

LEGAL DESCRIPTION

Of a 78,900 acres tract of land out of Section No. 219, T. & P. RR. Co. Survey, Abstract No. 1399 and the J. Jones Survey, Abstract No. 750, both in Parker County, Texas; being part of a certain 79,324 acres tract described in Document No. 202032764 of the Official Public Records of Parker County, Texas; and being further described by mees and bounds as follows:
 Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of T. & P. Railroad and at the southwest corner of said 79,324 acres tract for the southwest and beginning corner of this tract. Whence the southeast corner of the A. Price Survey, Abstract No. 1061 is called to bear N. 06 deg. 43 min. 48 sec. E. 1320.59 feet.

Thence N. 08 deg. 49 min. 41 sec. E. 1865.42 feet to a 5" wood post for a corner of this and said 79,324 acres tract.
 Thence N. 09 deg. 01 min. 08 sec. E. 1393.08 feet along the west line of said 79,324 acres tract to a set 1/2" iron rod in the south right of way line of W. Lambert Road (gravel) for the northwest corner of this tract.

Thence along the south right of way line of said W. Lambert Road the following courses and distances:

- S. 58 deg. 34 min. 22 sec. E. 722.41 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 24 deg. 07 min. 40 sec. curve to the left with a radius of 237.47 feet, a central angle of 25 deg. 19 min. 19 sec., a chord of S. 71 deg. 05 min. 09 sec. E. 104.10 feet and an arc length of 104.95 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 83 deg. 44 min. 49 sec. E. 533.77 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 79,324 acres tract for the northeast corner of this tract

Thence S. 08 deg. 02 min. 10 sec. W. 534.59 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 79,324 acres tract.
 Thence S. 49 deg. 54 min. 31 sec. W. 352.26 feet to a found P.K. nail for a corner of this and said 79,324 acres tract.
 Thence S. 05 deg. 13 min. 16 sec. W. 569.57 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 79,324 acres tract.
 Thence N. 88 deg. 20 min. 50 sec. W. 20.00 feet to a found 1" iron pipe for an ell corner of this and said 79,324 acres tract.
 Thence S. 05 deg. 18 min. 51 sec. W. 1366.45 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of said T. & P. Railroad for the southeast corner of this and said 79,324 acres tract.

Thence along the north right of way line of said T. & P. Railroad the following courses and distances:

- S. 84 deg. 18 min. 39 sec. W. 689.49 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 11 deg. 39 min. 20 sec. E. 52.51 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 84 deg. 17 min. 54 sec. W. 411.71 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 02 deg. 04 min. 20 sec. curve to the right with a radius of 2764.79 feet, a central angle of 02 deg. 32 min. 40 sec., a chord of S. 85 deg. 36 min. 44 sec. W. 122.77 feet and an arc length of 122.78 feet to the place of beginning.

OWNERS CERTIFICATE

That I, SUNCREST RESOURCES, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as THE OAKS OF PARKER COUNTY. This plat being a subdivision of 78,900 acres out of Section No. 219, T. & P. RR. Co. Survey, Abstract No. 1399 and the J. Jones Survey, Abstract No. 750, both in Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 11th DAY OF November, 2020

BY: [Signature]
 EDWARD A. CHILDS, Owner

STATE OF TEXAS
 COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EDWARD A. CHILDS, 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 stated.

GIVEN under my hand and seal of office this 11th day of November, 2020

[Signature]
 Notary Public



LIEN HOLDER STATEMENT

PINNACLE BANK, as lien holder of this property, does hereby consent to the plating of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]
 Signature

[Signature]
 Printed
 Mitchell Sanderson

[Signature]
 Title
 Vice President

STATE OF TEXAS
 COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mitchell Sanderson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 11th day of November, 2020

[Signature]
 Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plated the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on OCTOBER 6, 2020.

[Signature]
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN201163 FN201057



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 05 DAY OF November, 2020.

[Signature]
 COUNTY JUDGE

[Signature]
 COMR. PRECINCT #1

[Signature]
 COMR. PRECINCT #2

[Signature]
 COMR. PRECINCT #3

[Signature]
 COMR. PRECINCT #4

20750.002,000.00
 21399.002,000.00
 21399.002,001.00
 21399.012,000.00

ACCT NO: 18342
 SCH DIST: MI

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
 Lila Deakle, County Clerk

2020328580 11:07 AM
 Fee \$25.00
 Lila Deakle, County Clerk
 Parker County, Texas

FINAL PLAT

THE OAKS OF
 PARKER COUNTY

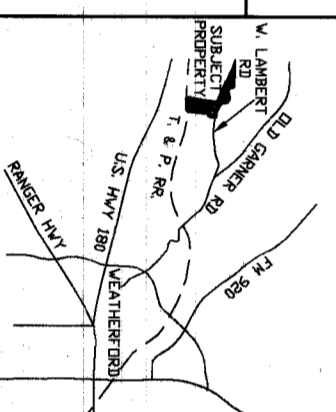
OWNER INFORMATION
 SUNCREST RESOURCES, LLC
 6041 RIVERA DRIVE
 NDRTH RICHLAND HILLS,
 TEXAS 76180
 (817) 594-2508

SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10094200
 213 SOUTH DAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

BEING A SUBDIVISION OF 78,900 ACRES
 OUT OF SECTION NO. 219, T. & P. RR. CO.
 SURVEY, ABSTRACT NO. 1399 AND THE
 J. JONES SURVEY, ABSTRACT NO. 750,
 BOTH IN PARKER COUNTY, TX

PLAT DATE: NOVEMBER 13, 2020

VICINITY MAP
 (NOT TO SCALE)



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET E SLIDE 1016