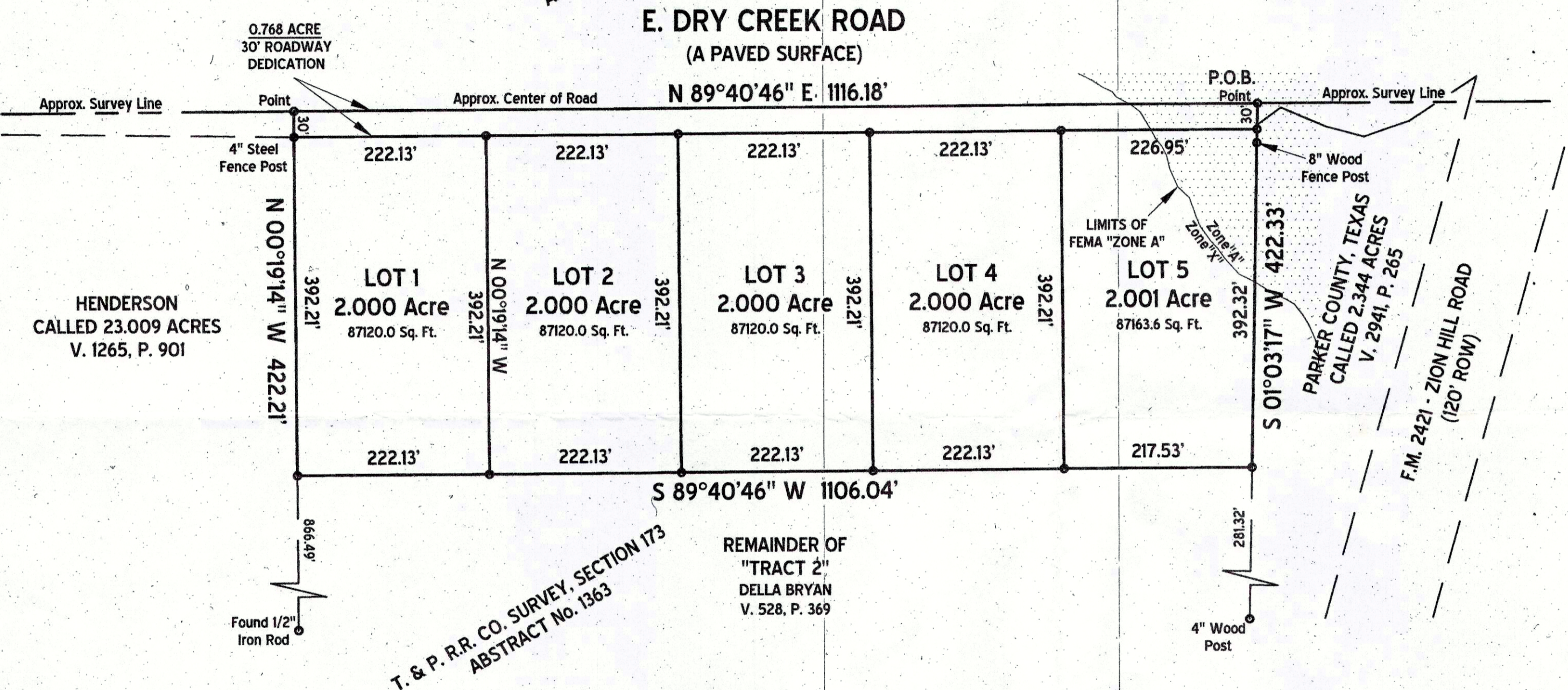


NOTES:

- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:  
 FLOOD HAZARD AREAS, ZONE "A" - AREAS DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN. (NO BASE FLOOD ELEVATION ESTABLISHED)  
 OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C050E, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- AT THE TIME OF PLATTING NO PORTION OF THIS TRACT IS LOCATED WITHIN THE ETJ OF ANY ESTABLISHED MUNICIPALITY.
- THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF ALL LOT LINES, 10' UTILITY (5' ON EACH SIDE) EASEMENT ALONG ALL INTERIOR LOT LINES SHOWN HEREON, UNLESS NOTED OTHERWISE.
- THERE SHALL EXIST A 20' BUILDING LINE ALONG THE FRONT OF ALL LOT LINES SHOWN HEREON.
- WATER SHALL BE SERVICED BY PRIVATE WATER WELLS.
- ALL LOTS SHALL BE SERVED BY PRIVATE OSSP'S PERMITTED THROUGH THE PARKER COUNTY HEALTH DEPT.
- 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 AVAILABILITY.

S. STRATTON SURVEY  
 ABSTRACT No. 1263



STATE OF TEXAS  
 COUNTY OF PARKER

201905474 PLAT Total Pages: 1

WHEREAS, THE ESTATE OF JAMES & DELLA BRYAN, BEING THE OWNERS OF AN 10.769 ACRES TRACT OF LAND OUT OF THE T & P RAILROAD COMPANY SURVEY, SECTION No. 173, ABSTRACT No. 1363, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN "TRACT 2" OF LAND CONVEYED IN VOLUME 528, PAGE 369, DEED RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN EAST DRY CREEK ROAD (A PAVED SURFACE) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHEAST CORNER OF SAID SECTION No. 173 IS CALLED TO BEAR EAST 330.50 FEET.

THENCE S 01°03'17" W 422.33 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°40'46" W 1106.04 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°19'14" W 422.21 FEET TO A POINT IN SAID EAST DRY CREEK ROAD (A PAVED SURFACE) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°40'46" E 1116.18 FEET ALONG SAID EAST DRY CREEK ROAD TO THE POINT OF BEGINNING.

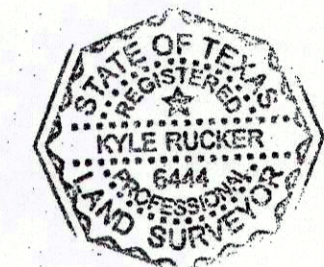
BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
 104 S. WALNUT ST. WEATHERFORD, TX 76086  
 DATE: NOVEMBER 2018 - JN8107P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOY SMITH, ACTING AS EXECUTRIX OF THE ESTATE OF JAMES AND DELLA BRYAN, HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-5, BLOCK 1, BRYAN-GILBERT ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 4th DAY OF March, 2019.

BY:

JOY SMITH  
 JOY SMITH - EXECUTRIX

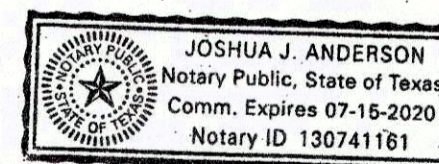
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOY SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITHIN HER CAPACITY THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



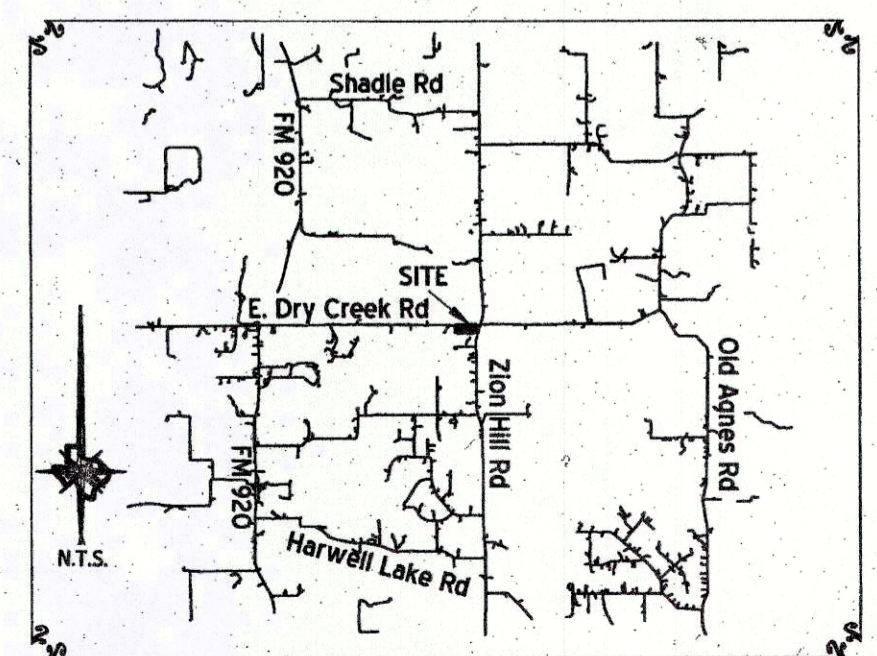
STATE OF TEXAS  
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS, COUNTY OF PARKER COUNTY, TEXAS, THIS THE 14th DAY OF March, 2019.

George A. Carley  
 Commissioner Precinct #3

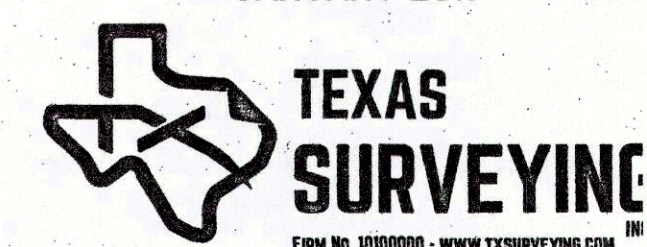
Commissioner Precinct #4

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 Lila Deakle  
 201905474  
 03/11/2019 09:41 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



ACCT. NO.: 10798  
 SCH. DIST.: WE  
 CITY: G-9  
 MAP NO.:

FINAL PLAT OF  
 LOTS 1-5, BLOCK 1  
 BRYAN-GILBERT ADDITION  
 10.769 ACRES OF LAND  
 OUT OF THE T & P RR Co. SURVEY,  
 SECTION No. 173, ABSTRACT No. 1363,  
 PARKER COUNTY, TEXAS.  
 JANUARY 2019



PLAT CABINET E SLIDE 249

21363-001-000-50