

DEDICATION  
STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS Feather Edge Holdings, Daniel Morgan, is the owner of the herein described property to wit:  
  
26.040 acres in 2 tracts situated in the T. & P. RR. Co. Survey, Abst. No. 2092, Parker County, Texas being a portion of that certain tract of land described in deed to Feather Edge Holdings, LLC by deed recorded in Document No. 202037071, Official Records, Parker County, Texas. Said 26.040 acres being more particularly described, as follows:

Beginning at a capped Stevens Surveying 1/2" iron set in the west line of A3 Ranch LLC tract described in deed recorded in Document No. 202000495, Official Records, Parker County, Texas and the east line of said Feather Edge Holdings LLC tract being South 00 degrees 09 minutes 43 seconds West 1655.84 feet from a capped Price 1/2" iron found for the northeast corner of said Feather Edge Holdings LLC tract;  
THENCE South 00 degrees 09 minutes 43 seconds East, 418.45 feet to a 3" steel fence post found in the north line of Sarra Lane (before dedication);  
THENCE South 89 degrees 40 minutes 52 seconds West, 419.99 feet to a point;  
THENCE North 00 degrees 09 minutes 47 seconds West 366.10 feet to a Stevens Surveying 1/2" iron set at the beginning of a curve to the left whose radius is 410.00 feet and whose long chord bears North 03 degrees 49 minutes 43 seconds West, 52.44 feet;  
THENCE Along said curve in a northerly direction through a central angle of 07 degrees 20 minutes 00 seconds West, 52.44 feet to a Stevens Surveying 1/2" iron set;  
THENCE North 89 degrees 40 minutes 52 seconds East, 423.33 feet to the POINT OF BEGINNING and containing 4.036 acres of land.  
and

26.040 acres in 2 tracts situated in the T. & P. RR. Co. Survey, Abst. No. 2092, Parker County, Texas being a portion of that certain tract of land described in deed to Feather Edge Holdings, LLC by deed recorded in Document No. 202037071, Official Records, Parker County, Texas. Said 26.040 acres being more particularly described, as follows:  
Beginning at a capped Stevens Surveying 1/2" iron set in the east line of said Farm To Market Highway No. 2421 and the west line said Feather Edge Holdings LLC tract;  
THENCE North 89 degrees 40 minutes 52 seconds East, 1800.49 feet to a capped Stevens Surveying 1/2" iron set;  
THENCE South 00 degrees 09 minutes 43 seconds East, 211.75 feet to a capped Stevens Surveying 1/2" iron set;  
THENCE North 89 degrees 40 minutes 52 seconds East, 320.00 feet to a capped Stevens Surveying 1/2" iron set;  
THENCE South 00 degrees 09 minutes 47 seconds East, 274.85 feet to a point in the north line of Sarra Lane (before dedication);  
THENCE South 89 degrees 40 minutes 52 seconds West, 2120.26 feet to a 8" steel fence post found in the east line of said Farm To Market Hwy. No. 2421;  
THENCE North 00 degrees 11 minutes 26 seconds West, along the east line of said Farm To Market Hwy. No. 2421, 486.60 feet to the POINT OF BEGINNING and containing 22.004 acres of land.

Do hereby dedicate the same to be known as Lots 1-11, Block 1 and Lots 1&2, Block 2, ZION TRAILS, an addition to Parker County, Texas and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purpose and consideration therein expressed.

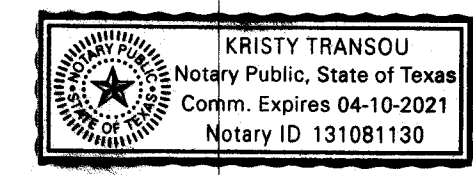
I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

*DM*  
Feather Edge Holdings  
Daniel Morgan  
Date 2-12-21

State of Texas  
County of Parker  
Before me, the undersigned authority on this day personally appeared Daniel Morgan know 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 12 day of February, 2021.

*Kristy Jansen*  
Notary Public in and for the State of Texas



**19951**  
**PO**  
**G-7**  
**Final Plat**  
**Lots 1-11, Block-1 &**  
**Lots 1&2, Block 2**  
**ZION TRAILS, an addition in Parker**  
**County, Texas being 26.040 Acres**  
**situated in the**  
**T. & P. RR. CO. SURVEY, Abst. No.**  
**2092, Parker County, Texas**

202106824 PLAT Total Pages: 1

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.  
  
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.  
  
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.  
  
It is the contractors responsibility to call 1-800-DIG-TESS before trenching on the subject site.

NOTES:  
BEARINGS CORRELATED TO THE GPS NETWORK, NAD 83 NORTH CENTRAL TEXAS ZONE 4202.  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 4836700100F, EFFECTIVE DATE APRIL 5, 2019 THIS PROPERTY LIES WITHIN ZONE X, ZONE X BEING AREA OF MINIMAL FLOOD HAZARD.  
CAPPED STEVENS SURVEYING 1/2" IRONS SET AT ALL CORNERS UPON COMPLETION OF UNDERGROUND UTILITIES INSTALLED, UNLESS OTHERWISE NOTED.  
WASTEWATER BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.  
WATER SOURCE BY INDIVIDUAL PRIVATE WELLS.  
THERE SHALL BE A 35' BUILDING LINE ALONG THE FRONT OF EACH LOT.  
THERE SHALL BE A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT OF EACH LOT.  
THERE SHALL BE A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR PROPERTY LINES.

OWNER/DEVELOPER  
Feather Edge Holdings, LLC  
200 Cochran Road  
Weatherford, Texas 76085

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202106824  
02/23/2021 10:16 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.  
*Andrew E. Stevens*  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
FEBRUARY 2, 2021

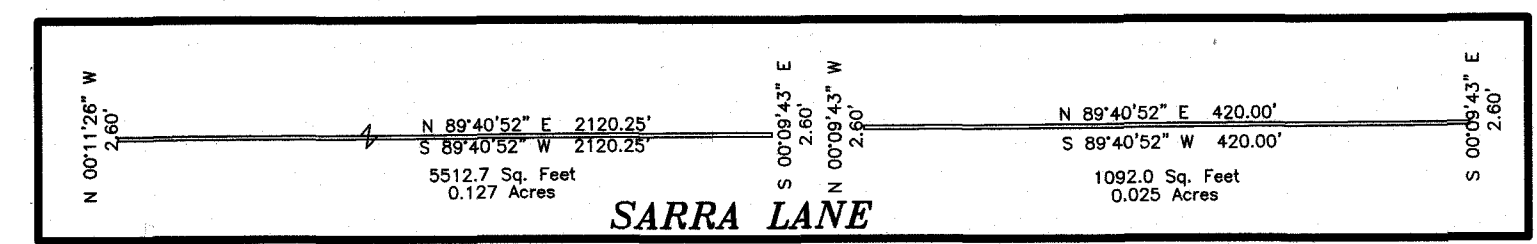
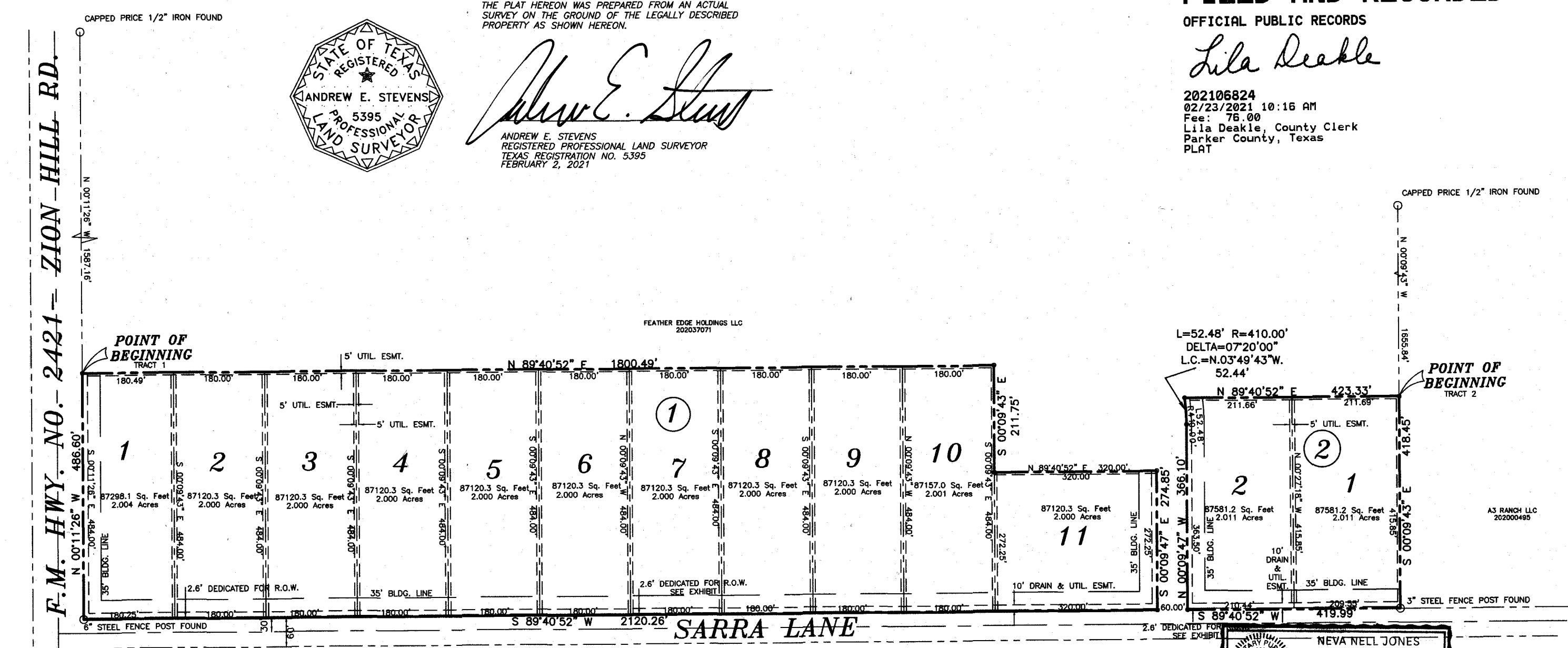
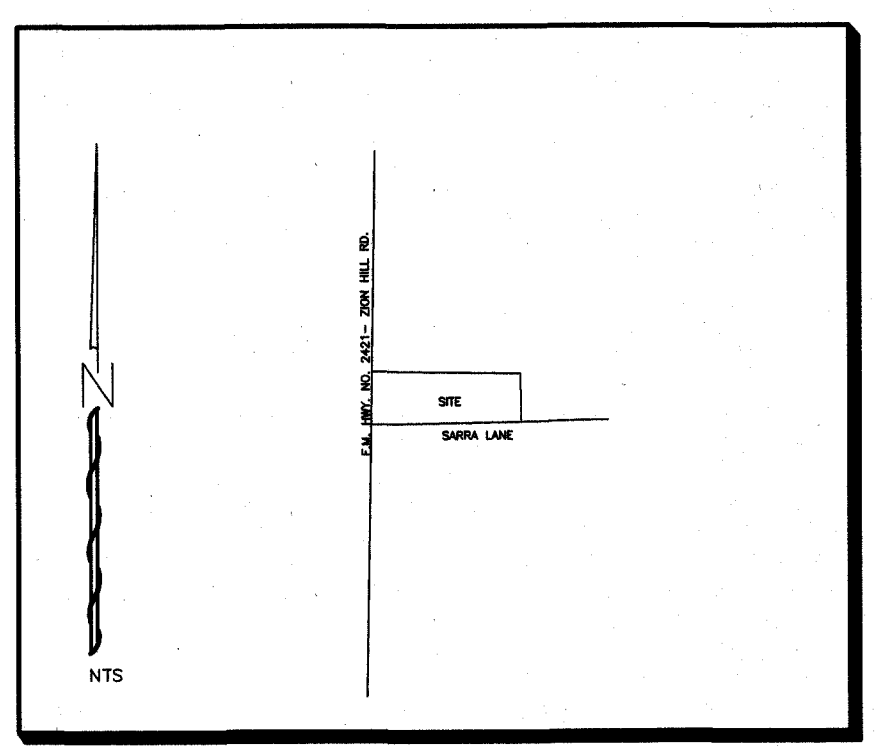
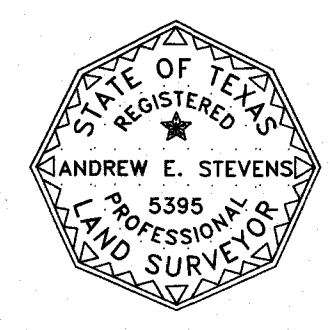
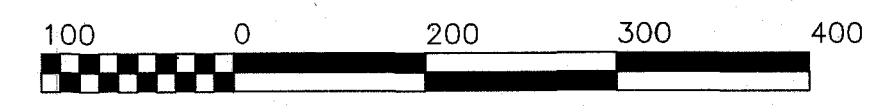


EXHIBIT: RIGHT-OF-WAY DEDICATION  
NOT TO SCALE



STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E SLIDE 668  
DATE 2-23-2021

STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County, Texas this the 12 day of February, 2021  
*George H. Conley* County Judge  
*George H. Conley* Commissioner Precinct #1  
*James Walden* Commissioner Precinct #3  
*Stephanie Carrell* Commissioner Precinct #2  
*Absent* Commissioner Precinct #4

Given under my hand and seal on this the 12 day of February, 2021.  
*Stephanie Carrell*  
Notary Public in and for the State of Texas

**E 668**