

ACCORDING TO MAP NO. 48367C0175E 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, A PORTION THIS PROPERTY IS LOCATED IN ZONE A, 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.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.
 THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"

Utility Easements
 Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems with out the necessity at any time of procuring the permission of anyone.

Water source is individual water wells.

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF PARKER §

All of Lot 2 in TRAYER ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Page 302 of the Plat Records of Parker County, Texas and a part of the FRANCIS LIDDY SURVEY, Abstract No. 829, situated about 15.4 miles North 17.25" East of the courthouse in Weatherford, the county seat of Parker County, Texas; embracing all of a called 0.76 of an acre tract of land described in the deed to Ami Traver, DVM as recorded in Document No. 202242753, Official Public Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

Coordinates and 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. Distances and Areas are surface.

BEGINNING at a capped iron rod found (whose Northing is 7036436.25 and whose Easting is 2205280.90) for the northerly northwest corner of said Lot 2 and the northeast corner of Lot 1 in said Block 1, and being on the south right-of-way line of State Highway 199 as recorded in Volume 145, Page 151, Deed Records, Parker County, Texas;

THENCE South 73°20'50" East, along the common line of said Lot 2 and south right-of-way line of State Highway 199, to and along the northerly line of said 0.76 of an acre tract, to the along the northerly line of said Lot 2, a distance of 718.29 feet to a point for the northeast corner of said Lot 2 and the MOST NORTHERLY CORNER OF Lot 15 in Block 1 of SPRINGWOOD RANCH ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet E, Page 53 of the Plat Records of Parker County, Texas;

THENCE southwesterly along the common line of said Lot 2 and said Block 1 of SPRINGWOOD RANCH ADDITION the following:

- South 27°7'0" West, a distance of 92.94 feet;
- South 19°35'14" West, a distance of 332.26 feet ;
- South 37°59'12" West, a distance of 396.78 feet ;
- South 31°53'29" West, a distance of 242.75 feet ;
- South 52°58'7" West, a distance of 438.22 feet ;
- South 63°24'45" West, a distance of 274.27 feet ;

THENCE North 0°7'53" West, along the west line of said Lot 2, a distance of 1037.49 feet to a capped iron rod found for the northwest corner of said Lot 2 and the southwest corner of Lot 1 in said TRAYER ADDITION;

THENCE along the common line of said Lot 2 and last mentioned Lot 1 the following:
 North 89°57'39" East, a distance of 251.32 feet ;
 North 17°35'32" East, a distance of 248.23 feet ;
 South 71°11'13" East, a distance of 34.74 feet ;
 North 20°41'18" East, a distance of 76.83 feet ;
 North 15°56'8" East, a distance of 179.03 feet to the POINT OF BEGINNING and containing 21.5288 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, Ami Traver, owner, does hereby adopt this plat designating the hereinabove described property as

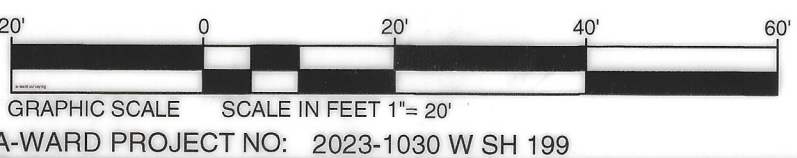
18478.001.002.00
 20829.006.000.00

LOTS 2R-1 and 2R-2, BLOCK 1 TRAYER ADDITION

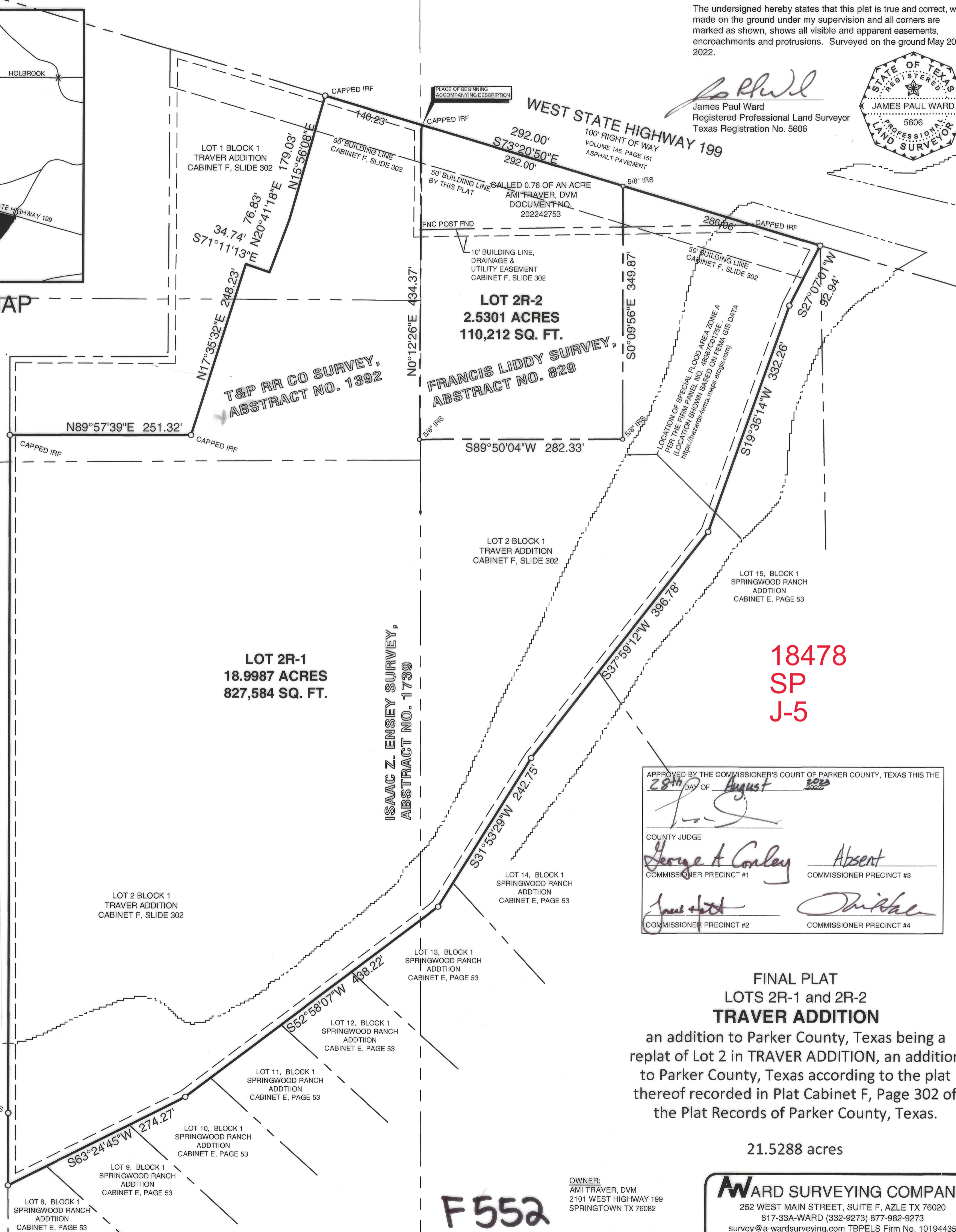
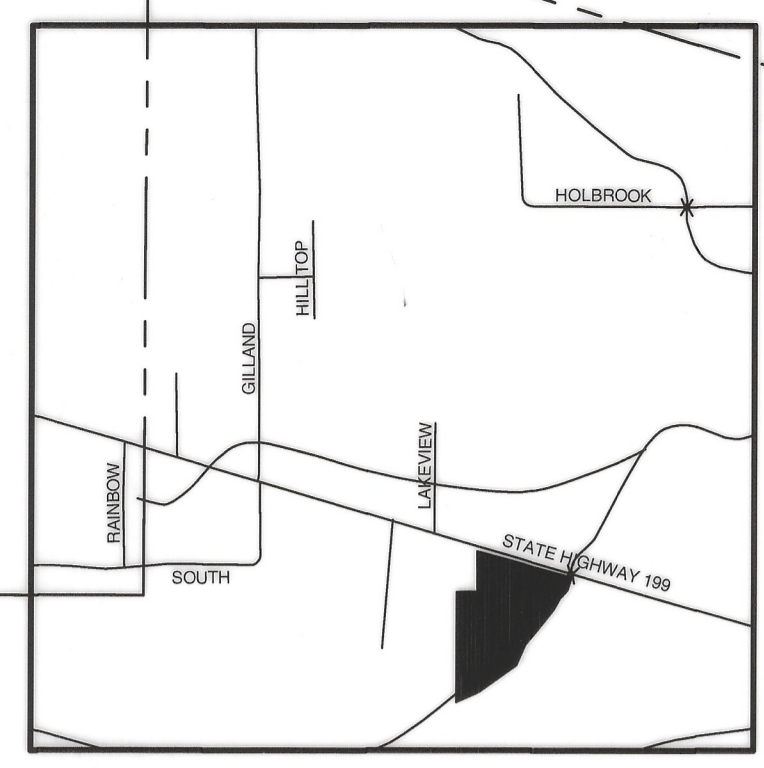
and do hereby dedicate to the Public's use forever, the streets and easements shown hereon. Executed this the 21 day of August, 2023.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202322662
 08/29/2023 08:36 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

Ami Traver
 STATES OF TEXAS §
 COUNTY OF PARKER §
 BEFORE ME, the undersigned authority, on this day personally appeared Ami Traver known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of August, 2023.
 Samantha Lyn Bodiford
 Notary Public, State of Texas
 Comm. Expires 10-20-2025
 Notary ID 133403716

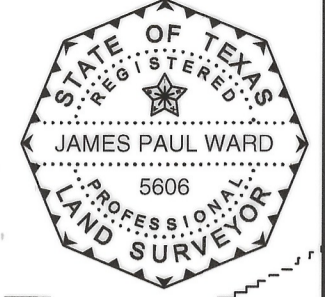


A-WARD PROJECT NO: 2023-1030 W SH 199



The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground May 20, 2022.

James Paul Ward
 Registered Professional Land Surveyor
 Texas Registration No. 5606



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 28th DAY OF August 2023
 County Judge: George A. Conley
 Commissioners: Precinct #1 (Absent), Precinct #2 (James Holt), Precinct #3 (Absent), Precinct #4 (Michael)

FINAL PLAT
LOTS 2R-1 and 2R-2 TRAYER ADDITION
 an addition to Parker County, Texas being a replat of Lot 2 in TRAYER ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Page 302 of the Plat Records of Parker County, Texas.

21.5288 acres

OWNER:
 AMI TRAYER, DVM
 2101 WEST HIGHWAY 199
 SPRINGTOWN TX 76082

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

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