

FINNEY ESTATES, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

HANK LOPEZ

JAMES E. WILLIAMS
JESSIE RUTH WILLIAMS
VOLUME 599, PAGE 409

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS FINNEY ESTATES, LLC being the owner of that certain 57.055 acre tract of land more particularly described as follows:

Description for a 57.055 acre tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1435, the H.J. THOMPSON SURVEY, Abstract No. 2431 and the H.J. THOMPSON SURVEY, Abstract No. 2432, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Finney Estates, LLC, recorded in Clerks File No. 202016797, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post at the Northeast corner of said Clerks File No. 202016797, and in the South line of Lot 25, Imperial Mammoth Valley Estates, Phase 2, as recorded in Cabinet B, Slide 797, Plat Records, Parker County, Texas, and at the Northwest corner of Lot 1, Block 1, Rockin' H Ranch, as recorded in Cabinet D, Slide 417, Plat Records, Parker County, Texas;

THENCE S 07°48'46" W, with the common line of said Clerks File No. 202016797 and said Lot 1, Block 1, Rockin' H Ranch, 1397.61 feet to a metal fence post being for the Southwest corner of said Lot 1, Block 1, Rockin' H Ranch;

THENCE N 89°44'01" E, with the common line of said Clerks File No. 202016797 and said Lot 1, Block 1, Rockin' H Ranch, 619.73 feet to a capped iron found at the Southwest corner of Lot 3, Mastodon Way Ranchettes, Phase II, as recorded in Cabinet E, Slide 34, Plat Records, Parker County, Texas;

THENCE N 89°41'51" E, with the common line of said Clerks File No. 202016797 and said Mastodon Way Ranchettes, Phase II, 1224.30 feet to a capped iron found at the Southeast corner of Lot 5, of said Mastodon Way Ranchettes, Phase II and being in the West line of Lot 48, High View Oaks, Phase III, as recorded in Cabinet A, Slide 732, Plat Records, Parker County, Texas;

THENCE South, with the East line of said Clerks File No. 202016797 and the West line of said Lot 48, High View Oaks, Phase III, at 49.63 feet passing a wood fence post at the Southwest corner of said Lot 48 and the Northwest corner of that certain tract of land described in deed to Placina Investments, Inc., recorded in Clerks File No. 201805721, Real Records, Parker County, Texas, continuing with the common line of said Tract One and said Clerks File No. 201805721, at 2395.40 feet passing a capped iron found at the Southwest corner of said Clerks File No. 201805721 and the Northwest corner of that certain tract of land described in deed to Lockland Land Developer, Ltd., recorded in Clerks File No. 201805732, Real Records, Parker County, Texas, and continuing with the common line of said Clerks File No. 202016797 and said Clerks File No. 201805732, at 3208.42 feet passing a capped iron found at the Northwest corner of Lot 1, Block 1, Rocky Ridge, as recorded in Cabinet E, Slide 56, Plat Records, Parker County, Texas, and continuing with the common line of said Clerks File No. 202016797 and said Rocky Ridge, in all, 3476.40 feet to a wood fence post in the North line of Veal Station Road for the POINT OF BEGINNING;

THENCE S 89°45'40" W, with the North line of said Veal Station Road, 4306.66 feet to a p.k. nail set at the intersection of the North line of said Veal Station Road and the approximate center of Finney Drive, said nail being for the Southwest corner of said Clerks File No. 202016797;

THENCE N 00°31'35" E, with said Finney Drive and with the West line of said Clerks File No. 202016797, 2892.09 feet to a capped iron set at the Southwest corner of that certain tract of land described in deed to Boenker Properties, Inc., recorded in Clerks File No. 202006880, Real Records, Parker County, Texas;

THENCE N 89°51'24" E, with the South line of said Clerks File No. 202006880, 47.67 feet to a point in the approximate center of said Finney Drive and being at the Southeast corner of said Clerks File No. 202006880;

THENCE with the approximate center of said Finney Drive and with the East line of said Clerks File No. 202006880, the following call:

N 21°29'46" E, 64.95 feet;
N 12°09'24" E, 101.87 feet;
N 02°22'48" W, 90.15 feet;
N 16°27'55" W, 81.36 feet;
N 21°47'40" W, 110.32 feet;
N 11°01'36" W, 105.85 feet to a p.k. nail set in said Finney Drive, said nail being for the most Northerly corner of said Clerks File No. 20206880 and being in the West line of said Clerks File No. 202016797;

THENCE N 00°31'35" E, with said Finney Drive and with the West line of said Clerks File No. 202016797, 912.34 feet to a point in said Finney Drive, said point being for the Southwest corner of that certain tract of land described in deed to James E. Williams and Jessie Ruth Williams, recorded in Volume 599, Page 409, Deed Records, Parker County, Texas;

THENCE S 85°43'25" E, at 30.06 feet passing a capped iron set and continuing in all, 310.67 feet to a capped iron set;

THENCE S 00°31'35" W, 920.88 feet to a capped iron set;

THENCE N 89°31'28" E, 270.04 feet to a capped iron set;

THENCE S 00°31'35" W, 185.56 feet to a capped iron set;

THENCE S 89°31'28" W, 276.04 feet to a capped iron set;

THENCE S 00°31'35" W, 2719.42 feet to a capped iron set;

THENCE N 89°31'28" E, 4049.09 feet to a capped iron set in the East line of said Clerks File No. 202016797 and in the West line of said Clerks File No. 201805732;

THENCE South, with the common line of said Clerks File No. 202016797 and said Clerks File No. 201805732, at 37.14 feet passing a capped iron found at the Northwest corner of said Lot 1, Block 1, Rocky Ridge and continuing with the common line of said Clerks File No. 202016797 and said Lot 1, Block 1, Rocky Ridge, in all, 305.13 feet to the POINT OF BEGINNING and containing 57.055 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that FINNEY ESTATES, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 14, Block 1,
Lots 1 thru 34, Block 2, and
Lots 1 & 2, Block 3,
VINTAGE OAKS, PHASE ONE
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 24 day of August, 2020.

Henry Lopez
(FINNEY ESTATES, LLC)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Henry Lopez, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of August, 2020.

JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

REMAINDER OF
FINNEY ESTATES, LLC,
CLERKS FILE NO. 202016797

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 24 DAY OF August, 2020.

COUNTY JUDGE
George A. Gubley
COMMISSIONER PRECINCT 10

COMMISSIONER PRECINCT 11
Frankie...

COMMISSIONER PRECINCT 12
...

COMMISSIONER PRECINCT 14
...

21435.007-000.00
22431.003-000.00
22432.001-000.00
22431.002-000.00

REMAINDER OF
FINNEY ESTATES, LLC,
CLERKS FILE NO. 202016797

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN THEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 14, 2020

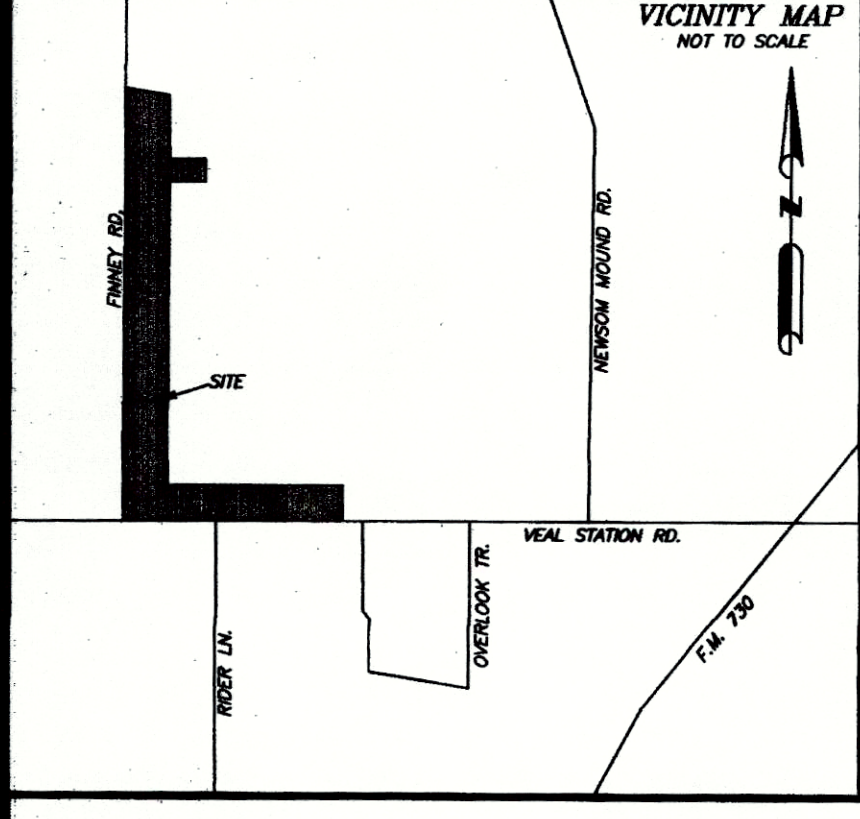
OWNER/DEVELOPER
FINNEY ESTATES, LLC
P.O. BOX 483
HASLET, TEXAS 76052
(817)401-0789

ACGT. NO.: 18977
SCH. DIST.: A2
CITY: L29
MAP NO.: L29

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202026957
08/27/2020 10:52 AM
Fee \$2.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Final Plat Showing
Lots 1 thru 14, Block 1,
Lots 1 thru 34, Block 2 &
Lots 1 & 2, Block 3,
VINTAGE OAKS, PHASE ONE
57.055 acres of land situated in the
T&P R.R. CO. SURVEY, Abstract No. 1435,
H.J. THOMPSON SURVEY, Abstract No. 2431 and T.
H.J. THOMPSON SURVEY, Abstract No. 2432,
Parker County, Texas.



TOTAL ACRES=57.055 ACRES
OAK MEADOW ROAD=0.408 ACRES
ASH LANE=0.388 ACRES
DEDICATION TO VEAL STATION ROAD=0.14 ACRES
DEDICATION TO FINNEY ROAD=2.938 ACRES

TOTAL NO. OF RESIDENTIAL LOTS=50
OAK MEADOW ROAD=296.19'
ASH LANE=280.00'

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY RATTIGN TITLE CO., IN TITLE COMMITMENT G.F. NO. 20-2369, DATED MAY 29, 2020.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2482, PAGE 1391, R.R.P.C.T., IS A BLANKET EASEMENT. CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR TOWN.

FRONT BUILDING LINES VARY AND ARE SHOWN ON PLAT.

10' BUILDING LINE ALONG ALL REAR LOT LINES.

10' BUILDING LINE ALONG ALL SIDE LOT LINES.

20' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL ROADS.

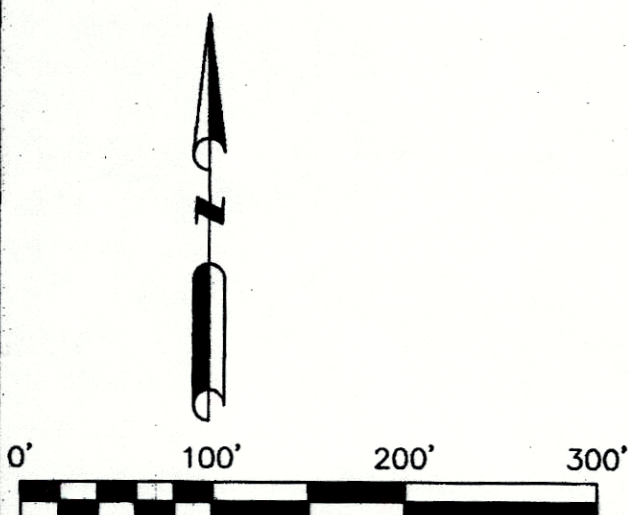
10' UTILITY EASEMENT/DRAINAGE EASEMENT INSIDE ALL REAR LOT LINES.

5' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES.

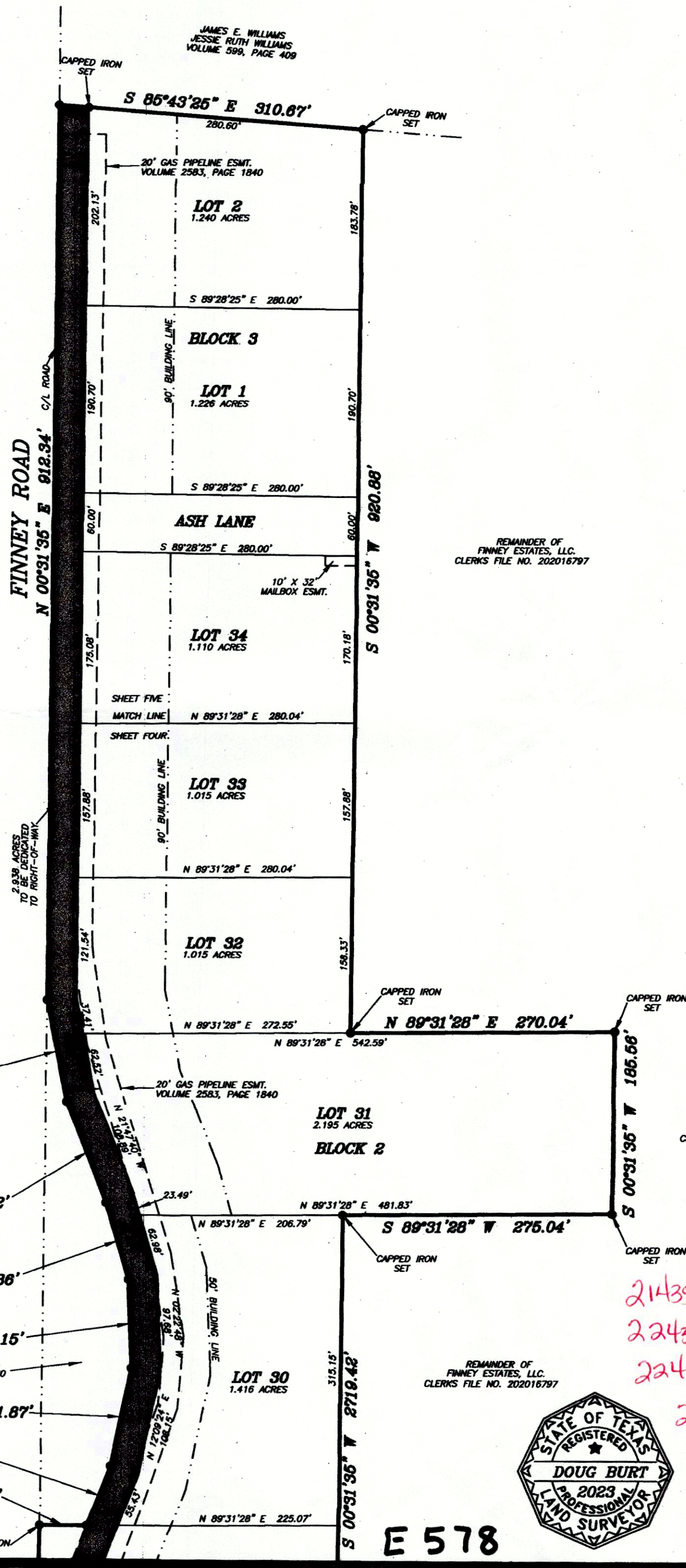
WATER TO BE SUPPLIED BY WALNUT CREEK.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

P.O.S.E.= PUBLIC OPEN SPACE EASEMENT.



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com



E 578