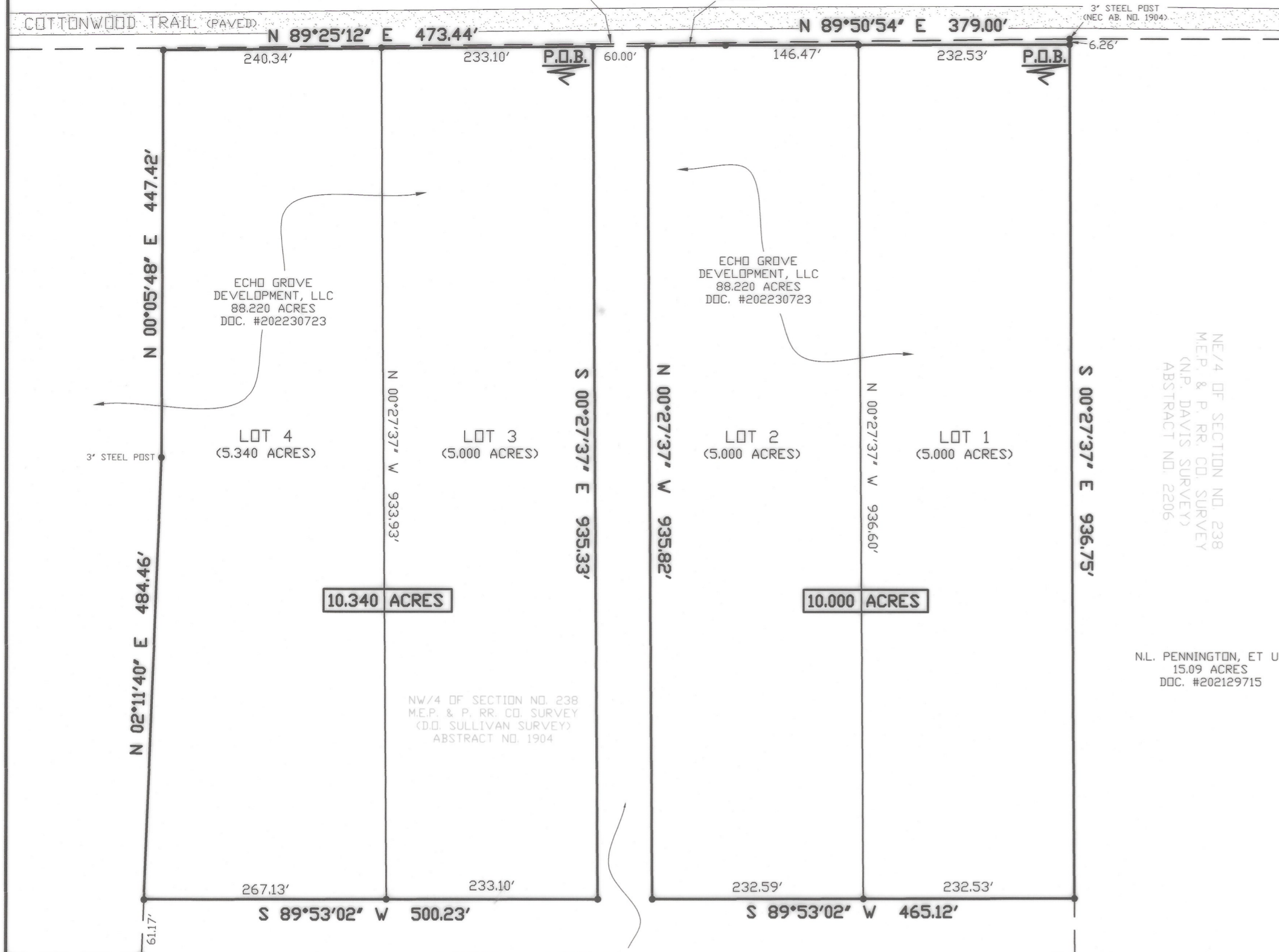


0.076 ACRE TO BE DEDICATED TO PARKER COUNTY FOR RIGHT-OF-WAY PURPOSES BY SEPARATE CONVEYANCE



LEGAL DESCRIPTIONS

Of a 10.000 acres tract of land out of the Northwest 1/4 of Section No. 238, M.E.P. & P. RR. Co. Survey (D.O. Sullivan Survey), Abstract No. 1904, Parker County, Texas; being part of a certain 88.220 acres tract described in Document No. 202230723 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Cottonwood Trail (paved) and in the east line of said 88.220 acres tract for the northeast and beginning corner of this tract. Whence a 3" steel post at the northeast corner of said D.O. Sullivan Survey, the same being the northeast corner of said 88.220 acres tract, bears N. 00 deg. 27 min. 37 sec. E. 936.75 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most easterly southeast corner of said 88.220 acres tract for the southeast corner of this tract.
 Thence S. 89 deg. 53 min. 02 sec. W. 465.12 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 88.220 acres tract for the southwest corner of this tract.
 Thence N. 00 deg. 27 min. 37 sec. W. 935.82 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Cottonwood Trail and at an ell corner of said 88.220 acres tract for the northwest corner of this tract.
 Thence N. 89 deg. 25 min. 12 sec. E. 86.12 feet along the south right of way line of said Cottonwood Trail to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.
 Thence N. 89 deg. 50 min. 54 sec. E. 379.00 feet to the place of beginning.

Of a 10.340 acres tract of land out of the Northwest 1/4 of Section No. 238, M.E.P. & P. RR. Co. Survey (D.O. Sullivan Survey), Abstract No. 1904, Parker County, Texas; being part of a certain 88.220 acres tract described in Document No. 202230723 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Cottonwood Trail (paved) and at an ell corner of said 88.220 acres tract for the northeast and beginning corner of this tract. Whence a 3" steel post at the northeast corner of said D.O. Sullivan Survey, the same being the northeast corner of said 88.220 acres tract, bears N. 89 deg. 02 min. 47 sec. E. 525.13 feet.
 Thence S. 00 deg. 27 min. 37 sec. E. 935.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 88.220 acres tract for the southeast corner of this tract.
 Thence S. 89 deg. 53 min. 02 sec. W. 500.23 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of said 88.220 acres tract for the southwest corner of this tract.
 Thence N. 02 deg. 11 min. 40 sec. E. 484.46 feet to a 3" steel post for a corner of this tract.
 Thence N. 00 deg. 05 min. 48 sec. E. 447.42 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Cottonwood Trail for the northwest corner of this tract.
 Thence N. 89 deg. 25 min. 12 sec. E. 473.44 feet to the place of beginning.

LIEN HOLDER STATEMENT

3 RING GILLY WAGON, LLC, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]
 RYAN D. ZAMARRON, President
 DATE Aug 16, 22

LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]
 JOHN FEMRITE, President
 DATE 8/16/22

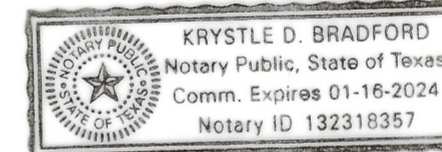
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16th day of August, 2022

[Signature]
 Signature



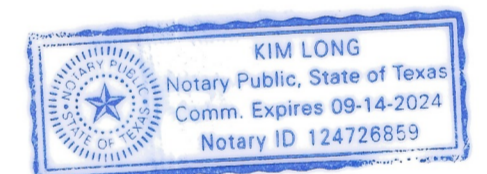
STATE OF TEXAS

COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN FEMRITE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16th day of August, 2022

[Signature]
 Signature



OWNER'S CERTIFICATE

That I, ECHO GROVE DEVELOPMENT, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as ECHO GROVE, PHASE 1, PARKER COUNTY, TEXAS. This plat being a subdivision of 10.000 acres and 10.340 acres out of the Northwest 1/4 of Section No. 238, M.E.P. & P. RR. CO. SURVEY (D.O. SULLIVAN SURVEY), Abstract No. 1904, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 16 DAY OF August, 2022

BY: *[Signature]*
 RYAN D. ZAMARRON, President

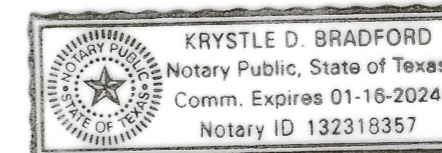
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16th day of August, 2022

[Signature]
 Signature

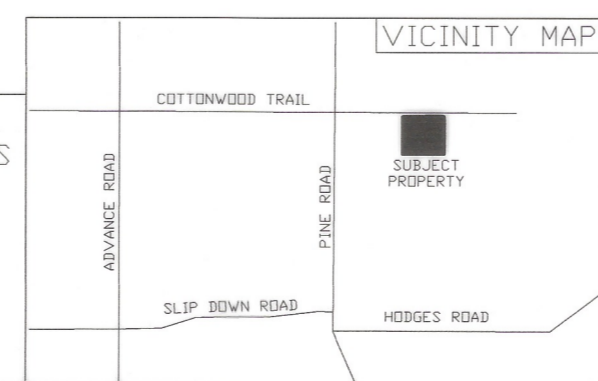
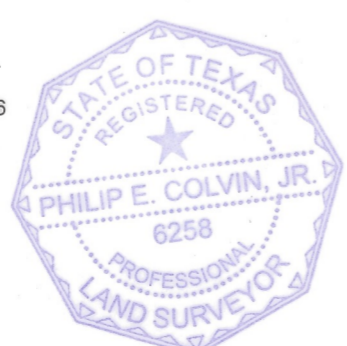


21904.001.003.00

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 12, 2022.

[Signature]
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN22776 22776A.dwg FN220813,14,16



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 301
 DATE 8/22/22

DEVELOPER
 ECHO GROVE DEVELOPMENT, LLC
 500 DENNIS ROAD, SUITE A
 WEATHERFORD, TX 76087
 PH. 817-694-2067

SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10034200
 213 SOUTH OAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

FINAL PLAT
 ECHO GROVE - PHASE 1
 LOTS 1 THRU 4
 BEING A SUBDIVISION OF 10.000 ACRES, 61.950 ACRES AND 15.000 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 238, M.E.P. & P. RR. CO. SURVEY (D.O. SULLIVAN SURVEY), ABSTRACT NO. 1904, PARKER COUNTY, TEXAS
 PLAT DATE: AUGUST 15, 2022

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
 Lila Deakle

202231589
 08/22/2022 03:21 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0125F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

