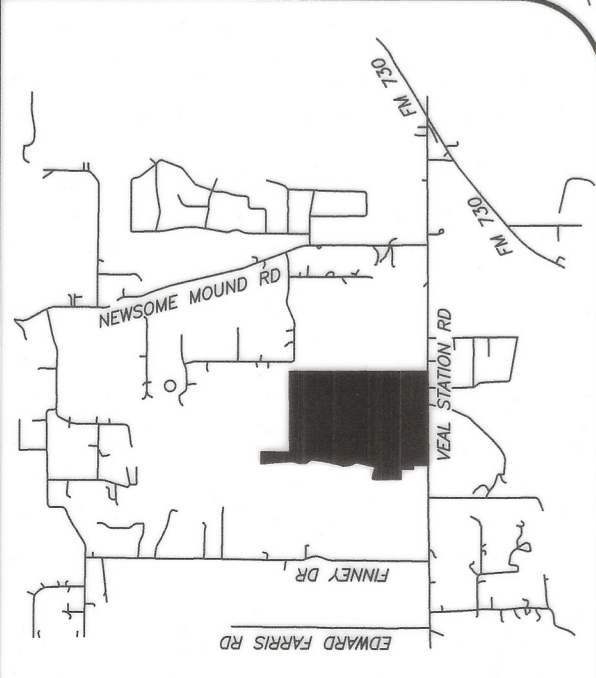


- NOTES:
- PORTIONS OF THIS PROPERTY LE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48070202E, DATED 06/26/2006.
 - CALL UTILITY PROVIDERS AND/OR #911 BEFORE ANY CONSTRUCTION TO VERIFY THE ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES. (SEE TYPICAL)
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE SETBACK LINES; 10' REAR SETBACK LINES; 10' REAR REAR BUILDING SETBACK LINES UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE BY MUTUAL AGREEMENT AND THROUGH PROPERLY EXPEDITED AGREEMENTS.
 - BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR = .9999).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
 - NO EASEMENTS OF ANY KIND OR EASEMENTS OF ANY KIND WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY.
 - ALL NEW STREETS SHALL HAVE A R.O.M. WIDTH OF 60'.
 - ANY CITY OR TOWN.
 - TOTAL ROAD LENGTH SHALL BE 12,820' LINEAR FEET.



VICINITY MAP NOT TO SCALE

H.J. THOMPSON SURVEY
ABSTRACT No. 2432

Approximate Location of Survey Line

Lot 1, Block 1
Cabinet D, Slide 417
Parker County, Texas

Lot 3
Meadow Way Ranchettes
Cabinet E, Slide 34
Parker County, Texas

Lot 48
High View Oaks
Phase III
Cabinet E, Slide 732
Parker County, Texas

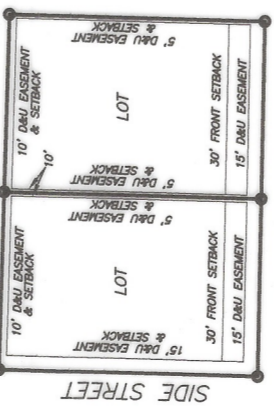
1/2" Iron Rod Found
W/ Illegible Cap

1/2" Iron Rod Found
W/ Illegible Cap

5" Steel Post Found
N 89°31'54" E 620.44'

H.J. THOMPSON SURVEY
ABSTRACT No. 2431

"LOT TYPICAL"
NOT TO SCALE



Remainder of Celled 119,813 Acres
Document No. 201932759
Official Public Records
Parker County, Texas

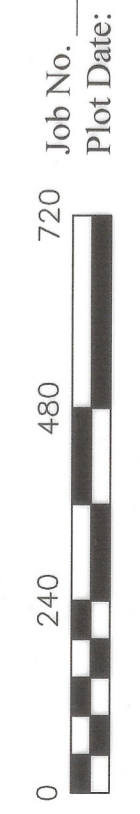
18977
AZ
L-9 M-9

T. & P. RR. Co. SURVEY
ABSTRACT No. 1435

DEVELOPED BY
FINNEY ESTATES LLC
P.O. BOX 483
HASLET, TEXAS 76052

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES ROAD
WEATHERFORD, TEXAS 76088

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087



Job No. 720
Plot Date:

21435.007.000.00
22431.003.000.50
22432.001.000.00

F 4777

VEAL STATION ROAD

FINAL PLAT

VINTAGE OAKS PHASE 3
LOTS 15-40, BLOCK 1; LOTS 7-16, BLOCK 5;
LOTS 16-60, BLOCK 8; LOTS 1-22, BLOCK 9;
& LOTS 1-16, BLOCK 10
162.018 ACRES OUT OF THE H. THOMPSON SURVEY,
ABSTRACT No. 2431; H. THOMPSON SURVEY, ABSTRACT No.
2432 & THE T & P RR. Co. SURVEY, ABSTRACT No. 1435,
PARKER COUNTY, TEXAS

Point of Beginning
1/2" Iron Rod Found
W/ Illegible Cap

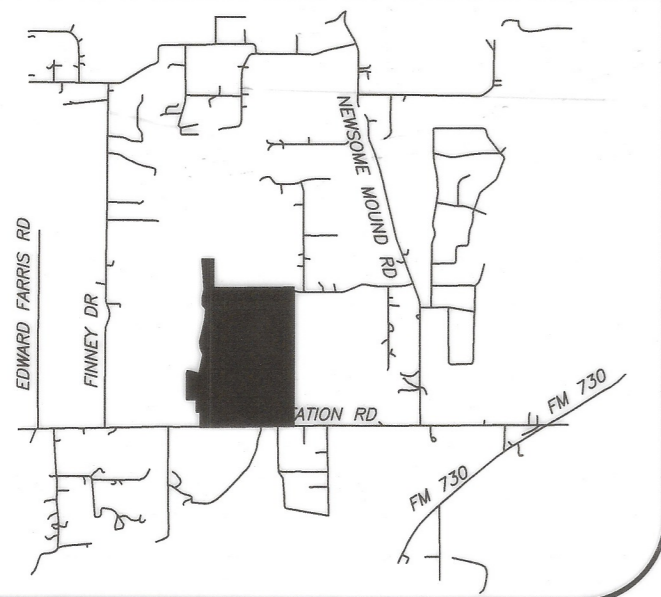
Block 1 Phase One
Vintages Oaks Phase 3
Cabinet E, Slide 578
Parker County, Texas

LOCATION OF
USGS CLUSTER BOX
VINTAGE OAKS PHASE 1
P.C. E. SL. 578

Lot 1, Block 1
Rocky Ridge
Cabinet E, Slide 56
Parker County, Texas

Rocky Ridge
Phase II
Cabinet E, Slide 403
Parker County, Texas





VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {} COUNTY OF PARKER {}

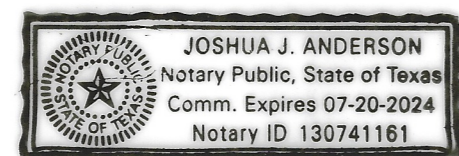
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Signature of owner and text: SIGNATURE OF OWNER

THE STATE OF TEXAS {} COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name] 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 THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS {} COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 8th DAY OF May, 2023

Signature of Commissioner and text: COUNTY JUDGE

Signature of Commissioner and text: COMMISSIONER PRECINCT #1

Signature of Commissioner and text: COMMISSIONER PRECINCT #3

SURVEYORS NOTES 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION, ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION. 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID) 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES. 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: http://pels.texas.gov Email: info@pels.texas.gov Phone: 512-440-7723

DEVELOPED BY FINNEY ESTATES LLC PO BOX 483 HASLET, TEXAS 76052

PLAT PREPARED BY ADVANCED DEVELOPMENT SERVICE 301 MEASURES ROAD WEATHERFORD, TEXAS 76008

SURVEYED BY JUSTIN PARENTEAU 140 HACKBERRY POINTE DR WEATHERFORD, TEXAS 76087

Signature of Commissioner and text: COMMISSIONER PRECINCT #2

Signature of Commissioner and text: COMMISSIONER PRECINCT #4

SURVEYORS NOTES 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION, ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION. 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID) 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES. 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: http://pels.texas.gov Email: info@pels.texas.gov Phone: 512-440-7723

DEVELOPED BY FINNEY ESTATES LLC PO BOX 483 HASLET, TEXAS 76052

PLAT PREPARED BY ADVANCED DEVELOPMENT SERVICE 301 MEASURES ROAD WEATHERFORD, TEXAS 76008

SURVEYED BY JUSTIN PARENTEAU 140 HACKBERRY POINTE DR WEATHERFORD, TEXAS 76087

F477

BOUNDARY CURVE TABLE

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows BC3 and BC4.

BOUNDARY LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows BL20 through BL41.

ROAD CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows RC1 through RC8.

LOT CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows CL1 through CL27.

LOT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L19.

ROAD LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Row RL1.

EASEMENT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows EL1 through EL24.

LEGAL DESCRIPTION

162.018 ACRES OF LAND LOCATED IN THE T. & P. RR. CO. SURVEY, A-1435, THE H.J. THOMPSON SURVEY, A- 2431, AND THE H.J. THOMPSON SURVEY, A-2432. BEING A PORTION OF A CALLED 408.972 ACRES TRACT DESCRIBED IN DOCUMENT NO. 202016797 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP, SAID POINT ALSO BEING IN THE WEST LINE OF ROCKY RIDGE, PHASE II, CABINET E, SLIDE 403, AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1, VINTAGE OAKS, PHASE ONE, CABINET E, SLIDE 578 BOTH RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 408.972 ACRES;

THENCE ALONG THE COMMON LINE OF SAID VINTAGE OAKS BLOCK 1 AND THE TRACT DESCRIBED HEREIN, S 89°23'04" W - 2136.06 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE NORTHEAST CORNER OF OAK MEADOW ROAD;

THENCE CROSSING SAID CALLED 408.972 ACRES THE FOLLOWING COURSES AND DISTANCE;

- List of bearings and distances for the legal description, including N 00°37'29" W - 346.15 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", etc.

THENCE ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1, ROCKIN' H RANCH AND SAID TRACT DESCRIBED HEREIN, S 00°40'18" W - 656.07 FEET TO A 5 INCH STEEL POST FOUND;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1, ROCKIN' H RANCH AND SAID TRACT DESCRIBED HEREIN, N 89°31'54" E - 620.44 FEET TO A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3, MASTADON WAY RANCHETTES, PHASE II, CABINET E, SLIDE 34 RECORDED IN SAID PLAT RECORDS;

THENCE ALONG THE COMMON LINE OF SAID MASTADON WAY RANCHETTES, PHASE II AND SAID TRACT DESCRIBED HEREIN, N 89°35'11" E - 1222.84 FEET TO A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP, SAID POINT ALSO BEING IN THE WEST LINE OF HIGH VIEW OAKS, PHASE II, CABINET A, SLIDE 732 RECORDED IN SAID PLAT RECORDS;

THENCE S 00°09'06" E - 3170.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 162.018 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND FEBRUARY 13, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Signature of Justin Rene Parenteau and Notary Seal for Justin Rene Parenteau, Registered Professional Land Surveyor, State of Texas License No. 5959.

JUSTIN RENE PARENTEAU REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS LICENSE NO. 5959 140 HACKBERRY POINTE DRIVE WEATHERFORD, TEXAS 76087 PHONE NO. 361-813-1888 JUSTIN@NOCTUAMAPS.COM

- NOTES: 1. PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0200E, DATED 08/26/2008. 2. CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES. 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS. 4. 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES. (SEE TYPICAL) 5. 30' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR BUILDING SETBACK LINES; UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS. 6. BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID). 7. ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES. 8. WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY. 9. NO FILLING OF ANY FEMA DESIGNATED FLOODWAY IS ALLOWED WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY. 10. ALL NEW STREETS SHALL HAVE A R.O.W. WIDTH OF 60'. 11. THIS TRACT OF LAND DOES NOT FALL WITHIN THE E.T.I. OF ANY CITY OR TOWN.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle

202311723 05/08/2023 02:32 PM Fee: 80.00 Lila Deakle, County Clerk Parker County, TX PLAT