

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, GREGORY S. PIPPIN AND STACI M. PIPPIN (Doc #201511476), being the sole owners of 10.0 Acres situated in and being a portion of the S. M. COKER SURVEY, ABSTRACT No. 2200, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found (iron rods found are 1/2" unless noted) at the southeast corner of a tract of land described by deed to Connect Investments, recorded in Volume 2745, Page 1918, Official Records, Parker County, Texas in the west line of Upper Denton Road, as it exist, said iron being called by deed to be South, 4291.4 feet and East, 3321.8 feet from the northwest corner of the Joseph Barker Survey, Abstract No. 110, Parker County, Texas; THENCE N 01°09'03" E, with the west line of said Upper Denton Road, 524.68 feet to an iron rod set and POINT OF BEGINNING;

THENCE N 89°28'17" W, 1064.62 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
THENCE N 00°38'35" E, 409.13 feet to an iron rod set;
THENCE S 89°30'14" E, 1013.16 feet to an iron rod set;
THENCE S 45°00'00" E, 34.81 feet to an iron rod set;
THENCE East, 30.00 feet to an iron rod set in the west line of said Upper Denton Road;
THENCE S 01°09'03" W, with the west line of said Upper Denton Road, 385.62 feet to the POINT OF BEGINNING and containing 10.0 acres (435,599 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GREGORY S. PIPPIN AND STACI M. PIPPIN, does hereby adopt this plat designating the hereinabove described real property as TRACTS 1, 2 AND 3, TRANQUILITY RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, Being 10.0 Acres in the S. M. Coker Survey, Abstract No. 2200, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at WEATHERFORD, Parker County, Texas this 1 day of JUNE, 2018.

Gregory S. Pippin
Gregory S. Pippin
Staci M. Pippin
Staci M. Pippin

"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."

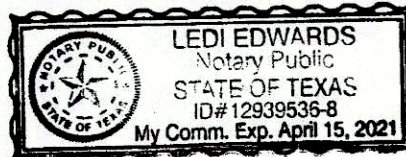
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared GREGORY S. PIPPIN, known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of JUNE, 2018

Ledi Edwards
Notary Public in and for the State of Texas

My Commission Expires On:



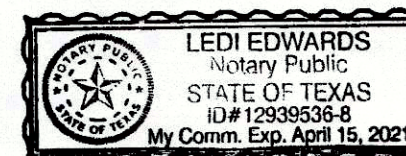
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared STACI M. PIPPIN, known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of JUNE, 2018

Ledi Edwards
Notary Public in and for the State of Texas

My Commission Expires On:



THE STATE OF TEXAS)
COUNTY OF PARKER)

Greg Pippin, 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 or town, Parker County, Texas.

201813965 PLAT Total Pages: 1

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.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER BY PRIVATE WELLS

WASTEWATER BY PRIVATE SEPTIC SYSTEMS

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 through 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.

Jeane Brunson
Signature of Owner

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

201813965

06/11/2018 10:30 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioner of Parker County, Texas, this 11 day of JUNE, 2018.

George A Conley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3
Mark Riley County Judge
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

THE STATE OF TEXAS)
COUNTY OF PARKER)

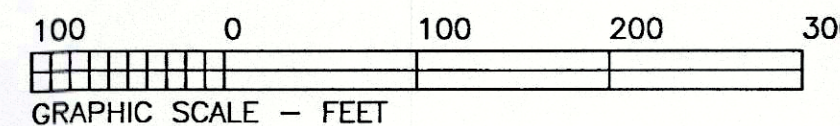
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MAY, 2018



ACCT. NO.: 18477
SCH. DIST.: WE
CITY: J-10
MAP NO.: NWE

FINAL PLAT
TRACTS 1, 2 AND 3
TRANQUILITY RANCH
AN ADDITION TO PARKER COUNTY, TEXAS
Being 10.0 Acres in the S. M. Coker Survey,
Abstract No. 2200, Parker County, Texas



Cabinet/Instrument# E Slide 103

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

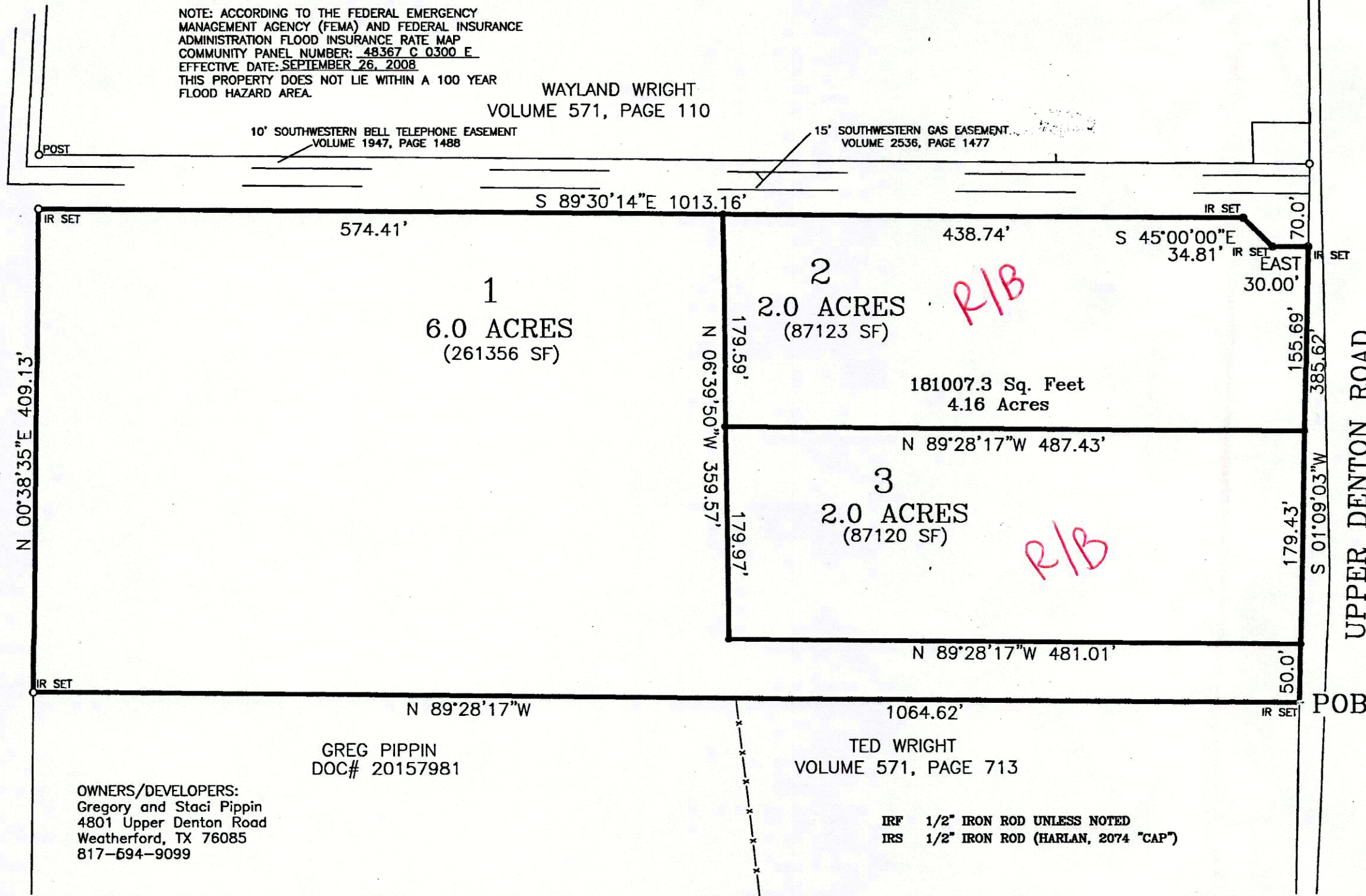
22200.004.017.50

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

WAYLAND WRIGHT
VOLUME 571, PAGE 110

10' SOUTHWESTERN BELL TELEPHONE EASEMENT
VOLUME 1947, PAGE 1488

15' SOUTHWESTERN GAS EASEMENT
VOLUME 2536, PAGE 1477



CONNECT INVESTMENTS, L.P.
VOLUME 2745, PAGE 1918

OWNERS/DEVELOPERS:
Gregory and Staci Pippin
4801 Upper Denton Road
Weatherford, TX 76085
817-694-9099

GREG PIPPIN
DOC# 20157981

TED WRIGHT
VOLUME 571, PAGE 713

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")