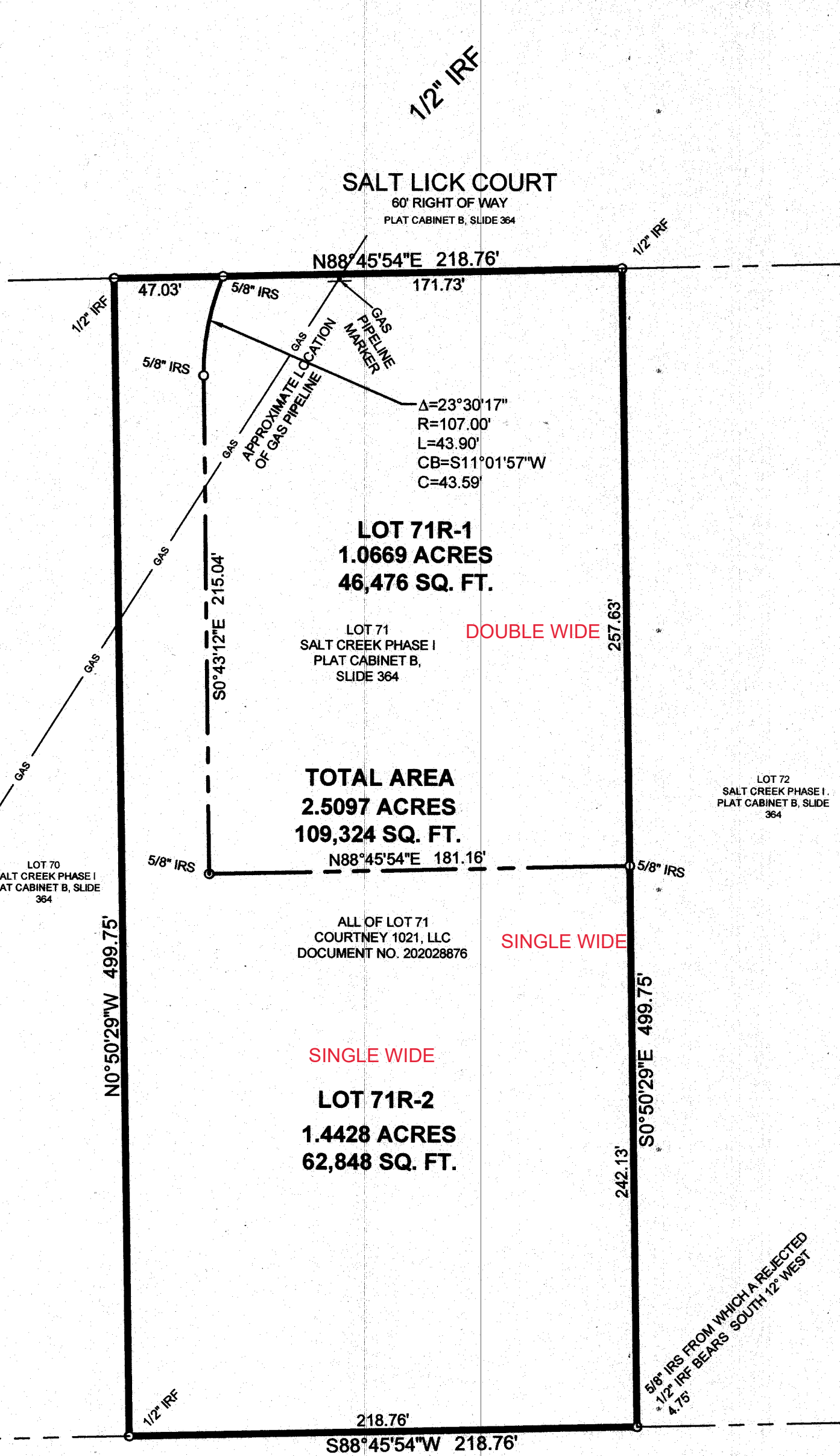


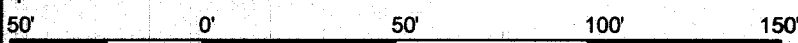
LOCATION MAP
SCALE 1"=4000'



REMAINDER TRACT 2
CALLED 270.55 ACRES
VOLUME 1755, APGE 537

GENERAL NOTES:

- 1.) Land use is designated as single family residential.
- 2.) 2 total lots, maximum lot size 1.4428 acres, minimum lot size 1.0669 acres.
- 3.) This property is not located within the ETJ of any City or Municipality.
- 4.) Water source: MUD
- 5.) The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown. According to Map No. 48367C0150E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



GRAPHIC SCALE SCALE IN FEET 1"=100'
A-WARD PROJECT NO: 2020-1463 SALT LICK PLAT

OWNERS DEDICATION:

202041919 PLAT Total Pages: 1

Whereas Courtney 1021, LLC, acting by and through Marcela Valverde, authorized to so act are the owners of a part of the R. LEE SURVEY, Abstract No. 2842 and the RUSSELL LEE SURVEY, Abstract No. 2701 situated about 16.4 miles North 4° West of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of Lot 71 of SALT CREEK PHASE I, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet B, Slide 364 of the Plat Records of Parker County, Texas and being deed to Courtney 1021, LLC as recorded in Document No. 202028876 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found for the northwest corner of said Lot 71, the northeast corner of Lot 70 in xxx and being in the south right-of-way line of Salt Lick Court, having a 60 foot right-of-way as dedicated in said Plat Cabinet B, Slide 364;
THENCE North 88°45'54" East, along the common line of said Lot 71 and said Salt Lick Court a distance of 218.76 feet to a 1/2" iron rod found for the northeast corner of said Lot 71 and the northwest corner of Lot 72 in xxx;
THENCE South 0°50'29" East, along the common line of said Lots 71 and 72, a distance of 499.75 feet to a 5/8" capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southeast corner of said Lot 71, the southwest corner of said Lot 72 and being in the north line of the remainder of Tract 2, being a called 270.55 acre tract as recorded in Volume 1755, Page 537 of the Deed Records of Parker County, Texas, from which a rejected 1/2" iron rod found bears South 12° West, a distance of 4.75 feet;

THENCE South 88°45'54" West, along the south line of said Lot 71 and said Tract 2, a distance of 218.76 feet to a 1/2" iron rod found for the southwest corner of said Lot 71 and the southeast corner of said Lot 70;

THENCE North 0°50'29" West, along the common line of said Lots 71 and 70, a distance of 499.75 feet to the POINT OF BEGINNING and containing 2.5097 acres or 109,324 square feet of land;

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents: That, Courtney 1021, LLC, owner, do hereby adopt this plat designating the herein above property as

**LOTS 71R-1 AND 71R-2
SALT CREEK, PHASE I**

an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Owner acknowledges that it is the responsibility of the Developer, not the County, 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.

Witness my hand, this the 10 day of DECEMBER, 2020.
Courtney 1021, LLC.

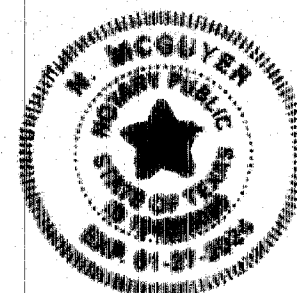
Marcela Valverde
Marcela Valverde
managing member

STATE OF TEXAS
COUNTY OF PARKER DALLAS

Before me, the undersigned authority on this day personally appeared Marcela Valverde known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 10 day of DECEMBER, 2020.

[Signature]
Notary Public, Parker County, Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202041919
12/16/2020 11:37 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

E-636

SURVEYOR:
AWARD SURVEYING
252 WEST MAIN STREET, SUITE F
AZLE, TX 76020
817-332-9273
ATTN: PAUL WARD

OWNER/DEVELOPER:
COURTNEY 1021, LLC
5250 STATE HIGHWAY 78
SACHSE TX 75048
ATTN: MARCELA VALVERDE

APPROVED by the Commissioners Court of Parker County, Texas, this the 14 day of December, 2020.

George A Conley
George Conley
Precinct #1

Craig Peacock
Craig Peacock
Precinct #2

Larry Walden
Larry Walden
Precinct #3

Steve Dugan
Steve Dugan
Precinct #4

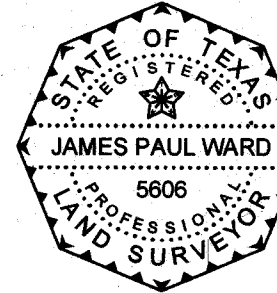
Pat Deen
Pat Deen
County Judge

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of Parker County, Texas.

James Paul Ward
James Paul Ward
Award Surveying, Inc.,
252 West Main Street, Suite F
Azle, TX 76020
Registered Professional Land Surveyor #5606



ACCT NO: 17248
SCH DIST: PO

**FINAL PLAT
Lots 71R-1 and 71R-2
SALT CREEK PHASE I**

an addition to Parker County, Texas, being a replat of Lot 71 of SALT CREEK PHASE I, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet B-364 of the Plat Records of Parker County, Texas, and being a part of the R. LEE SURVEY, Abstract No. 2842 and the RUSSELL LEE SURVEY, Abstract No. 2701

17248.001.071.00

December, 2020

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPLS Firm No. 10194435