

I, SCOTT TAYLOR, 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.

201425313 PLAT Total Pages: 1

STATE OF TEXAS |  
COUNTY OF PARKER |

WHEREAS M&G Capital, LLC, being the owner of that certain 2.71 acre tract of land more particularly described as follows:

Description for a 2.71 acre tract of land, said tract being all of Lot 51, Woodlawn, Phase IV, an Addition in Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 160, Plat Records, Parker County, Texas, said Lot 51 being described in deed to M&G Capital, LLC, recorded in Volume 2652, Page 1190, Real Records, Parker County, Texas:

BEGINNING at a 1/2" iron found in the Southerly line of LeLon Lane, said iron being for the Northeast corner of said Lot 51 and for the Northwest corner of Lot 52;

THENCE S 14°13'30" W, with the common line of said Lots 51 & 52, 264.12 feet to a 1/2" iron found at the Southeast corner of said Lot 51 and the Northeast corner of Lot 54;

THENCE N 76°12'31" W, with the common line of said Lots 51 and 54, 400.64 feet to a 1/2" iron found at the Southwest corner of said Lot 51 and the Southeast corner of Lot 50;

THENCE N 00°00'27" W, with the common line of said Lots 51 and 50, 353.51 feet to a 1/2" iron found in the Southerly line of said LeLon Lane;

THENCE S 84°01'01" E, with the Southerly line of said LeLon Lane, 208.38 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 381.94 feet;

THENCE with the Southerly line of said LeLon Lane, and with said curve to the left whose chord bears S 70°42'49" E, 208.78 feet and being an arc length of 211.47 feet to a 1/2" iron set;

THENCE S 86°35'51" E, with the Southerly line of said LeLon Lane, 88.44 feet to the POINT OF BEGINNING and containing 2.71 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that M&G Capital, LLC, acting by and thru its duly authorized agent does hereby adapt this plat designating the hereinabove described real property as.....

Lots 51R1 & 51R2  
WOODLAWN, PHASE IV,  
Parker County, Texas

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

Executed this the 8 day of December, 2014.

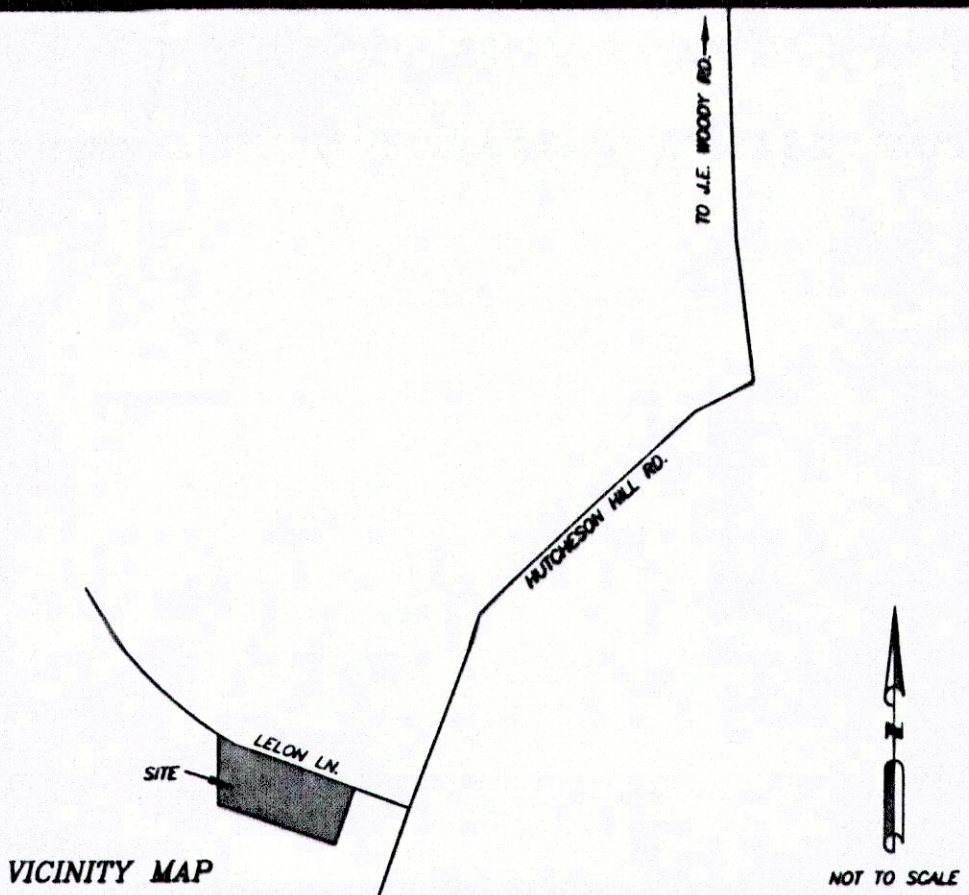
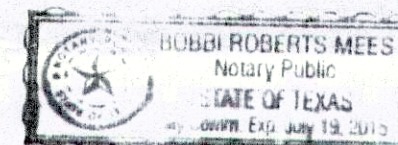
*Scott Taylor*  
Scott Taylor (President of M&G Capital, LLC)

STATE OF TEXAS |  
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Scott Taylor, President of M&G Capital, LLC, 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 8 day of December, 2014.

*Bobbi Roberts Mees*  
Notary Public  
State of Texas  
My Comm. Exp. July 19, 2015



**BASIS OF BEARING PER PLAT.**

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

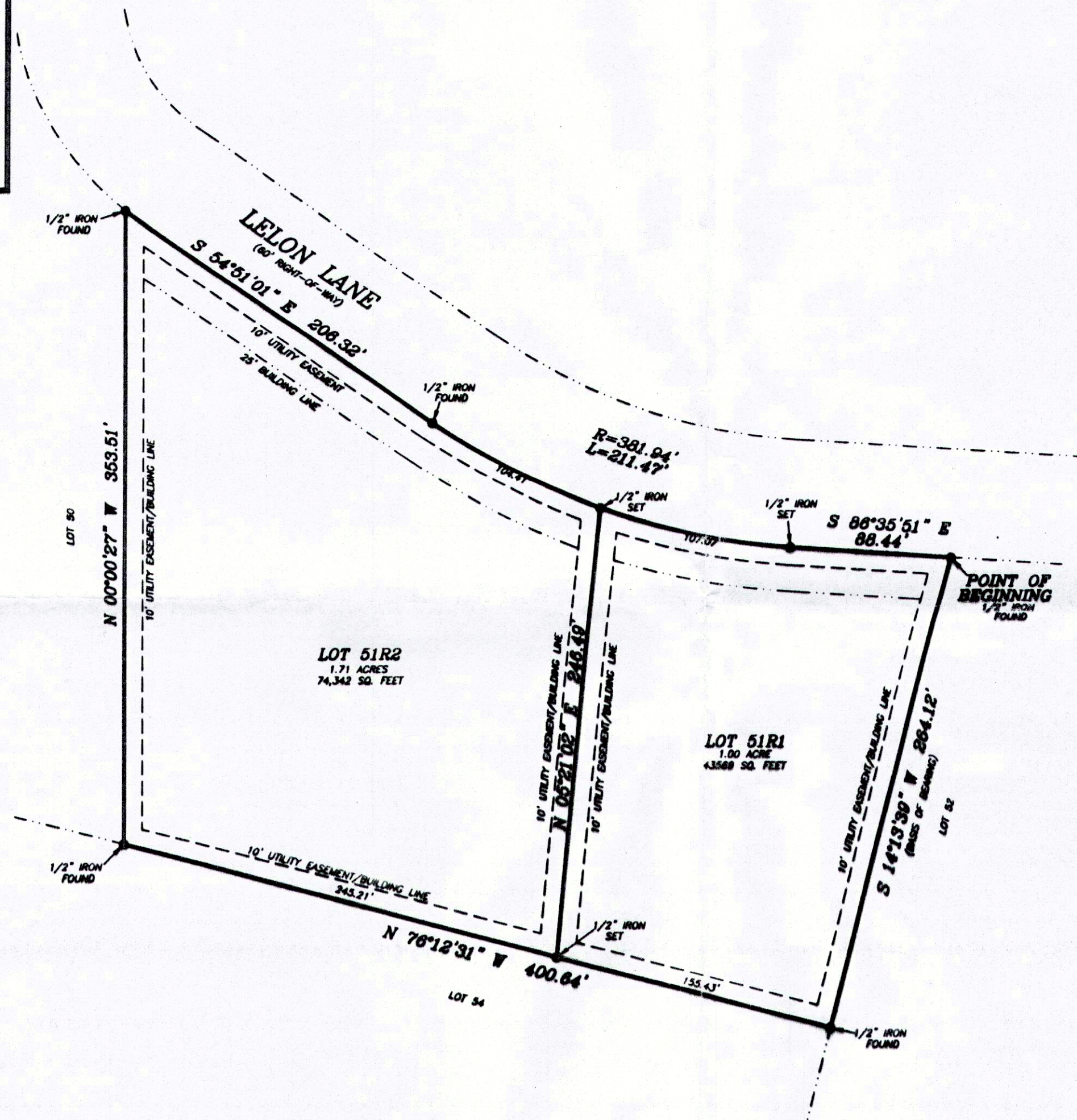
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367CD175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 2.32.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

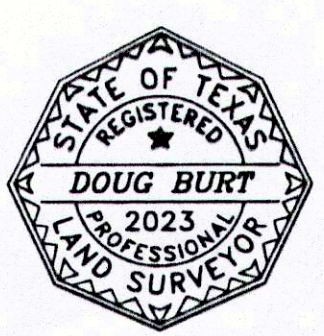
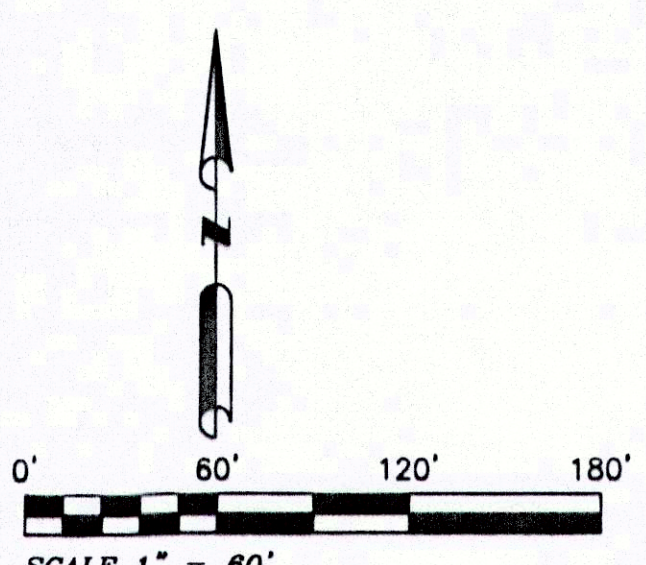
SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CORP.

THERE ARE NO LIENHOLDERS FOR SUBJECT PROPERTY.



ACCT. NO.: 19776  
SCH. DIST.: SP  
CITY:  
MAP NO.: J-7



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
NOVEMBER 13, 2014

OWNER/DEVELOPER  
M&G CAPITAL, LLC  
P.O. BOX 1168  
SPRINGTOWN, TEXAS 76062

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201425313  
12/22/2014 09:59 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS |  
COUNTY OF PARKER |  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8 DAY OF December, 2014.  
COUNTY JUDGE  
*George A. Conley* COMMISSIONER PRECINCT #1  
*James Wald* COMMISSIONER PRECINCT #3  
*Chris...* COMMISSIONER PRECINCT #2  
*Wald* COMMISSIONER PRECINCT #4

RE-PLAT  
Lots 51R1 & 51R2,  
WOODLAWN, PHASE IV,  
Being a re-plat of Lot 51, Woodlawn, Phase IV,  
according to the Plat thereof recorded in Plat Cabinet  
B, Slide 160, Plat Records, Parker County, Texas, and  
being 2.71 acres of land situated in the WILLIAM PRICE  
SURVEY, Abstract No. 2158, Parker County, Texas.

D-315

NRB SURVEYING  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB 817-584-9027  
NLR 817-406-6439