

I, WILLIAM JACK LEWIS, 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.

*William Jack Lewis*  
WILLIAM JACK LEWIS

201716568 PLAT Total Pages: 1

STATE OF TEXAS }  
COUNTY OF PARKER }  
WHEREAS William Jack Lewis and spouse Charlene Knotts Lewis, being the owners of that certain 33.51 acre tract of land more particularly described as follows:

Description for a 33.51 acre tract of land situated in the T&P R.R. CO. SURVEY, Number 149, Abstract No. 1483, said tract being all of Lot 2, D'AVIGNON ESTATES, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 499, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northwest corner of said Lot 2;  
THENCE N 88°25'06" E, 1204.85 feet to a capped iron found at the Northeast corner of said Lot 2 and the Northwest corner of Lot 1 of said D'AVIGNON ESTATES.  
THENCE S 01°49'45" W, with the common line of said Lot 1 & said Lot 2, 426.24 feet to a metal fence post at the Southwest corner of said Lot 1;  
THENCE S 17°17'51" W, 954.63 feet to a metal fence post;  
THENCE S 88°11'48" W, 108.72 feet to a 60d nail found;  
THENCE N 89°42'27" W, 225.35 feet to an oak tree;  
THENCE S 84°03'48" W, 60.67 feet to a 1/2" iron set;  
THENCE S 88°50'59" W, 480.97 feet to a 1/2" iron set;  
THENCE S 72°49'25" W, 41.15 feet to a 3/8" iron found;  
THENCE N 00°19'34" E, 1334.59 feet to the POINT OF BEGINNING and containing 33.51 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that William Jack Lewis and spouse Charlene Knotts Lewis, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 2R1 & 2R2  
D'AVIGNON ESTATES  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
Executed this the 7th day of June, 2017.

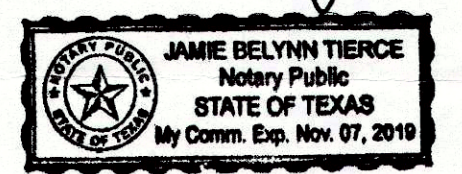
*William Jack Lewis* *Charlene Knotts Lewis*  
William Jack Lewis Charlene Knotts Lewis

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared William Jack Lewis, 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 the 7th day of June, 2017.

*Jamie Belynn Tierce*  
Notary Public State of Texas

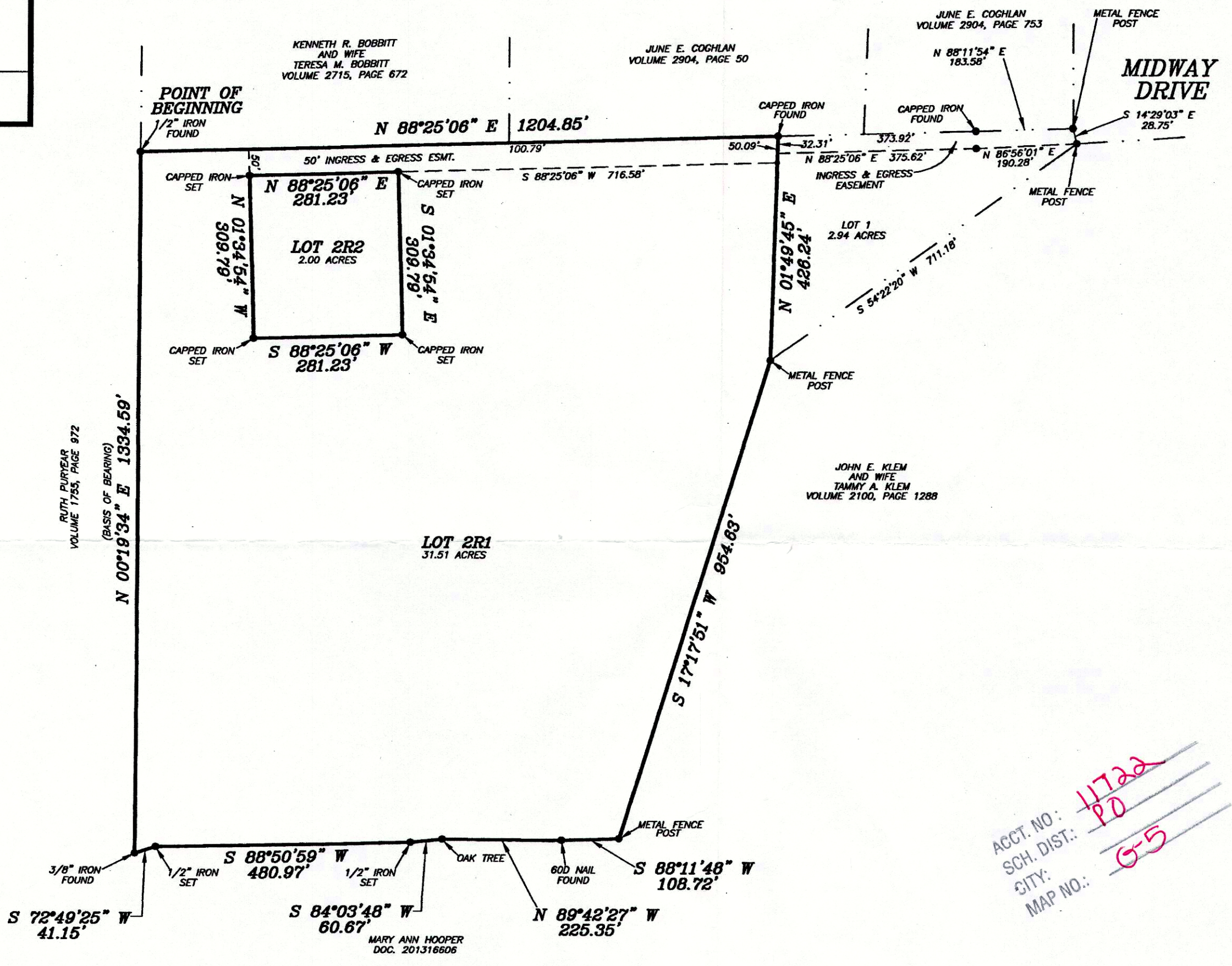
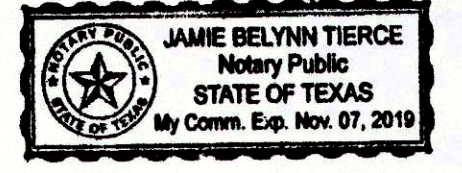


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Charlene Knotts Lewis, 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 the 7th day of June, 2017.

*Jamie Belynn Tierce*  
Notary Public State of Texas



BASIS OF BEARING PER PLAT.  
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.  
WATER TO BE PROVIDED BY PRIVATE WATER WELLS.  
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.  
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.

RUTH PURYEAR  
VOLUME 1785, PAGE 972  
(BASIS OF BEARING)  
N 00°19'34" E 1334.59'

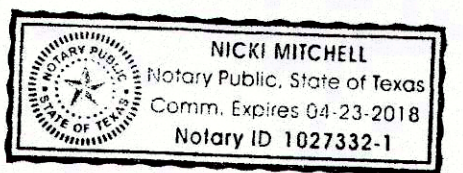
ACCT. NO.: 11722  
SCH. DIST.: PD  
CITY: G-5  
MAP NO.:

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeane Brunson*

201716568  
07/10/2017 10:51 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

LIENHOLDER:  
*Mills Carter* v.p.  
Signature of Lienholder  
This the 7th day of June, 2017.  
*Nicki Mitchell*  
Notary Public, State of Texas



OWNER/DEVELOPER  
WILLIAM JACK LEWIS  
CHARLENE KNOTTS LEWIS  
7112 STARINES ROAD  
NORTH RICHLAND HILLS, TEXAS 76182

THE STATE OF TEXAS }  
COUNTY OF PARKER }  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 7th DAY OF June, 2017.  
COUNTY JUDGE:  
*George & Colby Longwell*  
COMMISSIONER PRECINCT #1  
*Corey Brown*  
COMMISSIONER PRECINCT #2

0' 200' 400' 600'  
SCALE 1" = 200'  
NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
nrbsurvey@yahoo.com  
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
MAY 23, 2017

Plat Showing  
Lots 2R1 & 2R2  
D'AVIGNON ESTATES,  
an Addition to Parker County, Texas and being a  
re-plat of Lot 2, D'AVIGNON ESTATES, recorded in Plat  
Cabinet D, Slide 499, Plat Records, Parker County,  
Texas.  
11722.001.002.00

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