

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BRIAN KEITH AND DEBRA GAY DAY, BEING THE SOLE OWNERS OF A 10.000 ACRES TRACT OF LAND BEING CALLED OUT OF THE J. CUMMINGS SURVEY, ABSTRACT NO. 2291 & THE A. SOWDERS SURVEY, ABSTRACT NO. 802, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC# 201802830, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2" STEEL FENCE POST IN THE EAST LINE OF A 30' INGRESS/EGRESS EASEMENT AND AT THE SOUTHWEST CORNER OF SAID 56.71 ACRES TRACT FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHEAST CORNER OF SAID J. CUMMINGS SURVEY IS CALLED TO BEAR N 69°04'19" E 576.07 FEET, N 68°57'59" E 405.94 FEET, N 68°53'51" E 514.88 FEET, N 06°34'18" E 846.16 FEET, AND N 00°05'32" W 569.06 FEET.

THENCE N 01°03'19" W 715.00 FEET ALONG THE SAID EAST LINE OF THE INGRESS/EGRESS EASEMENT AND THE WEST LINE OF SAID 56.71 ACRES TRACT TO A SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "TEXAS SURVEYING INC" FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE OVER & ACROSS SAID 56.71 ACRES TRACT THE FOLLOWING:
N 68°46'28" E 525.82 FEET TO A SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "TEXAS SURVEYING INC" FOR THE NORTHEAST CORNER OF THIS TRACT.
S 21°13'32" E 670.79 FEET TO A SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "TEXAS SURVEYING INC" IN THE SOUTH LINE OF SAID 56.71 ACRES TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 68°40'08" W 196.29 FEET ALONG THE SOUTH LINE OF SAID 56.71 ACRES TRACT TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO MARSHALL IN CLERK'S FILE NO. 201516296, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR A CORNER OF THIS TRACT.

THENCE S 68°46'28" W 576.07 FEET ALONG THE SOUTH LINE OF SAID 56.71 ACRES TRACT TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST. WEATHERFORD, TX 76086
DATE: FIELD DATE - NOVEMBER 16, 2017
PLAT DATED - FEBRUARY 2018 - ANO2778P.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRIAN KEITH & DEBRA GAY DAY, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, BLOCK 1, SKYVIEW ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 8th DAY OF March, 2018.

BY:

Brian Keith Day
NAME / TITLE

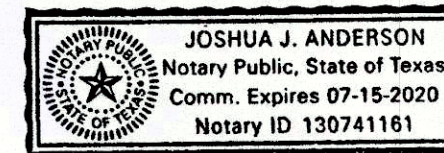
Debra Gay Day
NAME / TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRIAN KEITH DAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITHIN HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF March, 2018.

Joshua J. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

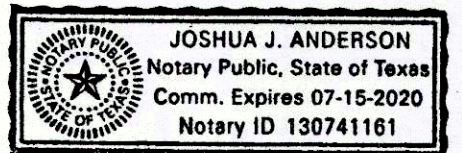


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DEBRA GAY DAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITHIN HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF March, 2018.

Joshua J. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. SEWELL12229-BRM THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

SUBJECT TO THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S):
ACCESS EASEMENT - V. 1078, P. 908 R.P.R.P.C.T. (AS SHOWN)
HARDING CO. ESMT - V. 2347, P. 617 R.P.R.P.C.T. (NO DESCRIPTION - AFFECTS PARENT TRACT.)

THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DO(ES) NOT AFFECT THIS TRACT: V. 329, P. 548; V. 329, P. 554; V. 111, P. 863; V. 1375, P. 319; V. 1846, P. 706; V. 2367, P. 183; V. 2456, P. 1592; V. 2512, P. 647; V. 2608, P. 633 R.P.R.P.C.T.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXASUTL) AND THE SURVEYOR'S PROFESSIONAL OPINION.

AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0325E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRIS.ORG)

WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.

SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.

NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.

SURVEYOR:
TEXAS SURVEYING, INC.
104 S. WALNUT ST
WEATHERFORD, TX 76086
817-594-0400

OWNER/DEVELOPER:
BRIAN & DEBRA DAY
P.O. BOX 150976
FORT WORTH, TX
817-501-7401

*P.O. Box 2086
Ayle TX 76098
Per Ms. Day*

E-50

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8th DAY OF March, 2018.

COUNTY JUDGE

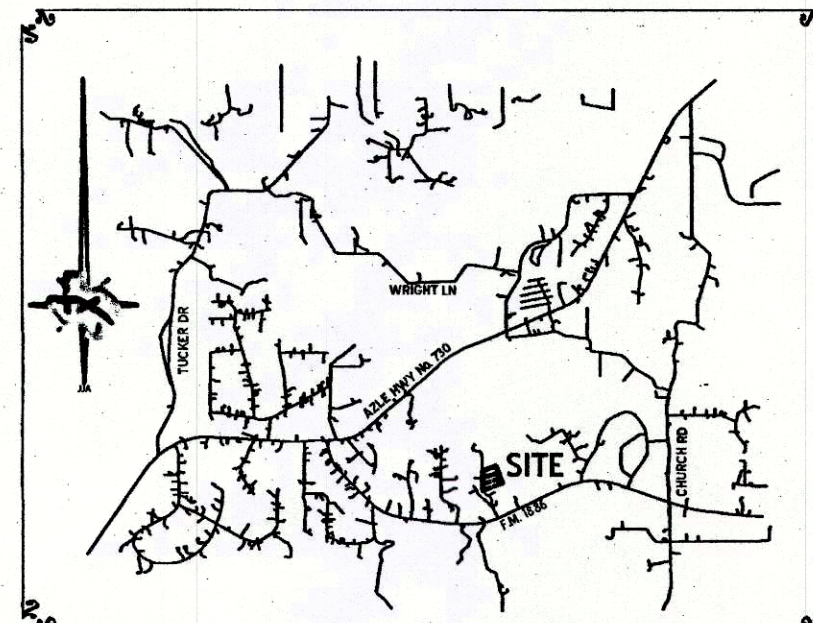
George A. Cooley
COMMISSIONER PRECINCT #1

Chris Peacock
COMMISSIONER PRECINCT #2

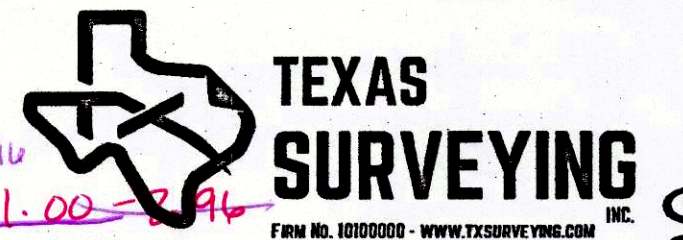
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201805350
03/12/2018 12:05 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



**FINAL PLAT OF
LOTS 1-3, BLOCK 1
SKYVIEW ESTATES**
10.000 ACRES OF LAND OUT OF THE
J. CUMMINGS SURVEY ABSTRACT No. 2291 & THE
A. SOWDERS SURVEY, ABSTRACT No. 802
PARKER COUNTY, TEXAS.
FEBRUARY 2018



ADCT. NO.: 17499
SCH. DIST.: A7
CITY: L-11-F-12
MAP NO.:

*20802.009.007.00 \$96
20802.009.001.00-296
22291.005.000.00 - Lotacus
22291.005.001.00 1.04 acres*