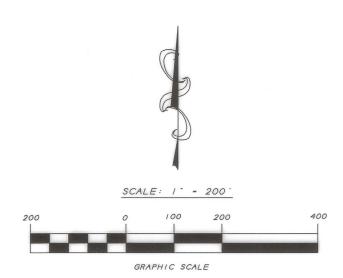
202149607 PLAT Total Pages: 2. T. & P. RR. CO. SURVEY SURVE), 321 ABSTRACT NO. 1369 SARAH E. DAVIS PACKARD VOL. 2703. PG. 1962 SEAN ASHRAFIAN AND PHUONG NGO VOL. 2884. PG. 774 D DAVIS LAND & CATTLE. LLC CLERK FILE NO. 201725481 D DAVIS LAND & CATTLE. LLC CLERK FILE NO. 201725481 (SET) SURVEY LINE N 89° 48 22° E 1577.36 N 89° 48 '22° E 625.31 ABSTRACT NO. 1369 CALDWELL 212.57 S 0° 32 '27 ' ABSTRACT NO. 2583 LOT 16 53536 SQ. FT. 90.01 N 6°06'36" BLOCK 2 LOT 18 81211 SQ. FT. 1.86 ACRES 106.38 45241 SQ. FT. PHASE LOT 23 70925 SQ. FT. 1.63 ACRES 1.23 ACRES 1.04 ACRES SURVEY LINE 5 BLOCK I 1.66 ACRES 323.88 2.48 ACRES BLOCK 3 LOT 15 89499 SQ. FT. MARKER (LOT 17 49982 SQ. FT 72026 SQ. FT 2.05 ACRES LOT 7 99 49680 SQ. FT. 1.14 ACRES 1.03 ACRES 1.65 ACRES LOT 30 45241 SQ. FT. 1.04 ACRES EAST 300.01 BLOCK 2 BLOCK 4 LOT 22 47437 SQ. FT. N 89° 48 '22 E 386.05 EAST 338.52 LOT 24 49911 SO. FT. 1.15 ACRES 47.58-LOT 5 45001 SQ. FT. 1.03 ACRES LOT 8 51876 SQ. FT. 66111 SQ. FT. LOT 14 52291 SQ. FT. 1.20 ACRES 1.19 ACRES LOT 29 45241 SQ. FT. 1.79 ACRES N 89° 27 '32 E 30.02 1.04 ACRES 45003 SQ. FT. 1.03 ACRES EAST 300.01 N 89° 48'22' E 321.70 LOT 21 54000 SQ. FT. 1.24 ACRES 25.02 25 LOT 13 52133 SQ. FT. 45001 SQ. FT. 1.03 ACRES 54072 SQ. FT. 1.24 ACRES 44723 SQ. FT. 1.03 ACRES LOT 28 45241 SQ. FT. 1.04 ACRES 44486 1.02 S 89° 48'22' V EAST 300.01 EAST 367.80 LOT 19 47985 SQ. FT. SQ: FT 1.03 ACRES N 89° 48 '22° E LOT 3 45001 SQ. FT. 1.03 ACRES LOT 10 56268 SQ. FT. 1.29 ACRES OR FT GAS MARKER ONG N 89° 48'22° E 319.90 LOT 13 66293 SQ. FT. 1.52 ACRES BLOCK 2 1.35 ACRES LOT 12 45002 SQ. FT. LOT 27 64567 SQ. FT. 1.48 ACRES EAST 382.44 1.23 ACRES LOT 20 70302 SQ. FT. LOT II 52404 SQ. FT. EAST 300.02 1.20 ACRES 45001 SQ. FT. 1.03 ACRES LOT || 45002 SQ. FT. |.03 ACRES 43560 SQ. FT. 1.00 ACRES LOT 10 56722 SQ. FT. EAST 300.02 \ 1.30 ACRES BLOCK 3 BLOCK I LOT 12 61569 SQ. FT. 1.41 ACRES LOT 21 64807 SQ. FT. 1.49 ACRES MARKER LOT 10 45616 SQ. FT. 62385 SQ. FT. 1.43 ACRES 46441 SQ. FT. 1.05 ACRES 1.07 ACRES 2.65 ACRES 53492 - 23 EAST 322.53 0 8 \$ 88° 05 '34 ° E 1.40 ACRES MARKER BLOCK 4 15 Rd. 20. 125. BLOCK / LOT 35 106112 SQ. FT. 2.44 ACRES LOT 5 68905 SQ. FT. 54241 1.25 LOT 1 59517 SQ. FT. LOT 9 137337 SQ. FT. 3.15 ACRES GAS BLOCK 4 LOT 23 % LOT 4 99795 SQ. FT. 2.29 ACRES BLOCK 2 LOT 22 BLOCK 2 LOT 34 61113 SQ. FT. 1.40 ACRES BLOCK 2 LOT 20 BLOCK 2 52088 SQ. FT. 1.20 ACRES LOT 33 96593 SQ. FT. 2.22 ACRES LOT 18 BLOCK 2 15 8. . 25. . 1. R. PHASE 3 W/CAP LOT 32 101367 SQ. FT LOT 3 85652 SQ. FT. LOT 28 78526 SQ. FT. 1.80 ACRES 2.33 ACRES BLOCK / LOT 16 BLOCK 2 N 89° 12'28' E 599.47 N 89° 12'28" E 508.40 2.15 ACRES 1.91 ACRES BLOCK / D4 STANFORD INVESTMENTS. LLC CLERK FILE NO. 201719054 LOT 29 43590 SQ. FT. 1.00 ACRES N 89° 12.28° E 517.93 LOT 30 69338 SQ. FT. J. FRAZIER SURVEY 1.59 ACRES LOT | 67290 SQ. FT. POINT OF BEGINNING ABSTRACT NO. 2583 452.96 C.M. 1/2 W/CAP N 89° 12'28' E 1114.28 HORNED FROG MAILBOX CLUSTER SCALE: 1 - 200' 408.93 C.M. 1/2 1.R. W/CAP C.M. C.M. 1/2 1.R. 1/2 1.R. 1712.08 S 89° 12'28' W 1/2" 1.R. W/CAP LOT 14. BLOCK 2 LOT 30. BLOCK 2 LOT 29. BLOCK 2 W/CAP LOT 15. BLOCK 2 STREET LOT 9. BLOCK I LOT 18. BLOCK 1 GRAPHIC SCALE STANFORD ESTATES ■ APPROXIMATE VISIBILITY TRIANGLE CAB. D. SLIDE 643 P.R.P.C.T. SURVEY LINE PHASE 4 - 5988.12 LINEAR FEET STANFORD ESTATES. PHASE 2 CAB. E. SLIDE 140 P.R.P.C.T. × × × J. SHADLE SURVEY FINAL PLAT LOTS 1-35. BLOCK 1 ABSTRACT NO. 2602 PHASE 3 LOTS 1-31. BLOCK 2 LOTS 1-12. BLOCK 3 & LOTS 1-15. BLOCK 4 OWNERSHIP AND PHASE 4 RIVERS SURVEYING SINCE 1976 DEVELOPMENT REPRESENTATIVE STANFORD ESTATES, PHASE 3 & 4 AN ADDITION IN PARKER COUNTY. AND BEING 143.67 ACRES OF D4 STANFORD INVESTMENTS. LLC 12061 CLEBURNE HIGHWAY LAND SITUATED IN THE J. FRAZIER SURVEY. ABSTRACT NO. 2583: CRESSON. TEXAS 76035-3125 THE J. SHADLE SURVEY. ABSTRACT NO. 2602: AND THE J. CALDWELL SURVEY. ABSTRACT NO. 321. PARKER COUNTY. TEXAS MINERAL WELLS. TEXAS 76068 THIS PLAT FILED FOR RECORD IN CABINET F. SLIDE 115. DATE 12-21 SHEET I OF 2 OFFICE: 940-325-8613 FIRM# 10012400



THE STATE OF TEXAS { } COUNTY OF PARKER {} Burio Duns being the dedicatory and owner of the attached plat of said subdivision. do hereby certify that it is/is not within ____ mile(s) Extro-Jerritorial Jurisdiction of any incorporated city or town. except ____ miles from said _____ Parker County. Texas. Signature of Owner THE STATE OF TEXAS {} COUNTY OF PARKER { } the undersigned authority on the day personally appeared . known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the 20 Given under my hand and seal on this the JAMIE TIERCE Notary Public, State of Texas Comm. Expires 11-07-2023 Notary Public in and for State of Texas Notary ID 10347742

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I. representative for D4. Stanford Investments. LLC.. do hereby adopt this plat designating the herein described real property as Stanford Estates. Phase 3 and 4. an addition in Parker County. Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to a from their respective easements for the purpose of contructing, reconstructing, inspecting, parrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand in County. Texas. the day of County of State, on this day personally appeared I. Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I. Representative for D4 Stanford Investments. LLC. known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my fond and seal of office this 1 day of Notary Public, State of Texas Comm. Expires 11-07-2023 Notary Public, State of Texas

APPROVED BY THE COMMISIONERS COURT OF PARKER COUNTY, TEXAS ONTHIS THE 13 PAY yeur COUNTY JUDGE PAT DEEN NCT # 1 COMMISSIONER GEORGE CONLEY sout o acon PRECINCY #2 COMMISSIONER CRALG PEACOCK Wald-PRECINCT #3 COMMISSIONER LARRY WALDEN PRECINCT #4 COMMISSIONER STEVE DUGAN

NOTES:

1) 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.

2) Water source is from walnut creek special utility district.

3) Property corners are 1/2° capped 'RPLS 2190° rebar rods set unless otherwise noted.

4) 10 feet wide utility and drainage easement along all roads. 5 foot utility and drainage easements on all side and rear property adjoining one another. 10 foot utility and drainage easements along perimeter of subdivision.

5) 25 foot front building line 10 foot side building line 10 foot rear building line

NOTE:

According to the Flood Insurance Rate Map for Parker County. Texas. and incorporated areas. Community Panel Number 48367C0150E. dated September 26. 2008. this tract is in Zone X. an area which is not in the 1% annual chance flood.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202149607 12/21/2021 09:16 AM Fee: 80.00 Lila Deakle, County Clerk Parker County, Texas PLAT

SINCE 1976

SURVEYING

LAND SURVEYORS

P.O. BOX 1447

MINERAL WELLS. TEXAS 76068

OFFICE: 940-325-8613

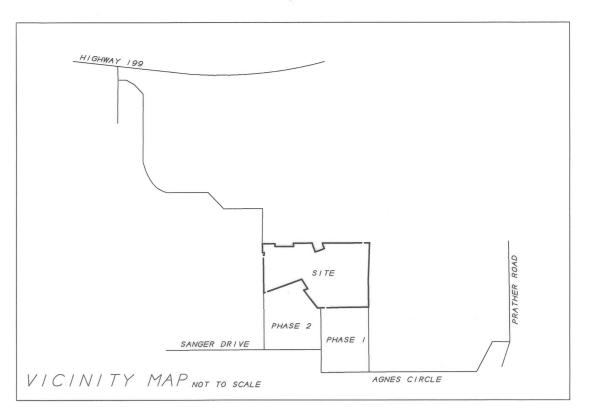
FIRM# 10012400

I. B.F. RIVERS. REGISTERED PROFESSIONAL SURVEYOR NO. 2190. STATE
OF TEXAS. HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD
NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY
SUPERVISION IN SEPTEMBER 2021.

B.F. RIVERS. M.S.. P.E.. R.P.L.S. NO. 2190. STATE OF TEXAS FIRM NO. 10012400



OWNERSHIP AND
DEVELOPMENT REPRESENTATIVE
D4 STANFORD INVESTMENTS. LLC
12061 CLEBURNE HIGHWAY
CRESSON. TEXAS 76035-3125



STATE OF TEXAS PARKER COUNTY

WHEREAS I. Representative for D4 Stanford Investments. LLC being the owner of 143.67 acres of land situated in the J. Frazier Survey. Abstract No. 2583: the J. Shadle Survey. Abstract No. 2602. and J. Caldwell Survey. Abstract No. 321. Parker County. Texas and being a part of that certain tract conveyed to D4 Stanford Investments. LLC by deed recorded in Clerk File Number 201719054 and a part of that certain tract conveyed to D. Davis Land & Cattle. LLC by deed recorded in Clerk File Number 201725481 and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with cap. found in place, on the West line of that certain tract conveyed to Covered Bridge Villas. LLC by deed recorded in Clerk File Number 202130821, said point being the Northeast corner of Lot 14, Block 2. Stanford Estates, an addition to Parker County. Texas according to the Plat recorded in Plat Cabinet D. Slide 643 of the Plat Records of Parker County. Texas, for the Southeast corner of this tract:

Thence S 89D 12' 28' W. along and with the North line of said Stanford Estates. a distance of 1712.08 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northwest corner of Lot 9. Block 1. Stanford Estates. Phase 2. an addition to Parker County. Texas. according to the plat recorded in Plat Cabinet E. Slide 140 of the Plat Records of Parker County. Texas. for the most Southerly Southwest corner of this tract:

Thence N 37D 31' 58° W. along and with said Stanford Estates. Phase 2. a distance of 740.21 feet to a 1/2 inch iron rod with cap. found in place. said point being the Northeast corner of Lot 14. Block I. on the South line of Red Bird Drive. for an angle point of this tract:

Thence N 70D 19' 13' E. along and with the South line of said Red Bird Drive. a distance of 139.98 feet to a 1/2 inch iron rod. set. for an angle point of this tract:

Thence N 32D 47' 32' W. a distance of 369.82 feet to a 1/2 inch iron rod. set. said point being the Northeast corner of Lot 23. Block 2. for an angle point of this tract:

Thence S 70D 18° 45° W. along and with the North line of said Stanford Estates. Phase 2. a distance of 1341.16 feet to a point in Agnes Circle. for the most Northerly Southwest corner of this tract:

Thence N OOD 41' 53' W. along and with said Agnes Circle. a distance of 1258.28 feet to a point. for an ell corner of this tract:

Thence N 89D 27° 32° E. a distance of 30.02 feet to a point. for an ell corner of this tract:

Thence N 00D 32° 27° W. a distance of 80.17 feet to a 1/2 inch iron rod. set. for an ell corner of this tract:

Thence N OOD 32° 26° W. a distance of 300.01 feet to a 1/2 inch iron rod. set. for the Northwest corner of this tract:

Thence East. a distance of 360.03 feet to a 1/2 inch iron rod. set. for an ell corner of this tract:

Thence S 00D 32 27 E. a distance of 90.01 feet to a 1/2 inch iron rod. set. for an ell corner of

Thence East. a distance of 623.89 feet to a 1/2 inch iron rod. set. for an ell corner of this tract:

Thence N 06D 06' 36' W. a distance of 106.38 feet to a 1/2 inch iron rod. set. for an ell corner of this tract:

Thence N 89D 48° 22° E. a distance of 625.31 feet to a 1/2 inch iron rod. set. for an ell corner of this tract:

Thence S 18D 16' 41' E. a distance of 312.21 feet to a 1/2 inch iron rod. set, for an angle point of this tract:

Thence N 70D 18° 45° E. a distance of 328.53 feet to a 1/2 inch iron rod. set. for an ell corner of this tract:

Thence N 19D 41' 15' W. a distance of 198.54 feet to a 1/2 inch iron rod. set. for an angle point of

Thence N 89D 48° 22° E. along and with the South line of that certain tract conveyed to Sean Ashrafian and Phuong Ngo by deed recorded in Volume 2884. Page 774 and along and with the South line of that

certain tract conveyed to Sarah E. Davis Packard by deed recorded in Volume 2703. Page 1962. a distance of 1577.36 feet to a 1/2 inch iron rod. set. for the Northeast corner of this tract:

Thence S 01D 54' 20' W. along and with the West line of that certain tract conveyed to Andrew B. Henderson. Elizabeth Ann Henderson Brown. Forrest Murroe Henderson. Christy Lee Henderson Ross. Chad Michael Henderson. and Deborah Lynn Henderson Maples by deed recorded in Clerk File Number 201202079. a distance of 1182.67

feet to a 1/2 inch iron rod. found in place, said point being the Northwest corner of said Covered Bridge

Villas. LLC tract. for an angle point of this tract:

Thence S 00D 21' 20° E. along and with the West line of said Covered Bridge Villas. LLC tract. a distance of 950.54 feet to the place of beginning and containing 143.67 acres.

FINAL PLAT
LOTS 1-35. BLOCK 1
PHASE 3
LOTS 1-31. BLOCK 2
LOTS 1-12. BLOCK 3 &
LOTS 1-15. BLOCK 4
PHASE 4

STANFORD ESTATES, PHASE 3 & 4
AN ADDITION IN PARKER COUNTY. AND BEING 143.67 ACRES OF
LAND SITUATED IN THE J. FRAZIER SURVEY. ABSTRACT NO. 2583:
THE J. SHADLE SURVEY. ABSTRACT NO. 2602: AND THE
J. CALDWELL SURVEY. ABSTRACT NO. 321. PARKER COUNTY. TEXAS

THIS PLAT FILED FOR RECORD IN CABINET F. SLIDE 115 DATE 12-21

SHEET 2 OF 2