

WILLIAM A. HICKS AND SHARON E. HICKS 201518874

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202143836 11/08/2021 04:14 PM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT

FUTURE PHASE

DEDICATION STATE OF TEXAS COUNTY OF PARKER

WHEREAS Feather Edge Holdings, Daniel Morgan, is the owner of the herein described property to wit:

97.087 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 Price 1/2" iron found at the northeast corner of said Feather Edge Holdings LLC tract being THENCE South 00 degrees 09 minutes 43 seconds East, 1655.84 feet to a capped Stevens Surveying 1/2" iron set; THENCE South 89 degrees 40 minutes 52 seconds West, 483.88 feet to a capped Stevens Surveying 1/2" iron set at the beginning of a non-tangent curve to the right whose radius is 350.00 feet and whose long chord bears South 04 degrees 26 minutes 52 seconds East, 52.31 feet; THENCE South 00 degrees 09 minutes 43 seconds West 91.42 feet to a capped Stevens Surveying 1/2" iron set; THENCE South 89 degrees 40 minutes 52 seconds West, 320.00 feet to a capped Stevens Surveying 1/2" iron set; THENCE North 00 degrees 09 minutes 43 seconds West, 211.75 feet to a capped Stevens Surveying 1/2" iron set; THENCE South 89 degrees 40 minutes 52 seconds West, 1800.49 feet capped Stevens Surveying 1/2" iron set in the east line of FM 2421; THENCE North 00 degrees 09 minutes 26 seconds West along the east line of said FM 2421, 1587.16 feet to a capped Price 1/2" iron found; THENCE North 89 degrees 40 minutes 10 seconds East, 2601.29 feet to the POINT OF BEGINNING and containing 97.087 acres of land.

Do hereby dedicate the same to be known as Lots 12-23, Block 1 and Lots 3-11, Block 2, and Lots 1-22, Block 3, ZION TRAILS, Phase II, 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.

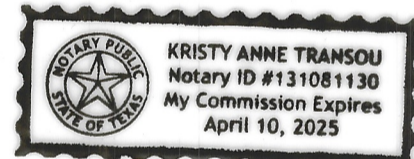
I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Feather Edge Holdings Daniel Morgan Date 10-22-21

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 22 day of October 20 21

Kristy Transon Notary Public in and for the State of Texas



A3 RANCH LLC 202000495

Lien Holder

State of Texas County of Parker Before me, the undersigned authority on this day personally appeared

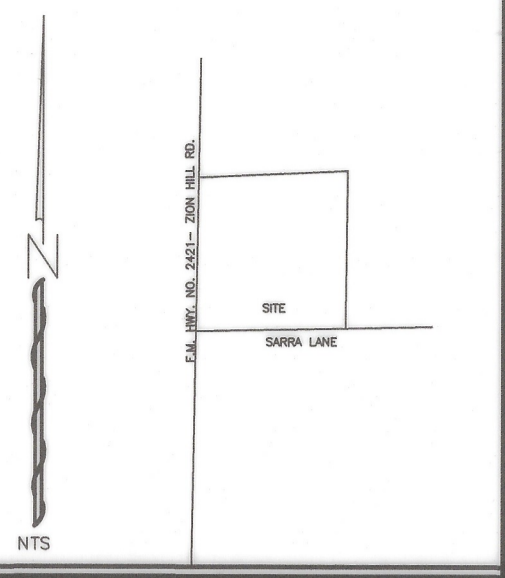
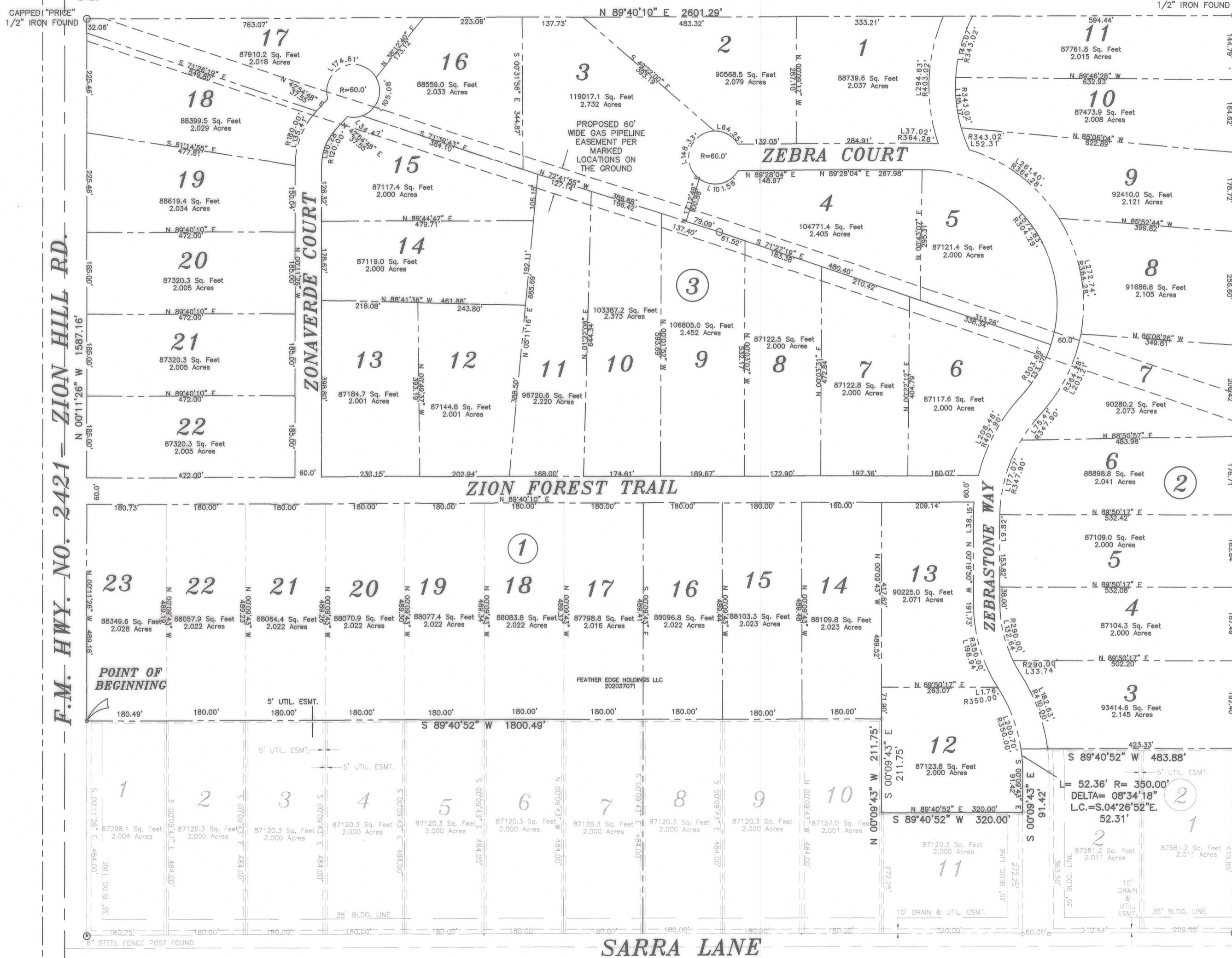
(lien holder) know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the day of 20

Notary Public in and for the State of Texas

Final Amended Plat Lots 12-23, Block 1 & Lots 3-11, Block 2 & Lots 1-22, Block 3 ZION TRAILS Phase II, an addition in Parker County, Texas being 97.087 Acres situated in the T. & P. RR. CO. SURVEY, Abst. No. 2092, Parker County, Texas

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 48367C0100F, 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

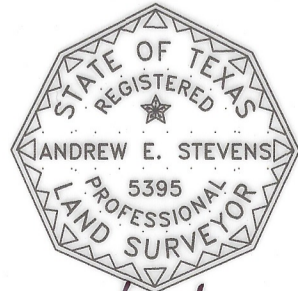
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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.

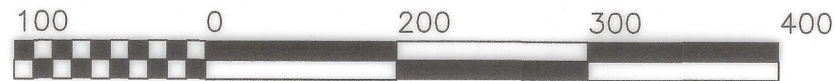
This plat represents property which has been replatted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

It is the contractors responsibility to call 1-800-DIG-TESS before trenching on the subject site.



Signature of Andrew E. Stevens, Registered Professional Land Surveyor, Texas Registration No. 5395, February 2, 2021.

10/22/2021



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 F SLIDE 81 DATE 11/8/2021

Approval section with signatures of County Judge and Commissioners Precinct #1, #2, #3, and #4.