

Field notes for:-

Part of the SAMUEL ARBUCKLE SURVEY, Abstract No.14, situated in Parker County, Texas, embracing part of the 140-62/100 acre tract described in the deed to Steiner & Sons, LTD., recorded in Document No. 201916768 of the Real Records of Parker County, Texas and described by the meets and bounds as follows:

The bearings are per the Texas Coordinate System, North Central Zone, NAD 83 (2011). All 5/8" capped irons recovered or set in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a pk nail in asphalt found for the northeasterly corner of the 53-623/1000 acres tract described in the deed to Blue Heron Cutting Horses, LLC, recorded in Document No. 201816644 of the said Real Records, and in the southerly line of the 5-741/1000 acres tract, a variable width ingress and egress easement described in the deed to Kirk B. Wied, recorded in volume 2846 page 1534 of the said Real Records, and in the west line of the 2-175/1000 acres ingress and egress tract recorded in volume 2395 page 1236 of the said Real Records.

Thence easterly, along the said southerly line of the said 5-741/1000 ingress and egress easement, the following:

south 77 degrees-22 minutes-58 seconds east 83-59/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the right having a radius of 742-48/100 feet,

southeasterly, along the arc of said curve to the right, an arc length of 182-07/100 feet to a 5/8" capped iron recovered, the long chord of the said 182-07/100 feet arc is south 74 degrees-41 minutes-20 seconds east 181-61/100 feet,

south 65 degrees-22 minutes-53 seconds east 82-51/100 feet to a 5/8" capped iron recovered,

thence south 11 degrees-10 minutes-01 second west, 796-74/100 feet to a 4" pipe corner post.

Thence north 82 degrees-10 minutes-02 seconds west, 460-42/100 feet to a 5/8" capped iron recovered for the southeasterly corner of the said 53-623/1000 acres tract.

Thence northerly, along the easterly line of the said 53-623/1000 acres tract, and the westerly line of the said 2-175/1000 acres ingress and egress easement the following:

north 40 degrees-48 minutes-20 seconds east, 53-58/100 feet to a 5/8" capped iron recovered in a curve to the left having a radius of 415-45/100 feet,

northeasterly, along the arc of said curve to the left, an arc length of 213-53/100 feet to a 5/8" capped iron recovered, the long chord of the said 213-53/100 feet arc is north 12 degrees-11 minutes-40 seconds east 211-19/100 feet at the end of said curve to the left and the beginning of a curve to the right having a radius of 68-40/100 feet,

northeasterly, along the arc of said curve to the right, an arc length of 90-83/100 feet to a pk nail found, the long chord of the said 90-83/100 feet arc is north 40 degrees-29 minutes-35 seconds east 84-14/100 feet,

north 83 degrees-58 minutes-12 seconds east, 42-19/100 feet to a 5/8" capped iron set in a curve to the left, having a radius of 32-75/100 feet,

northeasterly, along the arc of said curve to the left, an arc length of 56-62/100 feet to a pk nail found, the long chord of the said 56-62/100 feet arc is north 28 degrees-07 minutes-50 seconds east 49-83/100 feet,

north 01 degree-24 minutes-54 seconds east, 111-28/100 feet to a 5/8" capped iron recovered,

north 04 degrees-16 minutes-28 seconds east, 105-11/100 feet to a 5/8" capped iron recovered,

north 05 degrees-52 minutes-12 seconds east, 94-56/100 feet to the place of beginning and containing 6-519/1000 acres.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents:

That, Steiner & Sons, LTD., being dedicatory do hereby adopt this plat designating the herein above property as LOT 1 BLOCK 1 STEINER ADDITION, 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.

Witness my hand, this the 7th day of February 2020.

Steiner & Sons, LTD. By: Steiner GP, LLC, its General Partner

By: *Sid Steiner*
Sid Steiner, Vice President

THE STATE OF TEXAS COUNTY OF PARKER
I, Steiner & Sons, LTD. being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

By: *Sid Steiner*
Sid Steiner, Vice President



THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Sid Steiner known 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 7th day of February 2020.

By: *Jordan Jean Girouard*
Notary Public

WATER SOURCE SHALL BE BY ON-SITE WATER WELL

SEWAGE SHALL BE BY ON-SITE SEPTIC

202004821 PLAT Total Pages: 1



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 thought 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.

By: *Sid Steiner*
Sid Steiner, Vice President

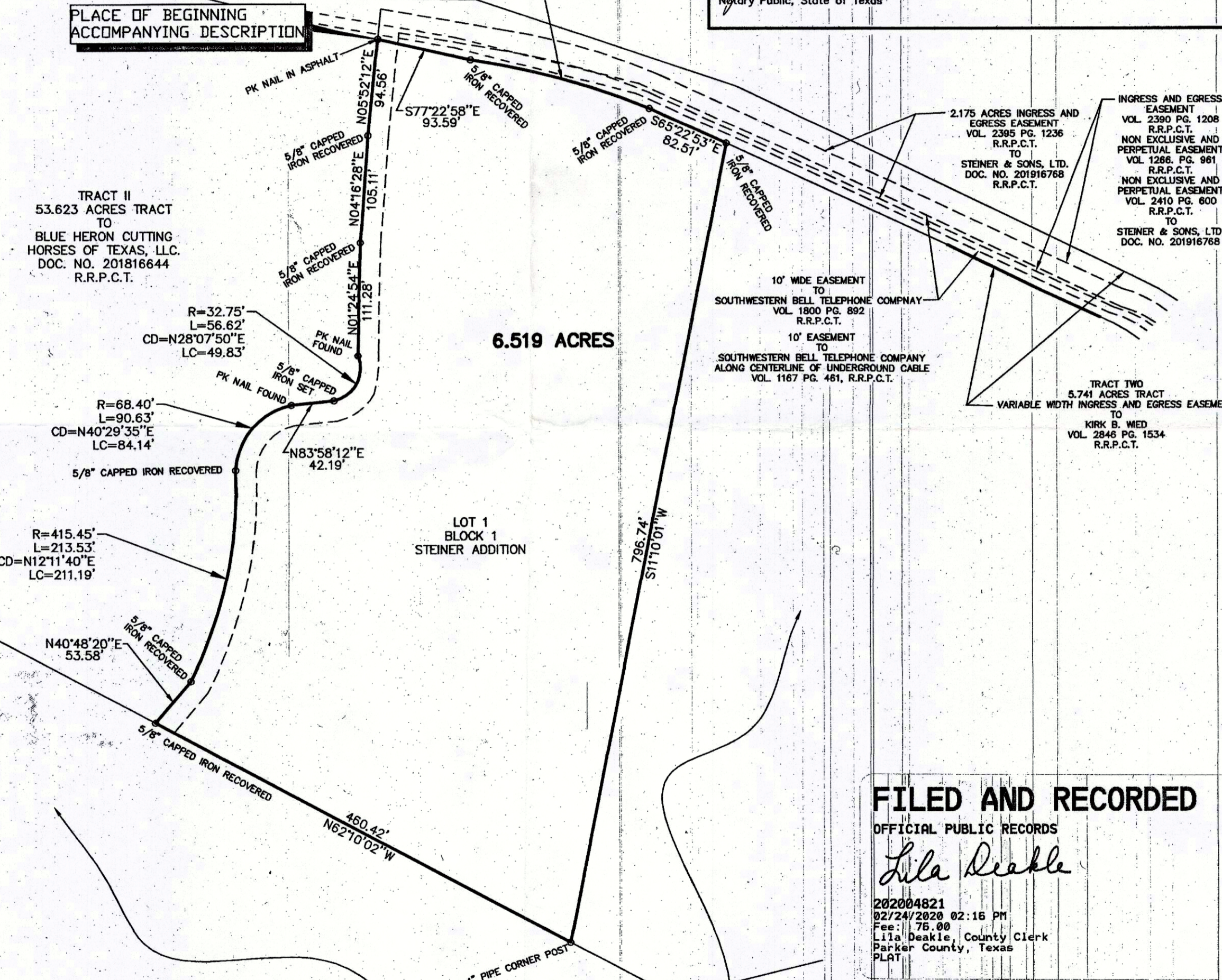
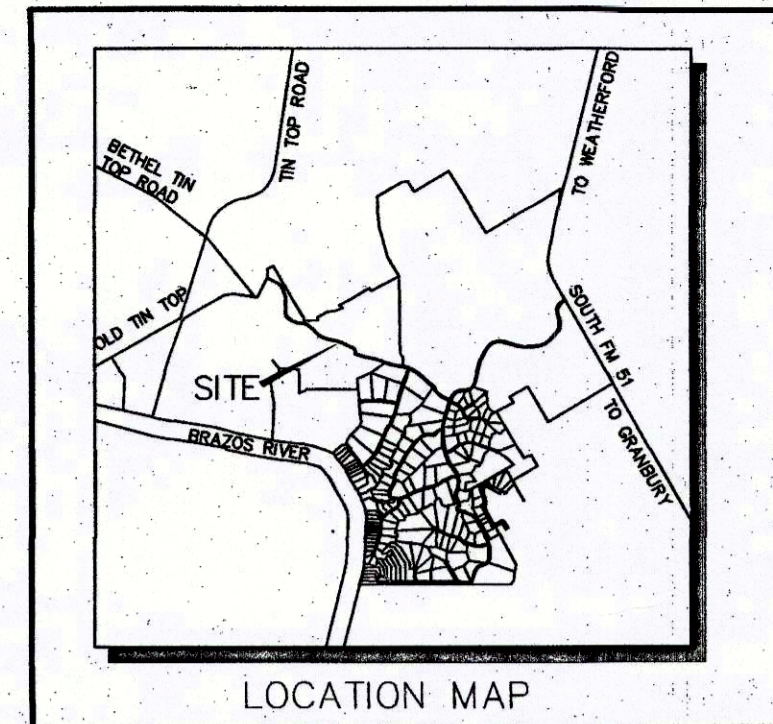


THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Sid Steiner known 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 7th day of February 2020.

By: *Jordan Jean Girouard*
Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, this the 24 day of February 2020.
By: *Pat Deen*
Pat Deen, County Judge
By: *George A Conley*
George Conley, Commissioner Precinct #1
By: *Craig Peacock*
Craig Peacock, Commissioner Precinct #2
By: *Larry Walden*
Larry Walden, Commissioner Precinct #3
By: *Steve Dugan*
Steve Dugan, Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202004821
02/24/2020 02:16 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 17914
SCH. DIST.: WE
CITY: H-23
MAP NO.: SWE

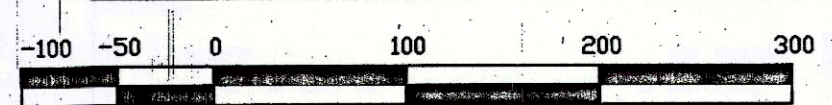
OWNER:
STEINER & SONS, LTD.
820 CASLANA COVE
AUSTIN, TEXAS 78732

Final Plat
Lot 1 of Block 1 in STEINER ADDITION, an Addition to Parker County, Texas.
We marked the corners as shown hereon.
The basis for bearings is deed call.
The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground December 27, 2019.
BROOKES BAKER SURVEYORS

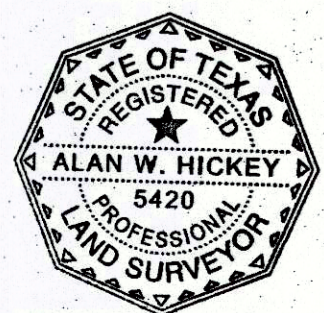
The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
FAX (817) 279-9694
alanh@brookesbakersurveyors.com

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY TEXAS AND INCORPORATED AREAS MAP NO.48367C0525F, EFFECTIVE DATE APRIL 5, 2019 IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.



THIS PLAT RECORDED IN PLAT CABINET _____ THIS _____ DAY OF 2020



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.
By: *Alan W. Hickey*
Alan W. Hickey
Registered Professional Land Surveyor No. 5420

E-474

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2004.001.000.10 - 5.519