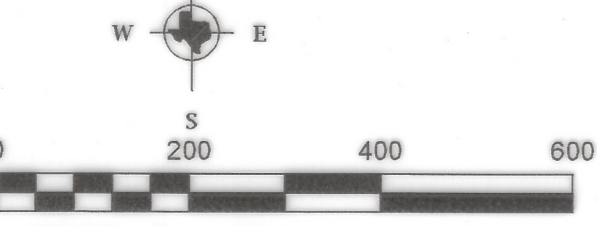


19631
SP
K-9

NOTES:
BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY IN TITLE COMMITMENT NO. 22-1671, EFFECTIVE DATE JUNE 17, 2022, ISSUED JULY 01, 2022.
SCHEDULE B ITEMS:
10G. VARIABLE WIDTH EASEMENT AND RIGHT OF WAY TO ETC TEXAS PIPELINE, LTD., RECORDED IN VOLUME 2925, PAGE 1285, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.
10J. 60' EASEMENT TO BRAZOS ELECTRIC POWER COOP. RECORDED IN VOLUME 301, PAGE 55, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.
10K. 30' PIPELINE EASEMENT RECORDED IN VOLUME 2326, PAGE 235, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP. LOCATION SHOWN IS APPROXIMATE, BASED ON PIPELINE MARKERS OBSERVED ON SITE AT TIME OF SURVEY.
THE EASEMENT RECORDED IN VOLUME 2326, PAGE 241, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.
UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811, BEFORE DIGGING, TRENCHING, OR EXCAVATING.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4836700175E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).
100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO THE FEMA MAP.
TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE DETERMINATION OF ANY FLOOD HAZARD AREAS DETERMINED TO BE ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
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.
ALL PROPERTY CORNERS ARE 1/2" IRON ROD CAPPED MIZELL 6165 SET UNLESS NOTED.
WATER SHALL BE PROVIDED BY PRIVATE WATER WELLS.
SEWER SHALL BE PROVIDED BY ON-SITE PRIVATE SEPTIC SYSTEM.
SUBJECT PROPERTY DOES NOT LIE WITHIN ANY ETJ JURISDICTION.
50' BUILDING LINE ALONG ALL ROADS.
25' BUILDING LINE ALONG ALL REAR LOT LINES.
10' BUILDING LINE ALONG ALL SIDE LOT LINES.
10' UTILITY EASEMENT ALONG ALL FRONT, SIDE, AND REAR LOT LINES.
MAILBOXES WILL BE CLUSTER BOX UNITS (CBU'S).
MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED BY JORDAN ENGINEERING, LLC.



SCALE 1" = 200'
TEXAS GEOSPATIAL
LAND SURVEYING, LLC
STEPHEN MIZELL
P.O. BOX 2598
GLEN ROSE, TX 76043
817-819-7987
TBPELS FIRM NO. 10083300

OWNER/DEVELOPER
WINDMILL CREEK PARTNERS, LLC
706 ROSEWOOD PLACE
ALEDO, TX 78609

ENGINEER
JORDAN ENGINEERING, LLC
P.O. BOX 1325
ALEDO, TX 78608
TBPELS FIRM NO. 17588

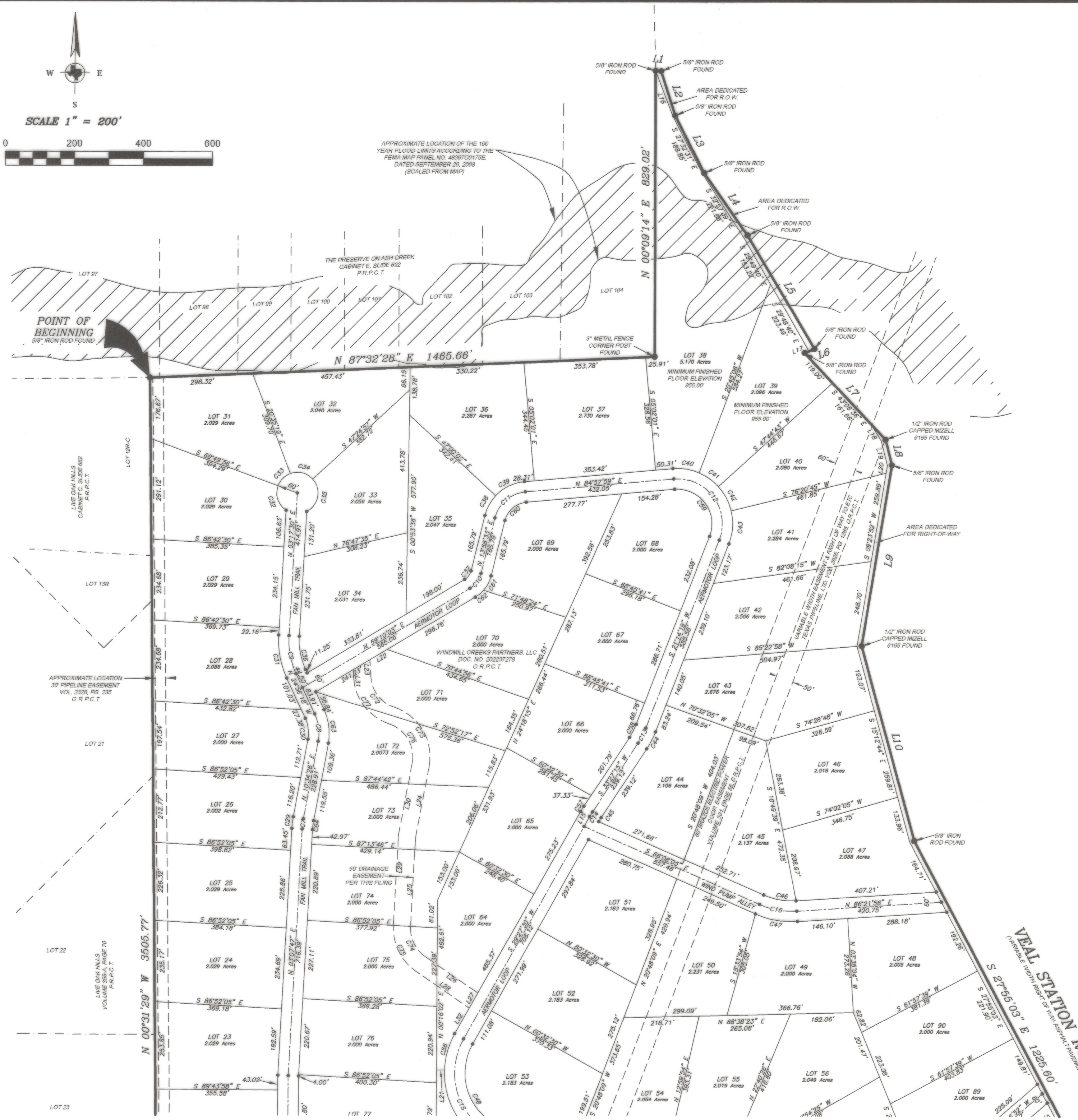
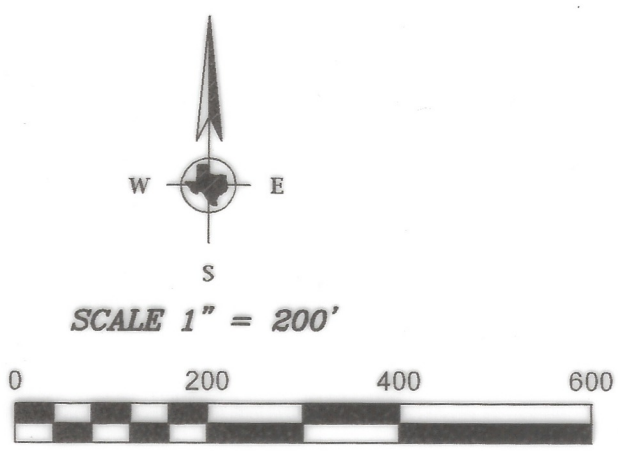
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THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Stephen Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JUNE 23, 2022
REVISED JULY 01, 2022 (REVISED TITLE COMMITMENT)
REVISED AUGUST 18, 2022 (REVISED TITLE COMMITMENT)
NEW PIPELINE MARKS
PLAT PREPARED SEPTEMBER 08, 2022

Final Plat
Lots 1- 90
Windmill Creeks Subdivision
(90 LOTS)
209.10 acres of land situated in the
T.&P. RR. CO. SURVEY, ABSTRACT NO. 1550, JOHN
WOODY SURVEY, ABSTRACT NO. 2358
and the
SAMUEL WOODY SURVEY, ABSTRACT NO. 1638,
Parker County, Texas.

F 400



NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY IN TITLE COMMITMENT NO. 22-1671, EFFECTIVE DATE JUNE 17, 2022, ISSUED JULY 01, 2022.

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ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 483670175E DATED SEPTEMBER 26, 2003, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO THE FEMA MAP.

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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.

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WATER SHALL BE PROVIDED BY PRIVATE WATER WELLS.

SEWER SHALL BE PROVIDED BY ON-SITE PRIVATE SEPTIC SYSTEM.

SUBJECT PROPERTY DOES NOT LIE WITHIN ANY ETJ JURISDICTION.

50' BUILDING LINE ALONG ALL ROADS.

25' BUILDING LINE ALONG ALL REAR LOT LINES.

10' BUILDING LINE ALONG ALL SIDE LOT LINES.

10' UTILITY EASEMENT ALONG ALL FRONT, SIDE, AND REAR LOT LINES.

MAILBOXES WILL BE CLUSTER BOX UNITS (CBU'S).

MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED BY JORDAN ENGINEERING, LLC.

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
STEPHEN@TXGEO.COM
P.O. BOX 2598
GLEN ROSE, TX 76043
817-519-7587
TBPELS FIRM NO. 10083300

OWNER/DEVELOPER
WINDMILL CREEK PARTNERS, LLC
706 ROSEWOOD PLACE
ALEDO, TX 76008

ENGINEER
JORDAN ENGINEERING, LLC
P.O. BOX 1325
ALEDO, TX 76008
TBPELS FIRM NO. 17586



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JUNE 23, 2022
REVISED JULY 01, 2022 (REVISED TITLE COMMITMENT)
REVISED AUGUST 18, 2022 (REVISED TITLE COMMITMENT
NEW PIPELINE MARKS)
PLAT PREPARED SEPTEMBER 08, 2022

Final Plat
Lots 1- 90
Windmill Creeks Subdivision
(90 LOTS)
209.10 acres of land situated in the
T.&P. RR. CO. SURVEY, ABSTRACT NO. 1550, JOHN
WOODY SURVEY, ABSTRACT NO. 2358
and the
SAMUEL WOODY SURVEY, ABSTRACT NO. 1638,
Parker County, Texas.

F 400

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	190.00'	214.86'	203.59'	S 16°53'05" W	64°47'32"
C2	130.00'	147.01'	139.30'	N 16°53'05" E	64°47'32"
C3	230.00'	162.40'	159.04'	N 69°30'31" E	40°27'18"
C4	430.00'	250.69'	247.15'	S 73°33'45" E	33°24'10"
C5	430.00'	428.74'	411.20'	S 28°17'49" E	57°07'42"
C7	230.01'	29.88'	29.85'	S 06°51'10" W	7°26'31"
C8	130.00'	80.57'	79.29'	N 07°10'56" W	35°30'44"
C9	230.00'	113.32'	112.18'	S 10°49'24" E	28°13'48"
C10	70.00'	55.21'	53.79'	N 36°34'18" E	45°11'30"
C11	100.00'	123.90'	116.13'	S 49°28'16" W	70°59'26"
C12	130.00'	263.81'	220.82'	N 36°53'51" W	116°16'20"
C13	230.00'	49.04'	48.94'	N 27°20'47" E	12°12'56"
C14	230.00'	16.04'	16.04'	S 31°27'23" W	3°59'45"
C15	200.00'	395.21'	333.98'	S 27°09'04" E	11°31'09"
C16	230.00'	110.39'	109.34'	S 79°53'05" E	27°30'00"
C17	160.00'	180.93'	171.45'	S 16°53'05" W	64°47'32"
C18	160.00'	180.93'	171.45'	N 16°53'05" E	64°47'32"
C19	60.00'	69.35'	65.55'	N 67°36'31" W	66°13'15"
C20	60.00'	88.90'	80.99'	N 07°57'01" E	84°53'50"
C21	60.00'	155.91'	115.60'	S 55°09'36" E	148°52'56"
C22	260.00'	107.92'	107.15'	N 61°10'19" E	23°46'58"
C23	260.00'	75.66'	75.39'	N 81°23'58" E	16°40'22"
C24	460.00'	239.13'	236.45'	S 75°22'16" E	29°47'08"
C25	460.00'	199.01'	197.46'	S 40°36'08" E	24°47'14"
C26	460.00'	157.74'	156.97'	S 18°23'04" E	19°38'53"
C27	460.00'	70.87'	70.80'	S 04°08'48" E	8°49'40"
C29	260.00'	33.77'	33.75'	S 06°51'11" W	7°26'31"
C30	100.00'	61.98'	60.99'	N 07°10'56" W	35°30'44"
C31	260.00'	128.10'	126.81'	S 10°49'24" E	28°13'48"
C32	60.00'	80.50'	74.60'	S 18°16'13" E	76°52'34"
C33	60.00'	51.57'	50.00'	S 44°47'23" W	49°14'37"
C34	60.00'	71.21'	67.11'	N 76°35'11" W	68°00'16"
C35	60.00'	110.87'	95.76'	N 10°21'14" E	105°52'33"
C36	200.00'	98.54'	97.55'	S 10°49'24" E	28°13'48"
C37	40.00'	31.55'	30.74'	N 36°34'18" E	45°11'30"
C38	130.00'	65.85'	65.15'	S 28°29'15" W	29°01'24"
C39	130.00'	95.22'	93.11'	S 63°58'58" W	41°58'02"
C40	160.00'	77.84'	77.08'	N 81°05'45" W	27°52'31"
C41	160.00'	69.54'	69.00'	N 54°42'23" W	24°54'12"
C42	160.00'	79.87'	79.04'	N 27°57'16" W	28°36'02"
C43	160.00'	97.44'	95.94'	N 03°47'32" E	34°53'34"
C44	260.00'	55.43'	55.33'	N 27°20'47" E	12°12'56"
C45	200.00'	13.34'	13.33'	S 31°32'38" W	3°49'15"
C46	200.00'	95.99'	95.07'	S 79°53'05" E	27°30'00"
C47	260.00'	124.79'	123.60'	S 79°53'05" E	27°30'00"
C48	170.00'	335.93'	283.88'	S 27°09'04" E	11°31'09"
C49	60.00'	84.73'	77.86'	S 76°41'44" W	80°54'46"
C50	60.00'	36.82'	36.25'	N 45°15'58" W	35°09'49"
C51	60.00'	36.21'	35.66'	N 10°23'40" W	34°34'47"
C52	60.00'	38.78'	38.11'	N 25°24'39" E	37°01'50"
C53	60.00'	47.17'	45.96'	N 66°26'48" E	45°02'27"
C54	60.00'	70.45'	66.47'	S 57°23'49" E	67°16'20"
C55	230.00'	344.42'	313.13'	S 40°51'38" E	85°48'00"
C56	230.00'	110.07'	109.02'	S 15°44'56" W	27°25'09"
C57	260.00'	18.13'	18.13'	S 31°27'23" W	3°59'45"
C58	200.00'	42.64'	42.56'	N 27°20'47" E	12°12'56"
C59	100.00'	202.93'	169.86'	N 36°53'51" W	116°16'20"
C60	70.00'	86.73'	81.29'	S 49°28'16" W	70°59'26"
C61	100.00'	47.01'	46.58'	N 27°26'37" E	26°56'08"
C62	100.00'	31.86'	31.73'	N 50°02'22" E	18°15'22"
C63	160.00'	99.17'	97.59'	N 07°10'56" W	35°30'44"
C64	200.00'	25.98'	25.96'	S 06°51'11" W	7°26'31"
C66	400.00'	390.70'	375.35'	S 27°42'53" E	55°57'50"
C67	400.00'	241.33'	237.68'	S 72°58'49" E	34°34'03"
C68	200.00'	141.21'	138.30'	N 69°30'31" E	40°27'18"
C69	100.00'	113.08'	107.15'	N 16°53'05" E	64°47'32"
C70	220.00'	126.74'	124.99'	S 00°59'32" W	33°00'26"
C71	220.00'	122.05'	120.49'	S 33°23'19" W	31°47'06"
C72	100.00'	119.23'	112.29'	N 37°42'04" W	68°18'40"
C73	150.00'	215.80'	197.67'	N 30°38'29" W	82°25'50"
C74	100.00'	102.40'	97.99'	N 26°12'21" W	58°40'17"
C75	150.00'	153.60'	146.98'	S 26°12'21" E	58°40'17"
C76	100.00'	143.87'	131.78'	S 30°38'29" E	82°25'50"
C77	150.00'	178.84'	168.43'	S 37°42'04" E	68°18'40"

LINE	BEARING	DISTANCE
L1	S 86°38'29" E	16.10'
L2	S 17°23'51" E	135.36'
L3	S 26°57'53" E	187.33'
L4	S 34°59'48" E	219.63'
L5	S 30°26'35" E	381.70'
L6	S 67°51'12" W	30.52'
L7	S 43°06'36" E	343.75'
L8	S 14°09'32" E	76.26'
L9	S 09°23'52" W	531.35'
L10	S 15°12'44" E	584.84'
L11	S 28°21'38" E	372.53'
L12	S 22°00'14" E	66.08'
L13	S 01°13'54" E	63.20'
L14	S 05°31'09" W	104.70'
L15	S 29°27'30" W	32.47'
L16	S 20°39'51" E	141.29'
L17	S 67°51'12" W	13.58'
L18	N 31°47'03" W	57.92'
L19	S 14°09'32" E	73.55'
L20	S 09°23'52" W	22.88'
L21	S 89°25'12" E	23.10'
L22	S 59°10'03" W	56.85'
L23	S 03°32'44" E	46.95'
L24	S 10°34'26" W	211.35'
L25	S 03°07'47" W	257.42'
L26	S 55°32'30" E	184.73'
L27	S 29°27'30" W	50.19'
L28	N 55°32'30" W	189.10'
L29	N 03°07'47" E	260.67'
L30	N 10°34'26" E	214.60'
L31	N 03°32'44" W	23.16'
L32	N 29°27'30" E	86.08'

STATE OF TEXAS }

COUNTY OF PARKER }

KNOWALL MEN BY THESE PRESENTS, Windmill Creeks Partners, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of following described real property, to wit:

FIELD NOTES:

Description for 209.10 acres of land situated in the T.&P. RR. Co. SURVEY, Abstract No. 1550; the JOHN WOODY SURVEY, Abstract No. 2358; and the SAMUEL WOODY SURVEY, Abstract No. 1638, Parker County, Texas, being that certain tract of land described by deed to Windmill Creeks Partners, LLC by deed recorded in Document Number 202237278, Official Records, Parker County, Texas and being more particularly described, as follows:

BEGINNING at a 5/8" iron rod found, the most westerly Northwest corner of said Windmill Creeks Partners, LLC tract, for the South line of The Preserve on Ash Creek, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 692, Plat Records, Parker County, Texas, for the Northeast corner of Lot 12R-C, Live Oak Hills, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 662, Plat Records, Parker County, Texas, said point being per deed (Doc. No. 202237278) call, West, 314 varas from the Northeast corner of said T.&P. RR. Co. SURVEY, Abstract No. 1550:

THENCE N 87°32'28" E, along the common line of said Windmill Creeks Partners, LLC tract and The Preserve on Ash Creek, 1465.66 feet to a 3" metal fence corner post found, the Southeast corner of Lot 104, said The Preserve on Ash Creek;

THENCE N 00°09'14" E, along the common line of said Windmill Creeks Partners, LLC tract and Lot 104, 829.02 feet to a 5/8" iron rod found, the most northerly Northwest corner of said Windmill Creeks Partners, LLC tract;

THENCE S 86°38'29" E, 16.10 feet to a 5/8" iron rod found in the ostensible West line of Veal Station Road (a variable width Right-of-Way) for the most northerly Northeast corner of said Windmill Creeks Partners, LLC tract;

THENCE along the East line of said Windmill Creeks Partners, LLC tract and the ostensible West line of said Veal Station Road as follows:

S 17°23'51" E, 135.36 feet to a 5/8" iron rod found;
 S 26°57'53" E, 187.33 feet to a 5/8" iron rod found;
 S 34°59'48" E, 219.63 feet to a 5/8" iron rod found;
 S 30°26'35" E, 381.70 feet to a 5/8" iron rod found;
 S 67°51'12" W, 30.52 feet to a 5/8" iron rod found;
 S 43°06'36" E, 343.75 feet to a 1/2" iron rod capped MIZELL 6165 found;
 S 14°09'32" E, 76.26 feet to a 5/8" iron rod found;
 S 09°23'52" W, 531.35 feet to a 1/2" iron rod capped MIZELL 6165 found;
 S 15°12'44" E, 584.84 feet to a 5/8" iron rod found;
 S 28°21'38" E, 372.53 feet to a 5/8" iron rod found;
 S 22°00'14" E, 66.08 feet to a 5/8" iron rod found;
 S 01°13'54" E, 63.20 feet to a 5/8" iron rod found for the Northwest corner of that certain tract of land described by deed to Christopher Julian and Rose M. Julian, recorded in Volume 1765, Page 42, Real Records, Parker County, Texas;

THENCE S 05°31'09" W, along the East line of said Windmill Creeks Partners, LLC tract, 104.70 feet to a 5/8" iron rod found;

THENCE S 01°21'08" E, along the East line of said Windmill Creeks Partners, LLC tract, 581.17 feet to a 6" cedar fence post found for the Southeast corner of said Windmill Creeks Partners, LLC tract, for the Southwest corner of said Julian (Vol. 1765, Pg. 42) tract, for the North line of Lot 1, Kutch Heights 2nd Filing, an Addition to Parker County, Texas, according to the Plat recorded in Volume 362-A, Page 104, Plat Records, Parker County, Texas;

THENCE S 89°14'03" W, along the South line of said Windmill Creeks Partners, LLC tract, 623.01 feet to a 5/8" iron rod found;

THENCE S 88°56'38" W, along the South line of said Windmill Creeks Partners, LLC tract, passing the northwest corner of said Kutch Heights 2nd Filing and the northeast corner of that certain tract of land described by deed to J.P. Elder III by deed recorded in Volume 1209, Page 249, Real Records, Parker County, Texas, continuing along the south line of said Windmill Creeks Partners, LLC tract, in all, a distance of 1656.85 feet to a 5/8" iron rod found;

THENCE N 83°57'18" W, along the South line of said Windmill Creeks Partners, LLC tract, 691.66 feet to an x cut found, the Southwest corner of said Windmill Creeks Partners, LLC tract, for the Southeast corner of Lot 28, Live Oak Hills, an Addition to Parker County, Texas, according to the Plat recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas;

THENCE N 00°31'29" W, along the West line of said Windmill Creeks Partners, LLC tract, 3505.77 feet to the POINT OF BEGINNING and containing 209.10 acres of land.

NOW, THEREFORE, KNOWALL MEN BY THESE PRESENTS:

That, Windmill Creeks Partners, LLC does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 1 - 90,
 Windmill Creeks Subdivision

and does hereby dedicate to the Public's use, the streets and easements as shown hereon.

EXECUTED this the 8th day of December, 2022

Ryan Henning
 Ryan Henning, President Windmill Creeks Partners, LLC

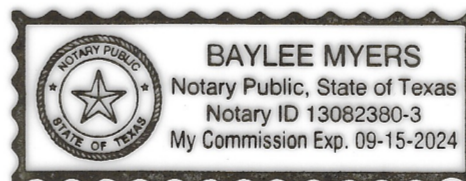
STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Ryan Henning, 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 the 8th day of December, 2022.

Baylee Myers
 Notary Public, State of Texas
 My Commission Expires 9/15/2024



LIENHOLDER

[Signature]
 Signature of Lienholder

This the 8th day of December, 2022

Baylee Myers
 Notary Public, State of Texas

STATE OF TEXAS }

COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12th DAY OF December, 2022.

[Signature]
 COUNTY JUDGE

George A Conley
 COMMISSIONER PRECINCT #1

[Signature]
 COMMISSIONER PRECINCT #2

[Signature]
 COMMISSIONER PRECINCT #3

[Signature]
 COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
 202242806
 12/12/2022 03:54 PM
 Fee: 84.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

WINDMILL CREEKS PARTNERS, 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.

[Signature]
 RYAN HENNING
 WINDMILL CREEKS PARTNERS, LLC

Final Plat
 Lots 1- 90
 Windmill Creeks Subdivision
 (90 LOTS)

209.10 acres of land situated in the
 T.&P. RR. CO. SURVEY, ABSTRACT NO. 1550, JOHN
 WOODY SURVEY, ABSTRACT NO. 2358
 and the
 SAMUEL WOODY SURVEY, ABSTRACT NO. 1638,
 Parker County, Texas.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

[Signature]
 STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 SURVEYED ON THE GROUND JUNE 23, 2022
 REVISED JULY 01, 2022 (REVISED TITLE COMMITMENT)
 REVISED AUGUST 18, 2022 (REVISED TITLE COMMITMENT)
 NEW PIPELINE MARKS
 PLAT PREPARED SEPTEMBER 08, 2022

NOTES:
 BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
 TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY IN TITLE COMMITMENT NO. 22-1671, EFFECTIVE DATE JUNE 17, 2022, ISSUED JULY 01, 2022.

SCHEDULE B ITEMS:
 10G. VARIABLE WIDTH EASEMENT AND RIGHT OF WAY TO ETC TEXAS PIPELINE, LTD., RECORDED IN VOLUME 2925, PAGE 1285, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

10J. 60' EASEMENT TO BRAZOS ELECTRIC POWER COOP. RECORDED IN VOLUME 301, PAGE 55, DEED RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP.

10K. 30' PIPELINE EASEMENT RECORDED IN VOLUME 2326, PAGE 235, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP. LOCATION SHOWN IS APPROXIMATE, BASED ON PIPELINE MARKERS OBSERVED ONSITE AT TIME OF SURVEY.

THE EASEMENT RECORDED IN VOLUME 2326, PAGE 241, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811, BEFORE DIGGING, TRENCHING, OR EXCAVATING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4836700175E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO THE FEMA MAP.

TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE DETERMINATION OF ANY FLOOD HAZARD AREAS DETERMINED TO BE ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

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.

ALL PROPERTY CORNERS ARE 1/2" IRON ROD CAPPED MIZELL 6165 SET UNLESS NOTED.

WATER SHALL BE PROVIDED BY PRIVATE WATER WELLS.

SEWER SHALL BE PROVIDED BY ON-SITE PRIVATE SEPTIC SYSTEM.

SUBJECT PROPERTY DOES NOT LIE WITHIN ANY ETJ JURISDICTION.

50' BUILDING LINE ALONG ALL ROADS.
 25' BUILDING LINE ALONG ALL REAR LOT LINES.
 10' BUILDING LINE ALONG ALL SIDE LOT LINES.
 10' UTILITY EASEMENT ALONG ALL FRONT, SIDE, AND REAR LOT LINES.

MAILBOXES WILL BE CLUSTER BOX UNITS (CBU'S).