.

DANIEL N. POPE SURVEY
ABSTRACT NO. 460

THE RANCH AT WINDY POINT, LLC
(REMAINDER)
INST. NO. 201915256
O.P.R.P.C.T.

GEORGE CESAR GALINDO NATIVIDAD
INST. NO. 201810267
O.R.H.C.T.

TIMOTHY E. CARPENTER SURVEY
ABSTRACT NO. 103

CLAY WILLIAMS
INST. NO. 201934835
O.P.R.P.C.T.

JOHN SEALY SURVEY
ABSTRACT NO. 509

GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 40 feet
Rear Building Line = 15 feet
Side Building Line = 15 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along lot frontage.
- 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.
- Project is not located in ETJ of any municipality.
- Total Number of Single Family Residential Lots = 37.
- Total Population = 122 Persons.
- Water Source to be private individual water wells.
- Waste Water to be private individual Waste Water Systems.
- Lot sizes range from 2.14 acres to 2.47 acres.
- All Proposed 60' rights of ways to be dedicated to the public.
- 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.
- 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, Texas, dated april 05, 2019 map no. 48367C0550F, and for Hood County, Texas, dated april 05, 2019, map no. 48221C0100E, the property described herein does not appear to lie within a special flood hazard area.
- Total centerline linear street length=4,931.50'.

18153
WE
K-24
SWE

FINAL PLAT
Lots 1 thru 6, Block 1
Lots 1 thru 31, Block 2

SUNSET RIDGE
85.11 ACRES
3,707,337 SQUARE FEET
An Addition to Parker County, Texas
Situated in the
Daniel N. Pope Survey, Abstract No. 2247
and
Daniel N. Pope Survey, Abstract No. 460
Parker County, Texas

STATE OF TEXAS {
COUNTY OF PARKER {

APPROVED by the Commissioners Court of Parker County, Texas
on the 27th day of December, 2021

Pat Dean, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Larry Walker
Larry Walker
Commissioner Precinct #3

Steve Dugan
Steve Dugan
Commissioner Precinct #4

22247.001.001.00

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.

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 104
DATE 12/14/2021

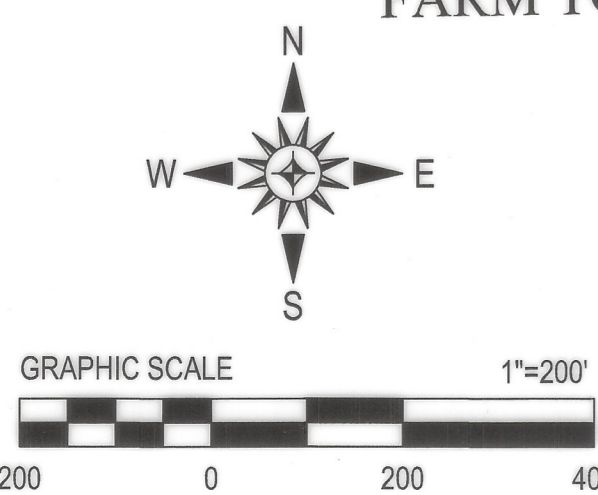
DEVELOPER:
TCOR INVESTMENTS, LLC
CORD CARPENTER
3400 S. UNIVERSITY, APT B
FORT WORTH, TX 76109
817-565-9136

OWNER:
TCOR INVESTMENTS, LLC
3400 S. UNIVERSITY, APT B
FORT WORTH, TX 76109

B
Barron-Stark
Engineers

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

JOB No. 367-9737
DATE NOV. 2021
SHEET
1 OF 2



NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED
UPON COMPLETION OF THE CONSTRUCTION OF THE STREETS AND UTILITIES, ALL LOT CORNERS SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "BARRON STARK".

USER: CYNTHIA SMITH
PLOTTED ON: 11/20/2021 8:37 AM
FILE NAME: INDRONIAN STARK SWIFT ENG087 - BARCELONA_CUSTOM HOMES0879 - SUNSET RIDGE_CROSSROADS_CAD/DWG/SP PLAT/SP/2021 SUNSET RIDGE_FINAL PLAT PARKER COUNTY.DWG

STATE OF TEXAS {
 COUNTY OF PARKER {
 LEGAL DESCRIPTION

BEING 85.11 acres situated in the DANEIL N. POPE SURVEY, Abstract No. 2247, Parker County, Texas and being situated in the DANEIL N. POPE SURVEY, Abstract No. 460, Parker County, Texas, being a portion of that certain tract of land described in deed to The TCOR Investments, LLC, recorded under Instrument Number 202120289, Official Public Records, Parker County, Texas, and also being a portion of that certain tract of land described in deed to The TCOR Investments, LLC, recorded under Instrument Number 2021-0009382, Official Public Records, Hood County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" iron rod found in the north line of Farm To Market Highway No. 3450 (a 100' Right-of-Way), being the southerly southeast corner of said TCOR Investments, LLC, tract, and being the southwest corner of that certain tract of land described in deed to George Cesar Galindo Natividad, recorded under Instrument Number 201810267, Official Records, Hood County, Texas, said COMMENCING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6885556.56' and EAST:2223236.93', for reference;

THENCE N 00°07'32" E, with the common line of said TCOR Investments, LLC tract and said George Cesar Galindo Natividad tract, a distance of 700.71 feet to a 1/2" capped iron rod set stamped "CF Stark RPLS 5084" being the POINT OF BEGINNING, said BEGINNING point being on the common County Line of Parker County and Hood County and also having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6886257.27' and EAST:2223238.47', for reference;

THENCE S 89°33'06" W, along said common County Line and through the interior of said TCOR Investments, LLC tract, a distance of 899.64 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", said iron being on the common line of TCOR Investments, LLC tract and The Ranch at Windy Point, LLC tract of land described in Instrument No. 201915256 Official Records, Parker County, Texas, said iron also being on said common County Line and from which a 1/2" capped iron rod set stamped "CF Stark RPLS 5084" bears S 00°00'00" E, a distance of 731.20 feet;

THENCE N 00°00'00" E, leaving said common County Line and continuing along said common line of TCOR Investments, LLC tract and The Ranch at Windy Point, LLC tract, a distance of 1,739.04 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the north line of said The TCOR Investments, LLC, tract, being the south line of that certain tract of land described in deed to The Moore-Odem Wildlife Foundation, Inc., recorded in Instrument Number 202003603, Official Public Records, Parker County, Texas, from which a 1/2" iron rod found at the northwest corner of said The TCOR Investments, LLC, tract bears S 89°14'21" W, a distance of 3830.71 feet;

THENCE N 89°14'21" E, with the common line of TCOR Investments, LLC, tract and The Moore-Odem Wildlife Foundation, Inc., tract, a distance of 2,014.29 feet to a point in the southwesterly line of State Highway No. 171 (a 100' Right-of-Way), being the northerly northeast corner of TCOR Investments, LLC, tract and being the southeast corner of The Moore-Odem Wildlife Foundation, Inc., tract, from which a Railroad Tie fence corner post found bears S 89°14'21" W, a distance of 1.84 feet;

THENCE S 37°29'16" E, with the southwesterly line of said State Highway No. 171, at a distance of 350.85 feet passing a concrete Texas Department of Transportation monument, an continuing along said southwesterly line, in all, a total distance of 436.48 feet to a 3/8" iron rod found at the easterly northeast corner of TCOR Investments, LLC, tract and being the north corner of that certain tract of land described in deed to ABN AMRO Mortgage Group, Inc., recorded in Volume 2185, Page 88, Official Public Records, Parker County, Texas;

THENCE S 05°42'51" E, continuing with the common line of said The TCOR Investments, LLC, tract and said ABN AMRO Mortgage Group, Inc., tract, a distance of 1,038.96 feet to an 8" pipe fence corner post found at the southwest corner of said ABN AMRO Mortgage Group, Inc., tract and being the northwest corner of that certain tract of land described to Clay Williams, recorded in Instrument Number 201934835, Official Public Records, Parker County, Texas;

THENCE S 05°28'40" E, continuing with the common line of said TCOR Investments, LLC, tract and said Williams tract, a distance of 163.24 feet to a Railroad X-Tie fence corner post found at the easterly southeast corner of said TCOR Investments, LLC, tract and being the northerly northeast corner of said George Cesar Galindo Natividad tract;

THENCE N 89°42'28" W, continuing with the common line of said TCOR Investments, LLC tract, and said George Cesar Galindo Natividad tract, a distance of 1,498.69 feet to a Railroad X-Tie fence corner post found at an inner ell corner of said TCOR Investments, LLC, tract and being the northwest corner of said George Cesar Galindo Natividad tract;

THENCE S 00°07'32" W, continuing with the common line of said The TCOR Investments, LLC tract, and said George Cesar Galindo Natividad tract, a distance of 223.77 feet to the POINT OF BEGINNING and containing 85.11 acres (3,707,337 square feet) of land, more or less.

STATE OF TEXAS {
 COUNTY OF PARKER {

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That TCOR INVESTMENTS, LLC, being the owner of said land do hereby adopt this plat as:

SUNSET RIDGE, Lots 1 through 6, Block 1 and Lots 1 through 31, Block 2

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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Owner also certifies the property is not within the Extraterritorial Jurisdiction on 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.

Executed this the 16th day of Nov. 2021.

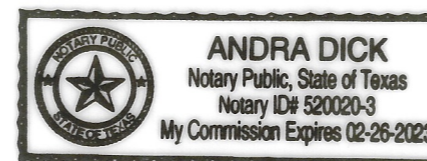
Cord Carpenter
 TCOR INVESTMENTS, LLC
 PRINTED NAME

STATE OF TEXAS {
 COUNTY OF PARKER {

Before me, the undersigned authority on this day personally appeared Cord Carpenter of TCOR INVESTMENTS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they 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 16th day of Nov. 2021.

Andra Dick
 Notary Public in and for The State of Texas



LIENHOLDER
 ACKNOWLEDGEMENT
 PlainsCapital BANK
 1001 SANTE FE DRIVE
 WEATHERFORD, TX 76086
John Hinton
 Printed Name
John Hinton
 Signature
11-16-21
 Date:

STATE OF TEXAS {
 COUNTY OF PARKER {

SURVEYOR'S CERTIFICATION:

I hereby certify that 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 11-16-21
 Charles F. Stark, RPLS Date
 Texas Registration No. 5084



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

COUNTY CLERK STAMP
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202148574
 12/14/2021 08:46 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET <u>F</u> SLIDE <u>104</u> DATE <u>12/14/2021</u>	DEVELOPER: TCOR INVESTMENTS, LLC CORD CARPENTER 3400 S. UNIVERSITY, APT B FORT WORTH, TX 76109 817-565-9136	OWNER: TCOR INVESTMENTS, LLC 3400 S. UNIVERSITY, APT B FORT WORTH, TX 76109	B Barron-Stark Engineers	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	JOB No. 367-9737 DATE NOV. 2021 SHEET 2 OF 2
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FINAL PLAT
 Lots 1 thru 6, Block 1
 Lots 1 thru 31, Block 2
SUNSET RIDGE
 85.11 ACRES
 3,707,337 SQUARE FEET
 An Addition to Parker County, Texas
 Situated in the
 Daniel N. Pope Survey, Abstract No. 2247
 and
 Daniel N. Pope Survey, Abstract No. 460
 Parker County, Texas

USER: C:\P\PLAT\SWIFT - BARCELONA CUSTOM HOMES\9737 - SUNSET RIDGE CHESSON\00 CAD\00 DWG\06 PLAT\367-9737 SUNSET RIDGE FINAL PLAT PARKER COUNTY.DWG
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