

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 29th DAY OF August, 2019.

COUNTY JUDGE
 George A. Corley
 COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3
 COMMISSIONER PRECINCT #2
 COMMISSIONER PRECINCT #4

I, CLINT BECK, 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.

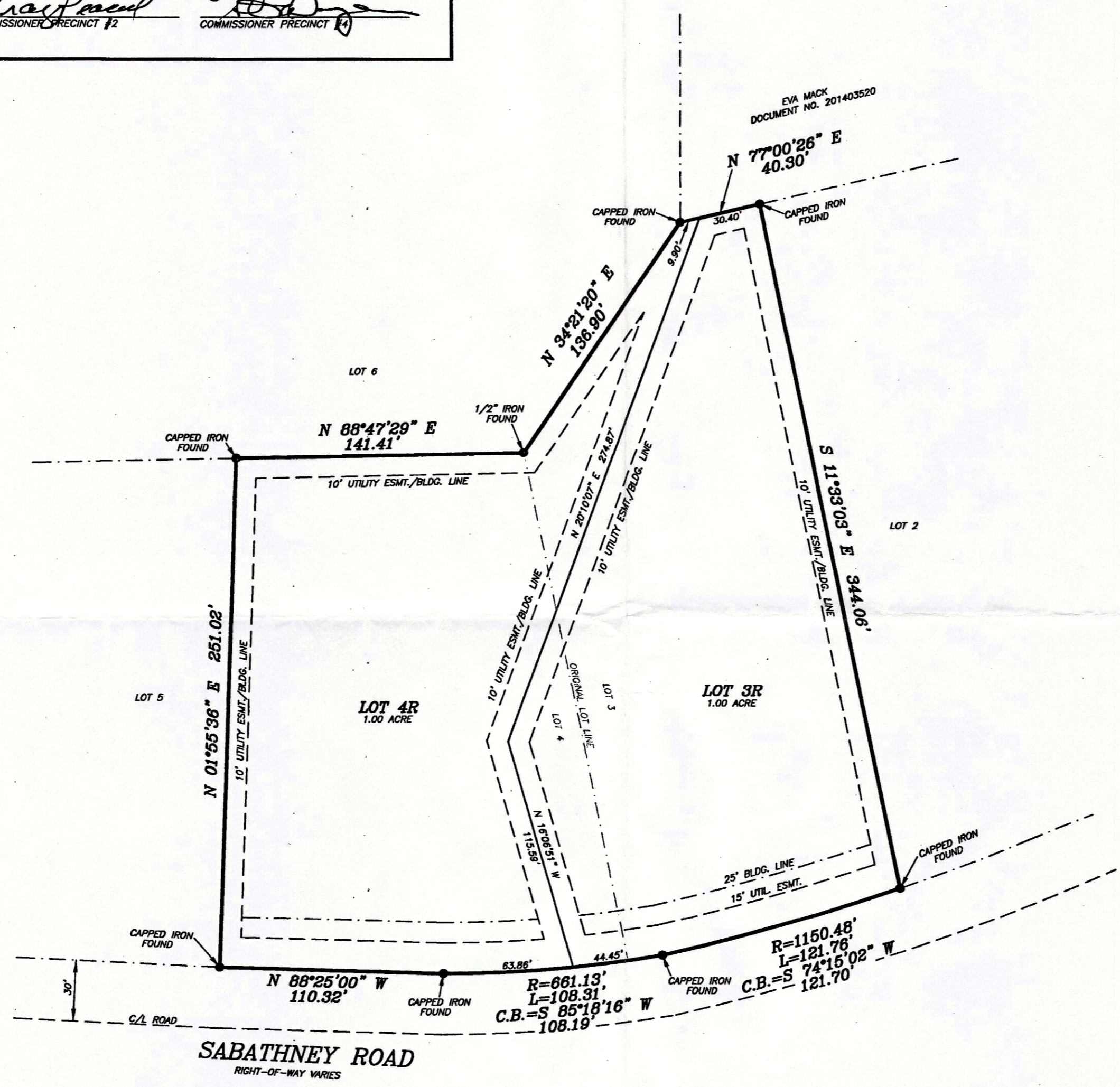
CLINT BECK (CBC CONSTRUCTION, INC.)

201926859 PLAT Total Pages: 1

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS CBC Construction, Inc. being the owner of that certain tract of land more particularly described as follows:

Description for all of Lots 3 & 4, Ash Creek Ranch, an Addition to Parker County, Texas, recorded in Plat Cabinet E, Slide 123, Plat Records, Parker County, Texas, and being situated in the THOMAS J. NOLEN SURVEY, Abstract No. 1000, Parker County, Texas, and being described in deed to CBC Construction, Inc., recorded in Clerks File No. 201821197, Real Records, Parker County, Texas and being more particularly described as follows:



BASIS OF BEARING PER THE MOST SOUTHERLY WEST LINE OF DOCUMENT NO. 201619806, R.R.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200 -C, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE "C" 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.

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.

BEGINNING at a capped iron found in the North line of Sabathney Road, said iron being for the Southwest corner of said Lot 4 and the Southeast corner of Lot 5;

THENCE N 01°55'36" E, with the common line of said lots 4 & 5, 251.02 feet to a capped iron found at the Northwest corner of said Lot 4 and the Northeast corner of said Lot 5 and being in the South line of Lot 6;

THENCE N 88°47'29" E, with the common line of said Lot 4 and said Lot 6, 141.41 feet to a capped iron found at the Northeast corner of said Lot 4 and the Northwest corner of said Lot 3;

THENCE N 34°21'20" E, with the common line of said Lot 3 and said Lot 6, 136.90 feet to a capped iron found at the common corner of said Lot 3 and said Lot 6 and being for the Southwest corner of that certain tract of land described in deed to Eva Mack, recorded in Document No. 201403520, Real Records, Parker County, Texas;

THENCE N 77°00'26" E, with the common line of said Lot 3 and said Document No. 201403520, 40.30 feet to a capped iron found at the Northeast corner of said Lot 3 and the Northwest corner of Lot 2;

THENCE S 11°33'03" E, with the common line of said Lot 2 & 3, 344.06 feet to a capped iron found in the North line of said Sabathney Road, said iron being for the Southeast corner of said Lot 3 and the Southwest corner of said Lot 2 and being for the beginning of a curve to the right whose radius is 1150.48 feet;

THENCE with the North line of said Sabathney Road and with said curve to the right whose chord bears S 74°15'02" W, 121.70 feet and being an arc length of 121.76 feet to a capped iron found at the beginning of a curve to the right whose radius is 661.13 feet;

THENCE with the North line of said Sabathney Road and with said curve to the right whose chord bears S 85°18'16" W, 108.19 feet and being an arc length of 108.31 feet to a capped iron found;

THENCE N 88°25'00" W, with the North line of said Sabathney Road, 110.32 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that CBC Construction, Inc., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 3R AND 4R,
 ASH CREEK RANCH,
 Parker County, Texas

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

Executed this 29th day of August, 2019.

Clint Beck (CBC Construction, Inc.)

QUINN BREZINA
 Notary Public, State of Texas
 Comm. Expires 09-15-2023
 Notary ID 130371532

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Clint Beck, 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 29th day of August, 2019.

Quinn Brezina
 Notary Public State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

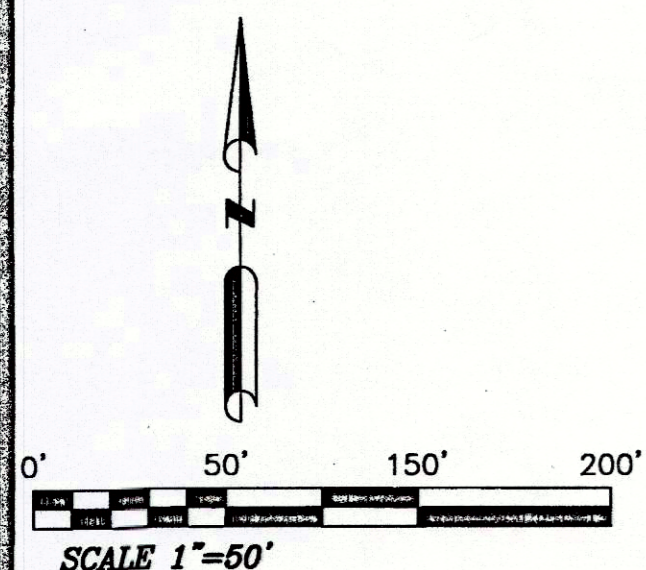
Lila Deakle

201926859
 10/08/2019 10:42 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLRT

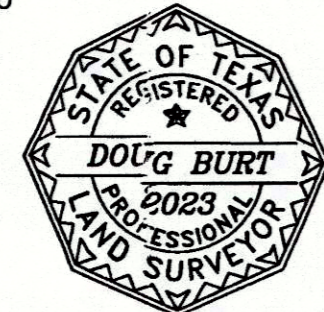
ACCT. NO.: 10271
 SCH. DIST.: AZ
 CITY:
 MAP NO.: M-8

10271.001.003.00
 10271.001.004.00

NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE THE LOT LINE BETWEEN LOTS 3 & 4.



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



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

Doug Burt
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 AUGUST 28, 2019

E-391

OWNER/DEVELOPER
 CBC CONSTRUCTION, INC.
 P.O. BOX 910
 ALEDO, TEXAS 76008

AMENDED PLAT
 Lots 3R & 4R
 ASH CREEK RANCH
 an Addition to Parker County, Texas
 and being 2.00 acres of land situated in the THOMAS J. NOLEN SURVEY, Abstract No. 1000, Parker County, Texas and being an amended plat of Lots 3 & 4, Ash Creek Ranch, recorded in Plat Cabinet E, Slide 123, Plat Records, Parker County, Texas.