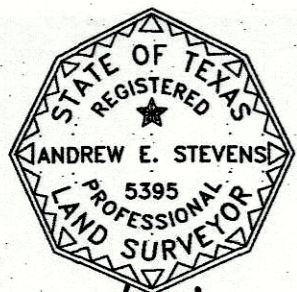


STATE OF TEXAS COUNTY OF PARKER I, Andrew E. Stevens, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city of town in Parker County, Texas.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes. NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 earlier as to the groundwater availability. It is the contractor's responsibility to call 1-800-DIG-TESS before trenching on the subject site.



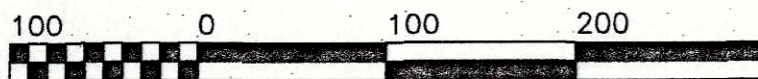
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

Signature of Andrew E. Stevens, dated 12/18/2019.

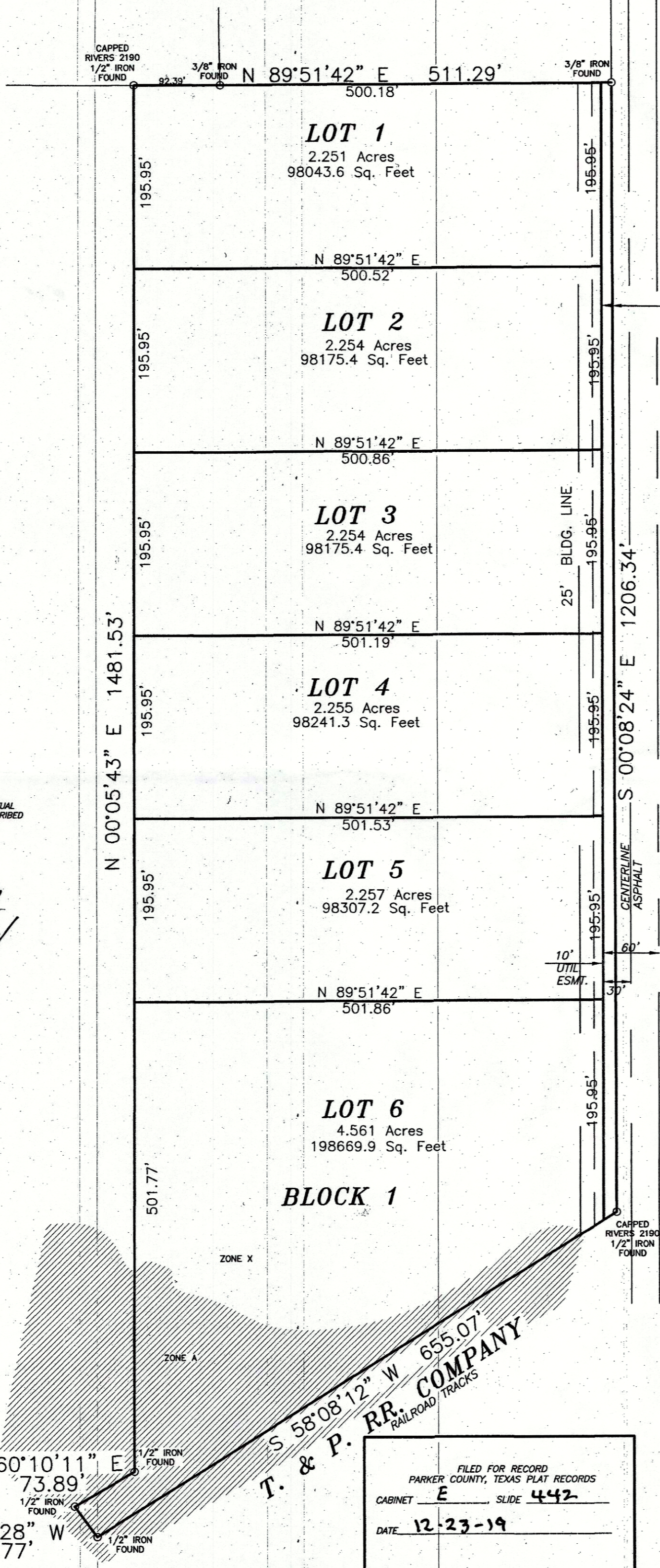
ANDREW E. STEVENS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5395 DECEMBER 2, 2019

NOTES: BEARINGS CORRELATED TO THE GPS NETWORK, NAD 83 NORTH CENTRAL TEXAS ZONE 4202. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48367C0250F, EFFECTIVE DATE APRIL 5, 2019 THIS PROPERTY LIES WITHIN ZONE X AND ZONE A (HATCHED). CAPPED STEVENS SURVEYING 1/2" IRONS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. WASTEWATER BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS. WATER PROVIDED BY COOP WATER SUPPLY.

OWNER/DEVELOPER Gabe Salmons 1700 Stafford Rd. Weatherford, Texas 76088 817-304-5280



STEVENS LAND SURVEYING, PLLC P.O. BOX 26951 FORT WORTH, TEXAS 76126 817-696-9775 FIRM REGISTRATION #10194023



DEDICATION STATE OF TEXAS COUNTY OF PARKER

WHEREAS Gabe Salmons, is the owner of the herein described property to wit:

16.179 acres situated in the T & P RR. CO. SURVEY, Abst. No. 1537, Parker County, Texas. Being that certain tract of land described in deed to Olyn A. Francis, Sr. by deed recorded in Volume 1871, Page 874, Official Public Records, Parker County, Texas. Said 16.179 acres being more particularly described, as follows:

Beginning at capped 1/2" iron found at the northwest corner of said Francis, Sr. tract.

THENCE North 89 degrees 51 minutes 42 seconds East, 511.29 feet to the west line of Cool Junction;

THENCE South 00 degrees 08 minutes 24 seconds East, along the west line of said Cool Junction in the north line of the T. & P. RR.;

THENCE South 58 degrees 08 minutes 12 seconds West along the north line of said T. & P. RR., 655.07 feet to a 1/2" iron found;

THENCE North 36 degrees 50 minutes 28 seconds West, 40.77 feet to a 1/2" iron found;

THENCE North 60 degrees 10 minutes 11 seconds East, 73.89 feet to a 1/2" iron found;

THENCE North 00 degrees 05 minutes 43 seconds East, 1481.53 feet to the POINT OF BEGINNING and containing 16.179 acres of land.

Do hereby dedicate the same to be known as Lots 1-6, Block 1, SALMONS SUBDIVISION, an addition to Parker County, Texas and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purpose and consideration therein expressed.

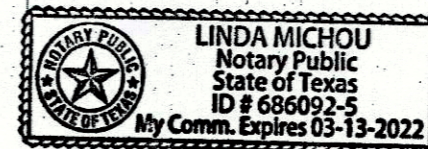
I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker Count, Texas.

Signature of Gabe Salmons, dated 12-19-19.

State of Texas County of Parker Before me, the undersigned authority on this day personally appeared Gabe Salmons know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 18th day of Dec, 2019.

Signature of Linda Michou, Notary Public in and for the State of Texas.



ACCT. NO.: 17227 SCH. DIST.: ML CITY: 6-15 MAP NO.:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle, County Clerk.

201934516 12/23/2019 01:26 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

APPROVED by the Commissioners Court of Parker County, Texas this the 19th day of December 2019. County Judge George A. Conley, Commissioner Precinct #1, Craig Hamel, Commissioner Precinct #2, Jimmy Wald, Commissioner Precinct #3, [Signature], Commissioner Precinct #4.

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORDS CABINET E SLIDE 442 DATE 12-23-19

Final Plat Lots 1-6, Block 1 SALMONS SUBDIVISION an addition in Parker County, Texas being 16.179 Acres situated in the T. & P. RR. CO. SURVEY, Abst. No. 1537, Parker County, Texas