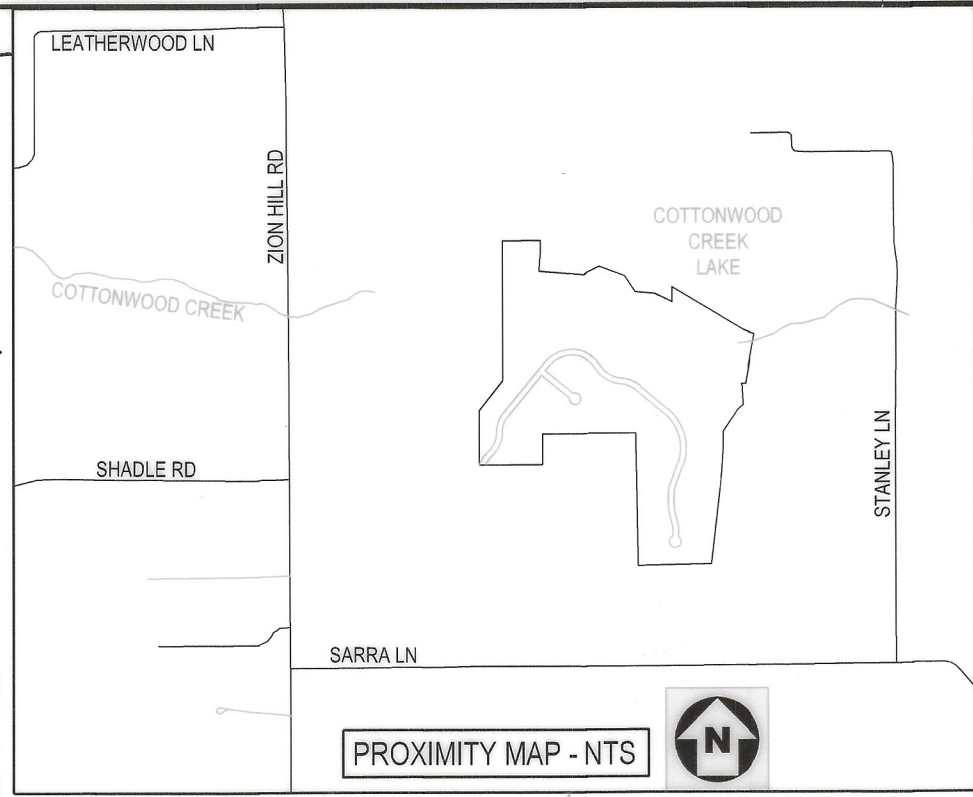


22150.003.002.00
 22132.001.006.00
 22132.002.001.00
 22132.002.000.00
 22150.003.001.00
 22092.001.003.00
 22208.002.001.00

JOSEPH MICHAEL WOOD
 INSTRUMENT #202135713
 O.P.R.P.C.T.

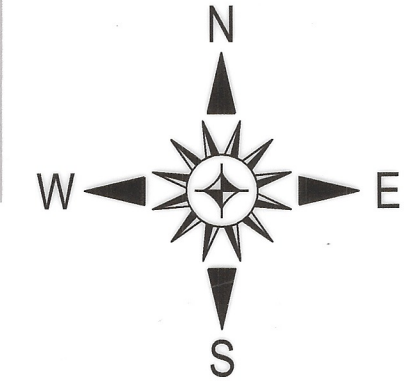


PROXIMITY MAP - NTS

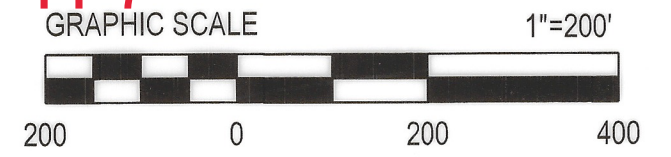


LDB LAND HOLDINGS, LTD
 VOL 2170 PG 1650
 P.R.P.C.T.

JASON JAARVIS & KANDICE ANNE JARVIS
 INSTRUMENT #201717881
 O.P.R.P.C.T.



19952
 PO
 G-7 H-7



Final Plat
 Block 3 Lots 1 thru 44
ZION TRAILS
 PHASE III

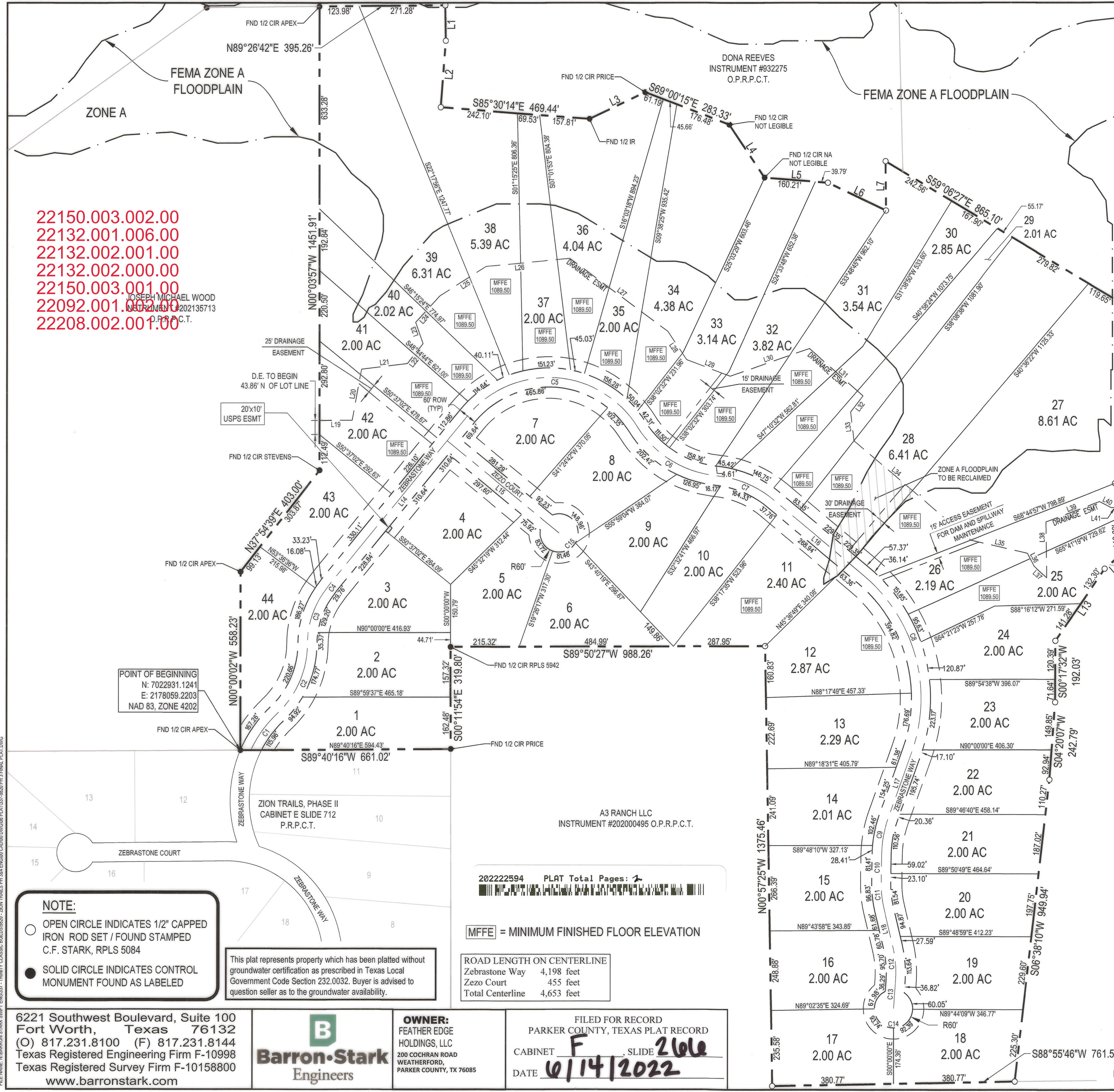
An Addition to Parker County, Texas
 Being 125.04 acres situated in
 G.M.D. KIMBLE SURVEY,
 Abstract No. 2132
 REUBEN MCKINNEY SURVEY
 Abstract No. 2150
 E.W. BULLARD SURVEY
 Abstract No. 2092
 G.W. EARP SURVEY
 Abstract No. 2208
 Parker County, Texas

44 Single Family Residential Lots

MAY, 2022

PROJECT #337-9820

SHEET 1 of 2



POINT OF BEGINNING
 N: 7022931.1241
 E: 2178059.2203
 NAD 83, ZONE 4202

NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

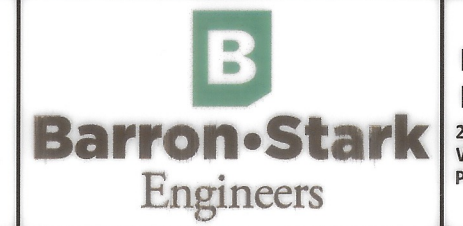
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

202222594 PLAT Total Pages: 1

[MFFE] = MINIMUM FINISHED FLOOR ELEVATION

| ROAD LENGTH ON CENTERLINE | |
|---------------------------|------------|
| ZebraStone Way | 4,198 feet |
| Zezo Court | 455 feet |
| Total Centerline | 4,653 feet |

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com



OWNER:
 FEATHER EDGE HOLDINGS, LLC
 200 COCHRAN ROAD
 WEATHERFORD, PARKER COUNTY, TX 76085

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET **F** SLIDE **266**
 DATE **6/14/2022**

DEDICATION
STATE OF TEXAS()
COUNTY OF PARKER ()

WHEREAS, FEATHER EDGE HOLDINGS, LLC., are the Owners of the herein described property to wit:

Being 125.04 acres situated in the G.M.D. KIMBLE SURVEY, ABSTRACT NO. 2132, the REUBEN MCKINNEY SURVEY, the ABSTRACT NO. 2150, E.W. BULLARD SURVEY, ABSTRACT NO. 2092, and the G.W. EARP SURVEY, ABSTRACT NO. 2208, in Parker County, Texas, being a portion of that certain tract of land described by warranty deed recorded in Instrument No. 202130604, Official Records, Parker County, Texas, said 125.04 acres being more particularly described as follows:

BEGINNING at a Found 1/2" CIR APEX in the west line of Zebrastone Way, said point being the northeast corner of Lot 12, Zion Trails Phase II, an addition to Parker County Texas as recorded in Cabinet E, Slide 712. Plat Records Parker County, Texas and having a State Plane (Zone 4202) coordinate of North 7022931.12 and East 2178059.22 for reference, said point also being the southeast corner of the Joseph Wood tract as recorded in Instrument No. 2021-35713, Deed Records Parker County, Texas;

Thence N 00°00'02" W with the Wood east line a distance of 558.23 to a found 1/2 inch iron rod with APEX cap;

THENCE N 37°54'39" E with the Wood east line a distance of 403.00 feet to a found 1/2" CIR STEVENS;

THENCE N 00°03'57" W with the Wood east line a distance of 1451.91 feet to a found 1/2" CIR APEX in the south line of the Dona Reeves tract as recorded in Instrument No. 932275, Deed Records Parker County, Texas;

THENCE N 89°26'42" E with the Reeves south line a distance of 395.26 feet to a set 1/2" iron rod;

THENCE S 00°56'28" E with the Reeves south line a distance of 111.07 feet to a set 1/2" iron rod;

THENCE S 04°16'16" W with the Reeves south line distance of 208.66 feet to a set 1/2" iron rod;

THENCE S 85°30'14" E with the Reeves south li a distance of 469.44 feet to a found 1/2" IR;

THENCE N 64°22'08" E with the Reeves south line a distance of 193.94 feet to a found 1/2" CIR PRICE;

THENCE S 69°00'15" E with the Reeves south line a distance of 283.33 feet to a found 1/2" CIR (cap illegible);

THENCE S 33°45'14" E with the Reeves south line a distance of 200.00 feet to a found 1/2" CIR (cap illegible);

THENCE S 85°30'13" E with the Reeves south line a distance of 200.00 feet to a set 1/2" iron rod;

THENCE S 64°30'14" E with the Reeves south line a distance of 202.78 feet to a set 1/2" iron rod;

THENCE N 00°30'14" W with the Reeves south line a distance of 154.38 feet to a 1/2" iron rod set for the southeast corner of said Reeves tract and the southwest corner of the LDB Land Holdings, LTD. Tract as recorded in Volume 2170, Page 1650, Deed Records Parker County, Texas;

THENCE S 59°06'27" E with the LDB south line a distance of 865.10 feet to a set 1/2" iron rod;

THENCE S 69°50'46" E with the LDB south line a distance of 132.66 feet to a set 1/2" iron rod;

THENCE S 10°36'12" W with the LDB west line a distance of 526.90 feet to a set 1/2" iron rod;

THENCE S 89°11'43" W with the LDB west line a distance of 47.21 feet to a set 1/2" iron rod;

THENCE S 14°39'53" E with the LDB west line a distance of 32.11 feet to a set 1/2" iron rod;

THENCE S 03°52'42" E with the LDB west line a distance of 190.22 feet to a set 1/2" iron rod for the southwest corner of said LDB tract and the northwest corner of the Jason & Kandice Jarvis tract as recorded in Instrument No. 2017-17881, Deed Records Parker County, Texas;

THENCE S 49°28'59" W with the Jarvis west line a distance of 70.77 feet to a set 1/2" iron rod;

THENCE S 34°35'24" W with the Jarvis west line a distance of 273.58 feet to a set 1/2" iron rod;

THENCE S 00°17'32" W with the Jarvis west line a distance of 192.03 feet to a set 1/2" iron rod;

THENCE S 04°20'07" W with the Jarvis west line a distance of 242.79 feet to a set 1/2" iron rod;

THENCE S 06°38'10" W with the Jarvis west line a distance of 949.94 feet to a set 1/2" iron rod in the north line of the A3 Ranch, LLC tract as recorded in Document NO. 2020-00495, Plat Records Parker County, Texas for the southwest corner of said Jarvis property;

THENCE S 88°55'46" W with the A3 north line a distance of 761.54 feet to a set 1/2" iron rod;

THENCE N 00°57'25" W with the A3 east line a distance of 1375.46 feet to a set 1/2" iron rod;

THENCE S 89°50'27" W with the E3 north line a distance of 988.26 feet to a found 1/2" CIR RPLS 5942;

THENCE S 00°11'54" E with the A3 west line a distance of 319.80 feet to a found 1/2" CIR PRICE for the northeast corner of Lot 11, said Zion Trails Phase II;

THENCE S 89°40'16" W with said Lot 11 north line a distance of 661.02 feet to the Point of Beginning and Containing 5,446,706 square feet, 125.04 acres of land, more or less.

Do hereby dedicate the same to be known as Lots 1 through 44, Block 3, ZION TRAILS, Phase III, an Addition to Parker County, Texas and do hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS ()
COUNTY OF PARKER ()

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That FEATHER EDGE HOLDINGS, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as ZION TRAILS, PHASE III, an addition to Parker County, Texas, in fee simple, to the public use forever, right-of-way, and other public improvements shown thereon, the easements, as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by Parker County. This plat approved subject to all platting ordinances, rules, regulation and resolutions of Parker County, Texas. I also certify that no portion of this property is within the Extraterritorial Jurisdiction of any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations, and ordinances relating to water supply.

WITNESS, my hand this the 7 day of June, 2022.

BY:
FEATHER EDGE HOLDINGS, LLC
A TEXAS LIMITED LIABILITY COMPANY

By: DN
Name: Daniel Morgan
Title: Member

STATE OF TEXAS()
COUNTY OF PARKER ()

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Morgan of FEATHER EDGE HOLDINGS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 7 day of June, 2022.

Kriszy Hausen
Notary Public in and for The State of Texas
4-10-2025

My Board Expires On:

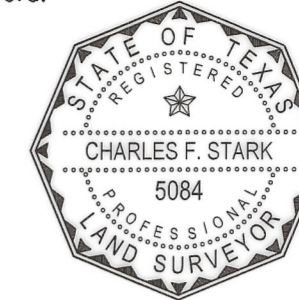
GENERAL NOTES:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- 2. No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
- 3. Bearing are based on the Texas State Plane Coordinate System, Texas Central Zone 4203 (NAD 83).
- 4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 5. All Lots within this plat shall include by reference a 15 foot utility easement along all front lot lines and a 10 foot drainage easement along all front, rear, and side lot lines.
- 6. FEMA Flood Hazard Zones referenced in this plat are according to the flood insurance map for Parker County, dated September 26, 2008 Map No. 48367C0150E. Any reference to FEMA Flood Hazard Zones are an estimate based on the date shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property.
- 7. Subject tract reference: Instrument No. 202130604. Recorded on August, 3, 2021.
- 8. All lots in this subdivision are subject to the following building line setbacks:
Front = 35 feet
Side = 10 feet
Back = 10 feet
- 9. All residential street rights of way to be 60', dedicated to Parker County, Texas.
- 10. Water source to be private individual water wells.
- 11. Waste water to be private individual Waste Water Systems.
- 12. Minimum finished floor elevations shown hereon are based on dam elevation plus six (6) feet per Parker County Soil and Water Conservation District Requirements.

STATE OF TEXAS()
COUNTY OF PARKER ()

KNOW ALL MEN BY THESE PRESENTS:
That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles F. Stark 06/07/2022
Charles F. Stark, RPLS
Texas Registration No. 5084

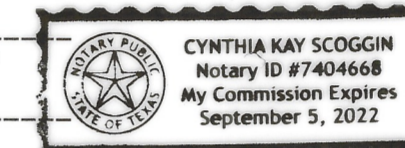


STATE OF TEXAS()
COUNTY OF PARKER ()

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles F. Stark, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 7th day of JUNE, 2022.

Cynthia Kay Scoggin
Notary Public in and for The State of Texas
SEPTEMBER 5, 2022
My Board Expires On:



STATE OF TEXAS ()
COUNTY OF PARKER ()

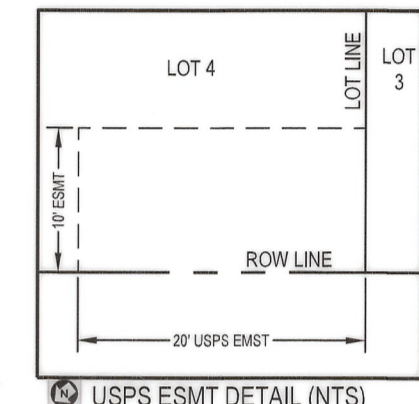
APPROVED by the Commissioners Court of Parker County, Texas

on the 13 day of June, 2022

Pat Dean
Pat Dean, County Judge

George Conley Craig Peacock
George Conley Commissioner Precinct #1
Craig Peacock Commissioner Precinct #2

Larry Walden Steve Dugan
Larry Walden Commissioner Precinct #3
Steve Dugan Commissioner Precinct #4



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | CURVE TABLE | | | | | |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|-------------|--------|---------|------------|-----------------|--------------|
| LINE No. | BEARING | LENGTH | LINE No. | BEARING | LENGTH | LINE No. | BEARING | LENGTH | CURVE No. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| L1 | S00°58'28"E | 111.07 | L16 | N50°05'23"W | 370.07 | L31 | S48°37'47"E | 224.27 | C1 | 141.75 | 373.02 | 21°46'23" | S35° 56' 19"W | 140.90 |
| L2 | S04°16'16"W | 208.66 | L17 | N19°44'46"E | 215.86 | L32 | S37°29'21"W | 63.68 | C2 | 245.18 | 300.00 | 46°49'31" | S23° 24' 45"W | 238.41 |
| L3 | N64°22'08"E | 193.94 | L18 | N13°13'02"W | 122.47 | L33 | S06°43'43"E | 90.65 | C3 | 183.47 | 280.00 | 37°32'34" | S18° 46' 17"W | 180.20 |
| L4 | S33°45'14"E | 200.00 | L19 | N89°56'03"E | 102.23 | L34 | S49°45'33"E | 481.06 | C4 | 31.49 | 380.00 | 4°44'54" | S36° 58' 18"W | 31.48 |
| L5 | S85°30'13"E | 200.00 | L20 | N10°28'53"E | 162.59 | L35 | S76°57'24"E | 183.59 | C5 | 625.03 | 330.00 | 108°31'15" | N86° 24' 06"W | 535.71 |
| L6 | S64°30'14"E | 202.78 | L21 | N82°54'41"E | 145.35 | L36 | S27°08'59"E | 45.35 | C6 | 301.92 | 330.00 | 52°25'14" | N58° 21' 05"W | 291.50 |
| L7 | N00°30'14"W | 154.38 | L22 | N38°04'33"E | 79.18 | L37 | S48°21'08"E | 54.25 | C7 | 198.54 | 330.00 | 34°28'19" | N67° 19' 33"W | 195.56 |
| L8 | S69°50'46"E | 132.66 | L23 | N19°21'20"W | 70.52 | L38 | N00°48'10"W | 174.76 | C8 | 608.04 | 500.00 | 69°40'33" | N15° 15' 07"W | 571.26 |
| L9 | S89°11'43"W | 47.21 | L24 | N42°43'33"E | 113.33 | L39 | N69°29'21"E | 180.23 | C9 | 120.73 | 350.00 | 19°45'47" | N10° 35' 29"E | 120.13 |
| L10 | S14°39'53"E | 32.11 | L25 | N57°42'13"E | 171.23 | L40 | S62°43'18"E | 42.00 | C10 | 81.77 | 6960.21 | 0°40'23" | N1° 02' 47"E | 81.77 |
| L11 | S03°52'42"E | 190.22 | L26 | N84°29'05"E | 264.13 | L41 | N85°57'43"E | 22.51 | C11 | 89.19 | 350.00 | 14°36'01" | N5° 55' 02"W | 88.95 |
| L12 | S49°28'59"W | 70.77 | L27 | S53°31'45"E | 383.77 | | | | C12 | 104.67 | 350.00 | 17°08'05" | N4° 39' 00"W | 104.28 |
| L13 | S34°35'24"W | 273.58 | L28 | S33°37'28"E | 106.87 | | | | C13 | 88.51 | 7020.21 | 0°43'21" | N4° 16' 43"E | 88.51 |
| L14 | S39°22'58"W | 669.09 | L29 | S69°31'26"E | 146.04 | | | | C14 | 314.16 | 60.00 | 299°59'58" | N85° 34' 20"W | 60.00 |
| L15 | N50°37'02"W | 455.48 | L30 | N70°53'28"E | 263.68 | | | | C15 | 314.16 | 60.00 | 300°00'00" | N39° 22' 58"E | 60.00 |

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202222594
06/14/2022 10:48 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 266
DATE 6/14/2022

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER:
FEATHER EDGE HOLDINGS, LLC
200 COCHRAN ROAD
WEATHERFORD, PARKER COUNTY, TX 76085

Final Plat
Block 3 Lots 1 thru 44
ZION TRAILS
PHASE III
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MAY, 2022 PROJECT #337-9820 SHEET 2 of 2