

THE STATE OF TEXAS }  
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 18th DAY OF April, 2018.

*George A Conley*  
 COUNTY JUDGE

*George A Conley*  
 COMMISSIONER PRECINCT #1

*George A Conley*  
 COMMISSIONER PRECINCT #3

*George A Conley*  
 COMMISSIONER PRECINCT #2

*George A Conley*  
 COMMISSIONER PRECINCT #4

I, TRIAD LAND & DEVELOPMENT, 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.

*Ty Beauchamp*  
 TY BEAUCHAMP

201809179 PLAT Total Pages: 1

STATE OF TEXAS }  
 COUNTY OF PARKER }

WHEREAS Triad Land & Development, LLC being the owners of that certain 10.08 acre tract of land more particularly described as follows:

Description for a 10.08 acre tract of land situated in the JOHN CULWELL SURVEY, Abstract No. 279, said tract being the same tract of land described in deed to Triad Land & Development, LLC, recorded in Clerks File No. 201808526, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 1/2" iron found in the South line of J.E. Woody Road, said iron being by deed call, South, 1643.80 feet and East 15.50 feet from the Northeast corner of said John Culwell Survey, Abstract No. 279;

THENCE S 00°20'41" E, 450.00 feet to a metal fence post for the POINT OF BEGINNING and being in the West line of Lot 3, J.E. Woody Estates, recorded in Cabinet B, Slide 511, Plat Records, Parker County, Texas;

THENCE S 00°21'07" E, with the West line of said J.E. Woody Estates, 381.74 feet to a 1/2" iron found at the Southwest corner of Lot 4 of said J.E. Woody Estates and being in the North line of that certain tract of land described in deed to Richard Milam Hutcheson Trust, recorded in Clerks File No. 201618175, Real Records, Parker County, Texas;

THENCE S 88°47'01" W, with the North line of said Clerks File No. 201618175, 1133.98 feet to a capped iron set;

THENCE N 01°25'16" W, 171.52 feet to a capped iron set in the South line of said J.E. Woody Road;

THENCE N 66°18'44" E, with the South line of said J.E. Woody Road, 562.70 feet to a capped iron set at the beginning of a curve to the left whose radius is 1309.39 feet;

THENCE with the South line of said J.E. Woody Road and with said curve to the left whose chord bears N 58°04'15" E, 477.80 feet and being an arc length of 480.49 feet to a capped iron set;

THENCE S 40°46'50" E, 97.69 feet to a capped iron set;

THENCE S 00°20'41" E, 171.35 feet to a metal fence post;

THENCE N 89°39'19" E, 150.00 feet to the POINT OF BEGINNING and containing 10.08 acres of land.

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

Lots 1 thru 7, WOODY POINTE, Parker County, Texas

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

Executed this the 18th day of April, 2018.

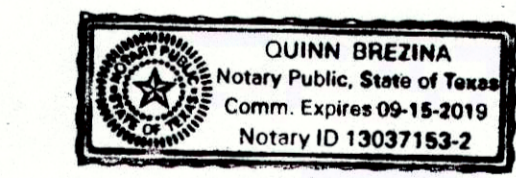
*Ty Beauchamp*  
 Ty Beauchamp  
 Vice President of Triad Land & Development, LLC

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ty Beauchamp, 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 18th day of April, 2018.

*Quinn Brezina*  
 Notary Public State of Texas



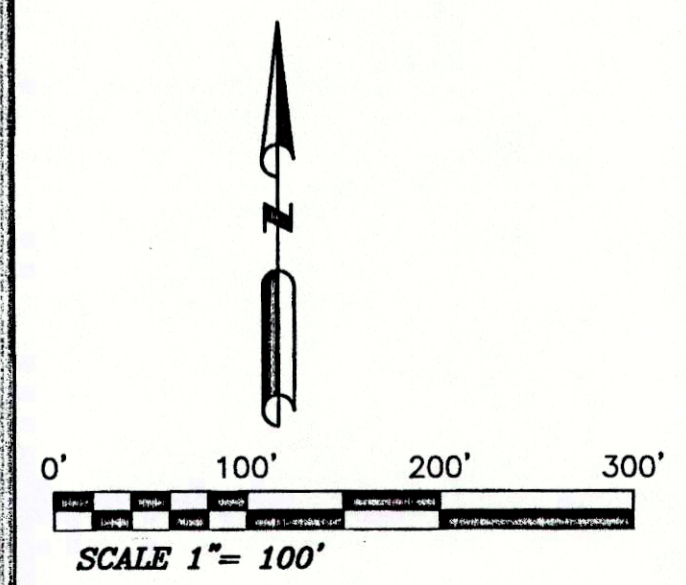
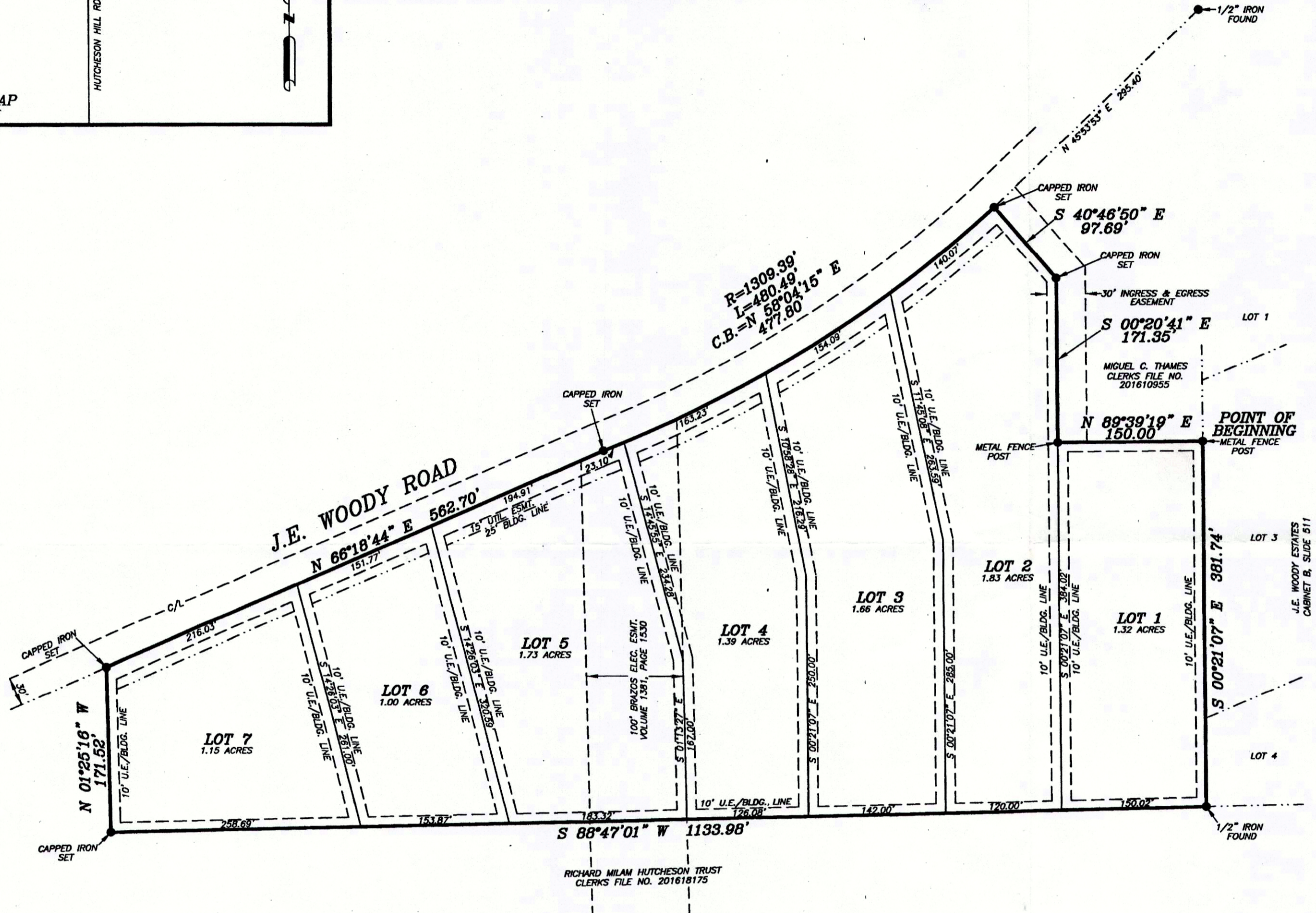
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*

201809179  
 04/23/2018 10:55 AM  
 Fee: 76.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT

VICINITY MAP  
 NOT TO SCALE



**NRB SURVEYING, PLLC**  
 P.O. BOX 454  
 SPRINGTOWN, TEXAS, 76082  
 RSB# 817-584-9027  
 nrbsurvey@yahoo.com  
 FIRM NO. 10186800



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

*Doug Burt*  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 MARCH 01, 2018

BASIS OF BEARING PER THE EAST LINE OF CLERKS FILE NO. 201302834, R.R.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000381800102-RAM, DATED MARCH 13, 2018.

THE EASEMENTS RECORDED IN VOLUME 279, PAGE 348 AND VOLUME 661, PAGE 443, D.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE EASEMENT RECORDED IN VOLUME 1253, PAGE 1064, R.R.P.C.T., DOES NOT AFFECT.

THE EASEMENT RECORDED IN VOLUME 2700, PAGE 832, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

SURVEYOR NOT RESPONSIBLE FOR UNDERGROUND UTILITIES AND GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-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 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

ACCT. NO.: 19764  
 SCH. DIST.: SP  
 CITY: Jk  
 MAP NO.: Jk

20279.002 000.00

**OWNER/DEVELOPER**  
 TRIAD LAND & DEVELOPMENT, LLC  
 162 P.R. 3590,  
 BOVD, TEXAS 76023

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