

STATE OF TEXAS COUNTY OF PARKER Parts of the G.H. CANTRELL SURVEY, Abstract No. 270, and the S. B. SKIDMORE SURVEY, Abstract No. 1213 situated in Parker County, Texas, embracing all of the 3-274/1000 acres tract described in the deed to Maria Carabajal, and Jesus Gonzalez Reyes recorded in Document No. 202240288 of the Official Public Records of Parker County, Texas and a portion of the 5-021/1000 acres tract described in the deed to Goldie Elizabeth Browner Browning, Trustee of the McHan Family Trust recorded in Document No. 202210475 of the said Official Public Records, and a portion of the 0-394/1000 of an acre tract to Goldie Browning, Individually and as Independent Executrix for the Estates of Wanda McHan Cause No. CV17-1650, 43rd District Court recorded in Document No. 202224901 of the said Official Public Records, and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped iron set or recovered called for in this description are marked "Brookes Baker Surveyors".

Beginning at a 4" pipe fence corner post for the most easterly northeast corner of said 3-274/1000 acres tract, on for the northwest corner of Tract Two, the 44-71/1000 acres tract described in the deed to D' Ann Anderson and Amanda Fowler recorded in volume 2528, page 115 of the said Official Public Records.

Thence south 01 degree-38 minutes-28 seconds east, along the most southerly east line of said 3-274/1000 acres tract, 355-47/100 feet to a 5/8" capped iron recovered for the southeast corner of said 3-274/1000 acres tract, and the southeast corner of said 5-021/1000 acres tract, and for the northeast corner of the 6-282/1000 acres tract described in the deed to Taylor Boyd, and Charce Boyd recorded in Document No. 202214680 of the said Official Public Records.

Thence west, along the south line of said 3-274/1000 acres tract, and a north line of said 6-282/1000 acres tract, and the south line of said 5-021/1000 acres tract, 504-39/100 feet to a 5/8" capped iron recovered for the southwest corner of said 5-021/1000 acres tract, and for a re-entrant corner of said 6-282/1000 acres tract.

Thence north 01 degree-23 minutes-46 seconds west, along the west line of said 5-021/1000 acres tract, and an east line of said 6-282/1000 acres tract, 511-85/100 feet to the northwest corner of said 5-021/1000 acres tract, in Midway Road, from which a 5/8" capped iron recovered bears south 01 degree-23 minutes-46 seconds east 51-15/100 feet.

Thence south 89 degrees-00 minutes-42 seconds east, along the north line of said 5-021/1000 acres tract, in said Midway Road 138-02/100 feet to a 1/2" capped iron found marked RPLS 4277 for the northeast corner of said 5-021/1000 acres tract.

Thence south 01 degree-37 minutes-31 seconds east, along the east line of said 5-021/1000 acres tract, 18-57/100 feet to a masonry nail found for the most westerly northwest corner of said 0-394/1000 acres tract, at the beginning of a curve to the left having a radius of 254-17/100 feet.

Thence northeasterly, along the northwesterly line of said 0-394/1000 of an acre tract, in said Midway Road, along said curve to the left, and along the northeasterly line of said 3-274/1000 acres tract on an arc length of 75-31/100 feet to the most northerly northwest corner of said 0-394/1000 acres tract, and said 3-274/1000 acres tract. The long chord of said 75-31/100 feet arc is north 63 degrees-51 minutes-03 seconds east 75-03/100 feet.

Thence north 89 degrees-43 minutes-42 seconds east, along the north line of said 0-394/1000 of an acre tract, and said 3-274/1000 acres tract, at 52-96/100 feet passing a 5/8" capped iron recovered, continuing in all 151-90/100 feet to a 5/8" capped iron recovered for the northeast corner of said 0-394/1000 of an acre tract, and for the most northerly northeast corner of said 3-274/1000 acres tract.

Thence south 00 degrees-28 minutes-38 seconds east, along the east line of said 3-274/1000 acres tract, 169-81/100 feet to a 5/8" capped iron set for a re-entrant corner of said 3-274/1000 acres tract, from which a 1/2" iron found at a fence corner bears north 69 degrees-54 minutes-20 seconds east 11-44/100 feet.

Thence north 89 degrees-39 minutes-26 seconds east, along a north line of said 3-274/1000 acres tract, 147-49/100 feet to the place of beginning and containing 5-415/1000 acres.

THE STATE OF TEXAS COUNTY OF PARKER Owner's certification Now therefore know all men by these presents:

That, We Goldie Elizabeth Browner Browning, Trustee of the McHan Family trust, and Maria Carabajal, and Jesus Gonzalez Reyes, being dedicatory do hereby adopt this plat designating the herein above property as LOTS 1 AND 2 BLOCK 1 DARK HOLLER ADDITION, an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Witness my hand, this the 22 day of February 2023.

By: Goldie Elizabeth Browner Browning, Trustee (Owner Lot 1)

Before me, the undersigned authority on this day personally appeared Goldie Elizabeth Browner Browning known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 22 day of February 2023.

Notary Public, State of Texas MICHAEL C. RUDDY NOTARY PUBLIC STATE AT LARGE KENTUCKY ID # 629951 MY COMMISSION EXPIRES AUGUST 23, 2023

By: Maria Carabajal (Owner Lot 2)

Before me, the undersigned authority on this day personally appeared Maria Carabajal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 23 day of February 2023.

Notary Public, State of Texas MILDRED E. HICKEY My Notary ID # 123993303 Expires September 21, 2025

By: Jesus Gonzalez Reyes (Owner Lot 2)

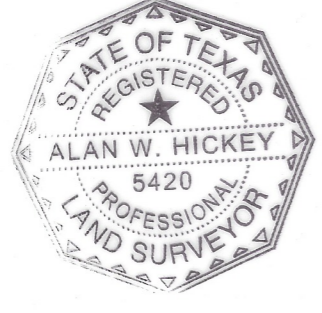
Before me, the undersigned authority on this day personally appeared Jesus Gonzalez Reyes known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 23 day of February 2023.

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I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Alan W. Hickey Registered Professional Land Surveyor No. 5420



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FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Lila Deakle 202304845 02/28/2023 10:27 AM Fee: 76.00 AND Lila Deakle, County Clerk Parker County, TX PLAT

APPROVED by the Commissioners Court of Parker County, Texas, this the 27th day of February 2023.

George A. Conley, Commissioner Precinct #1; Jacob Holt, Commissioner Precinct #2; Larry Walden, Commissioner Precinct #3; Mike Hale, Commissioner Precinct #4

THE STATE OF TEXAS COUNTY OF PARKER The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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Before me, the undersigned authority on this day personally appeared Goldie Elizabeth Browner Browning, Trustee of the McHan Family Trust, and Maria Carabajal, and Jesus Gonzalez Reyes, being dedicatory do hereby adopt this plat designating the herein above property as LOTS 1 AND 2 BLOCK 1 DARK HOLLER ADDITION, an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same.

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THE STATE OF TEXAS COUNTY OF PARKER I, Maria Carabajal being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

Before me, the undersigned authority on this day personally appeared Maria Carabajal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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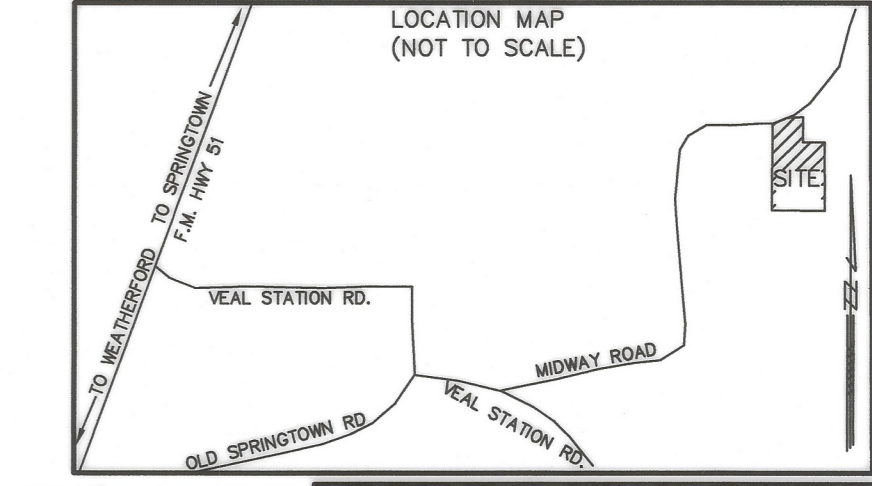
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WATER SOURCE FOR LOT 1 BLOCK 1 SHALL BE PROVIDED BY EXISTING ON-SITE WATER WELL. WATER SOURCE FOR LOT 2 BLOCK 1 SHALL BE PROVIDED BY WALNUT CREEK WATER SUPPLY. SEWAGE FOR LOT 1 BLOCK 1 SHALL BE PROVIDED BY EXISTING ON-SITE SEPTIC SYSTEM. SEWAGE FOR LOT 2 BLOCK 1 SHALL BE PROVIDED BY EXISTING ON-SITE SEPTIC SYSTEM.

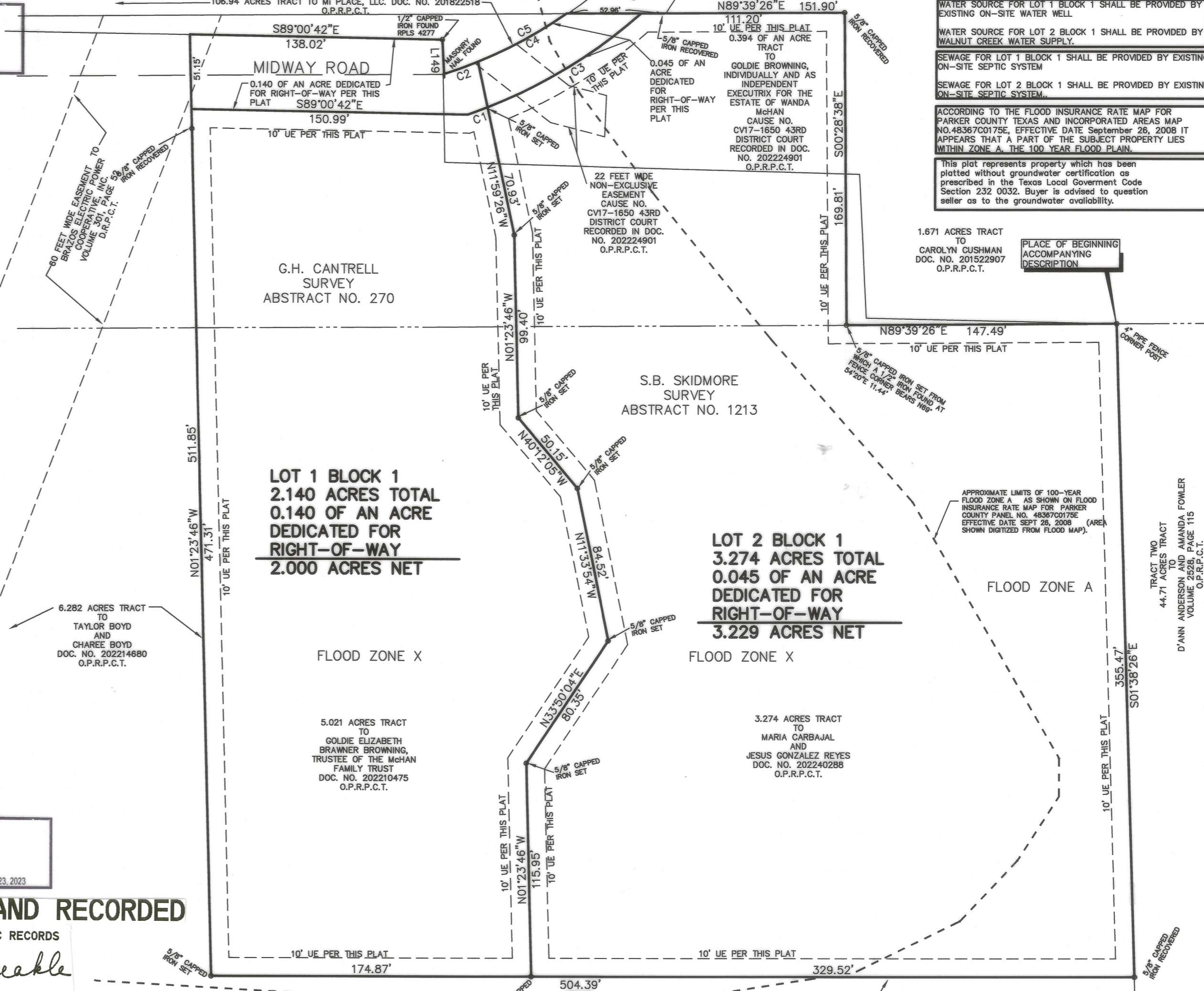
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY TEXAS AND INCORPORATED AREAS MAP NO. 4836700175E, EFFECTIVE DATE September 26, 2009 IT APPEARS THAT A PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

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

1.671 ACRES TRACT TO CAROLYN CUSHMAN DOC. NO. 201522907 O.P.R.P.C.T. PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

APPROXIMATE LIMITS OF 100-YEAR FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP FOR PARKER COUNTY PANEL NO. 4836700175E EFFECTIVE DATE SEPT 26, 2009 (AREA SHOWN DIGITIZED FROM FLOOD MAP).

TRACT TWO TO D'ANN ANDERSON AND AMANDA FOWLER VOLUME 2528, PAGE 115 O.P.R.P.C.T.



APPROXIMATE LIMITS OF 100-YEAR FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP FOR PARKER COUNTY PANEL NO. 4836700175E EFFECTIVE DATE SEPT 26, 2009 (AREA SHOWN DIGITIZED FROM FLOOD MAP).

FINAL PLAT LOTS 1 AND 2 IN BLOCK 1 OF DARK HOLLER ADDITION, an addition to Parker County, Texas being parts of the G.H. CANTRELL SURVEY, Abstract No. 270, and the S.B. SKIDMORE SURVEY, Abstract No. 1213 situated about 13-1/2 miles north 41 degrees-45 minutes east from Weatherford the County Seat of Parker County, Texas. We marked or referenced the corners as shown hereon. The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). The lengths shown hereon are horizontal ground lengths. Surveyed on the ground October 21, 2022. BROOKES BAKER SURVEYORS

11702 SP L-8

Table with columns: NUMBER, DIRECTION, DISTANCE, R, L, C, D. Includes bearings and distances for corners C1 through C5.

OWNER: LOT 1 GOLDIE ELIZABETH BROWNER BROWNING, TRUSTEE OF THE McHAN FAMILY TRUST 130 ALUMNI AVE. HOPKINSVILLE, KENTUCKY 42240. OWNER LOT 2 MARIA CARBAJAL AND JESUS GONZALEZ REYES 5133 LIBBEE AVE. FORT WORTH, TX 76107

BROOKES BAKER SURVEYORS 930 HICKEY COURT GRANBURY, TEXAS 76049 (817) 279-0232 TBPLS FIRM NO. 10092800 alanh@brookesbakersurveyors.com