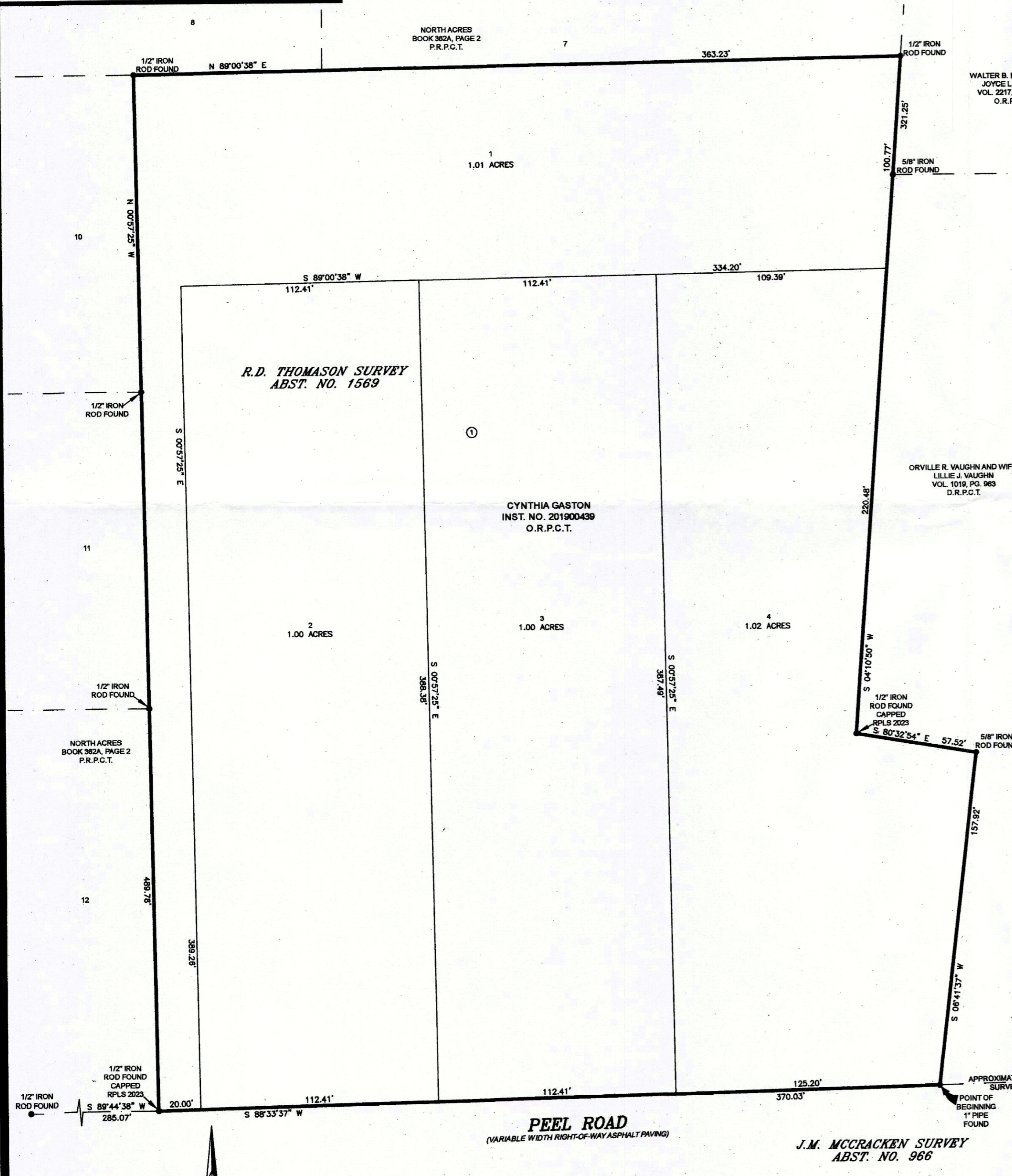
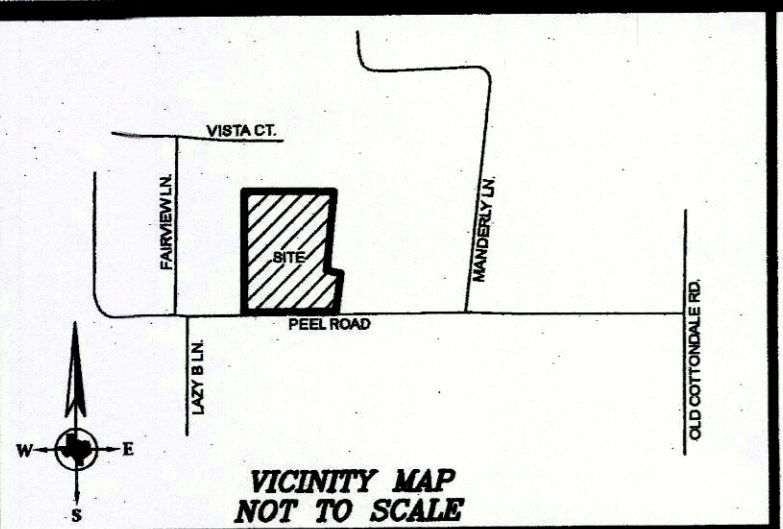


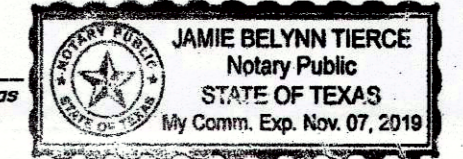
NOTES: BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL, ZONE 4202. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4836700175E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT OF NO. FT-2RE-900391800590-RC, EFFECTIVE DATE NOVEMBER 30, 2018, ISSUED DECEMBER 18, 2018. 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.

STATE OF TEXAS } COUNTY OF PARKER } KNOW ALL MEN BY THESE PRESENTS, That Cynthia Gaston is the owner of the following described real property to wit: FIELD NOTES: 4.03 acres situated in the R.D. THOMASON SURVEY, Abst. No. 1569, Parker County, Texas, being the tract described in deed to Cynthia Gaston by deed recorded in Instrument Number 201900439, Official Records, Parker County, Texas, and being more particularly described, as follows: Beginning at a 1" pipe found, the southeast corner of said Gaston tract, for the southwest corner of the tract described in deed to Orville R. Vaughn and wife, Lillie J. Vaughn by deed recorded in Volume 1019, Page 963, Deed Records, Parker County, Texas, in the north line of PEEL ROAD (a variable width Right-of-Way), said point being, per deed (Vol. 1737, Pg. 1435) call, S 45°23' E, 1458.01 feet from the northwest corner of said THOMASON SURVEY; THENCE S 89°33'37" W, along the south line of said Gaston tract, 370.03 feet to a 1/2" iron rod capped RPLS 2023 for the southwest corner of said Gaston tract, for the southeast corner of Lot 12, NORTH ACRES, an Addition to Parker County, Texas, according to the Plat thereof recorded in Book 362A, Page 2, Plat Records, Parker County, Texas, from which a 1/2" iron rod for the southwest corner of said Lot 12 bears S 89°44'38" W, 285.07 feet; THENCE N 00°57'25" W, along the west line of said Gaston tract, at 190.12 feet passing a 1/2" iron rod found for the northeast corner of said Lot 12 and for the southeast corner of Lot 11, said NORTH ACRES, continuing along the west line of said Gaston tract, in all, a distance of 489.78 feet to a 1/2" iron rod found for the northwest corner of said Gaston tract, for the northeast corner of said Lot 10, in the south line of Lot 8, said NORTH ACRES; THENCE N 89°00'38" E, along the north line of said Gaston tract, passing the southeast corner of said Lot 8 and the southwest corner of Lot 7, said NORTH ACRES, continuing along the north line of said Gaston tract, in all, a distance of 363.23 feet to a 1/2" iron rod found for the most northerly northeast corner of said Gaston tract, for the most southerly southeast corner of said Lot 7, in the westerly line of the tract described in deed to Walter B. Meade and Joyce L. Meade by deed recorded in Volume 2217, Page 1822, Official Records, Parker County, Texas; THENCE S 04°10'50" W, along the easterly line of said Gaston tract, at 56.30 feet passing a 5/8" iron rod for the southwest corner of said Meade tract and for the most northerly northwest corner of said Vaughn tract, continuing along the east line of said Gaston tract, in all, a distance of 321.25 feet to a 1/2" iron rod capped RPLS 2023 for an ell corner of said Gaston and Vaughn tracts; THENCE S 80°32'54" E, 57.52 feet to a 5/8" iron rod for the most easterly northeast corner of said Gaston tract and for an ell corner of said Vaughn tract; THENCE S 06°41'37" W, along the east line of said Gaston tract, 157.92 feet to the POINT OF BEGINNING and containing 4.03 acres of land.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Cynthia Gaston does hereby adopt this Plat of the hereinabove described real property to be designated as... Lots 1-4, Block 1 TIMBER OAKS The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the Public all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. EXECUTED this the 11 day of October, 2019 Cynthia Gaston Cynthia Gaston STATE OF TEXAS } COUNTY OF PARKER } BEFORE ME, the undersigned authority on this day personally appeared Cynthia Gaston, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof. GIVEN UNDER MY HAND AND SEAL OF THIS 11th day of October, 2019

WALTER B. MEADE AND JOYCE L. MEADE VOL. 2217, PG. 1822 D.R.P.C.T.



THE STATE OF TEXAS {} COUNTY OF PARKER {} CYNTHIA GASTON BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DOES HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS. Cynthia Gaston Cynthia Gaston THE STATE OF TEXAS {} COUNTY OF PARKER {} Before me, the undersigned authority on this day personally appeared Cynthia Gaston, 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 purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this 11 day of October, 2019. Notary Public in and for the State of Texas Jamie Belynn Tierce Notary Public STATE OF TEXAS My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS {} COUNTY OF PARKER {} APPROVED by the Commissioners' Court of Parker County, Texas, on this the 15th day of October, 2019. Pat Deak, County Judge George Conley, Commissioner Precinct #1 Larry Walker, Commissioner Precinct #3 Craig Peacock, Commissioner Precinct #2 Steve Dugan, Commissioner Precinct #4

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Lila Deakle

201927428 10/15/2019 11:35 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

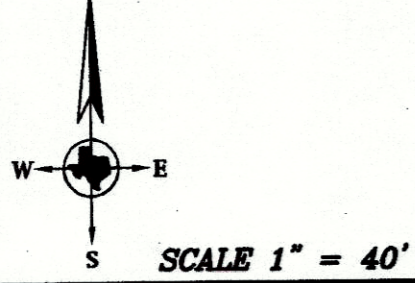


THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON. Stephen Mizell REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6165 SURVEYED ON THE GROUND DECEMBER 27, 2018 PLAT PREPARED FEBRUARY 11, 2019 REVISED OCTOBER 11, 2019 (COUNTY COMMENTS)

ACCT. NO.: 18439 SCH. DIST.: 37 CITY: MAP NO.: K4

Final Plat Lots 1-4, Block 1 TIMBER OAKS being 4.03 acres situated in the R.D. THOMASON SURVEY, Abst. No. 1569, Parker County, Texas.

TEXAS GEOSPATIAL STEPHEN@TXGEO.COM 4918 BEN DAY MURRIN RD. FT. WORTH, TX 76128 817-441-8199 TBPLS FIRM NO. 10083300



OWNER/DEVELOPER CYNTHIA GASTON 6309 TALBOT TRAIL COLLEYSVILLE, TX 76034

J.M. MCCracken SURVEY ABST. NO. 966

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