

CURVE	BEARING	ANGLE	RADIUS	CHORD	BEARING	LENGTH	AREA
C1	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C2	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C3	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C4	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C5	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C6	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C7	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C8	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C9	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C10	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C11	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C12	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C13	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C14	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C15	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C16	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C17	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C18	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C19	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546
C20	N 89°54'32" E	367.27'	1546	184.30'	S 89°54'32" W	367.27'	1546

LEGAL DESCRIPTION

Of a 99.354 acres tract of land out of Section No. 125, T. & P. RR. Co. Survey, Abstract No. 1481, and the Northwest 1/4 of Section No. 126, T. & P. RR. Co. Survey (Mrs. E.M. McDonald Survey), Abstract No. 2239, both in Parker County, Texas; being the same tract described in Document No. 201822362 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (STEADHAM RPLS 4281) at the occupied northeast corner of said Mrs. E.M. McDonald Survey and in a south line of a certain 673.45 acres tract described in Volume 2210, Page 25 of said Official Records for the most easterly northeast and beginning corner of this tract. Thence S. 00 deg. 25 min. 38 sec. E. 1343.92 feet to a found 1/2" iron rod in the north line of a certain 4.31 acres tract described in Volume 1989, Page 696 of said Official Records for the most easterly southeast corner of this tract.

Thence N. 89 deg. 54 min. 32 sec. W. 337.58 feet to a 3" steel post at the northwest corner of said 4.31 acres tract for an ell corner of this tract.

Thence S. 01 deg. 41 min. 29 sec. E. 499.38 feet to a found 1/2" iron rod with cap (STEADHAM RPLS 4281) in the north line of State Highway No. 199 and at the southwest corner of said 4.31 acres tract for the most southerly southeast corner of this tract.

Thence northwesterly along the arc of a 02 deg. 03 min. 35 sec. curve to the right with a radius of 2781.73 feet, a central angle of 21 deg. 32 min. 33 sec., a chord of N. 66 deg. 06 min. 14 sec. W. 1039.75 feet and an arc length of 1045.90 feet along the north right of way line of said State Highway No. 199 to a found 1/2" iron rod with cap (STEADHAM RPLS 4281) for a corner of this tract.

Thence N. 55 deg. 22 min. 39 sec. W. 409.55 feet along the north right of way line of said State Highway No. 199 to a found 1/2" iron rod with cap (STEADHAM RPLS 4281) at the southeast corner of a certain 17.52 acres tract described in Document No. 20147313 of said Official Records for the southwest corner of this tract.

Thence N. 07 deg. 30 min. 50 sec. W. 1194.99 feet to a found 1/2" iron rod with cap (STEADHAM RPLS 4281) at the southeast corner of said 17.52 acres tract and in the south line of a certain 111.964 acres tract (Tract 1) described in Volume 1620, Page 1293 of the Real Records for the most westerly northwest corner of this tract.

Thence N. 89 deg. 49 min. 12 sec. E. 787.88 feet to a 3" steel post at the southeast corner of said 111.964 acres tract for an ell corner of this tract.

Thence N. 00 deg. 08 min. 40 sec. E. 1981.93 feet to a point in a ravine and at an ell corner of a certain 414.39 acres tract described in Volume 1270, Page 590 of said Real Records for the most northerly northwest corner of this tract.

Thence S. 89 deg. 40 min. 56 sec. E. 888.55 feet to a found 1/2" iron rod at a corner of said 414.39 acres tract and in the east line of said 673.45 acres tract for the most northerly northeast corner of this tract.

Thence S. 00 deg. 47 min. 28 sec. E. 1974.94 feet to a found 60D nail at a corner of said 673.45 acres tract for an ell corner of this tract.

Thence N. 89 deg. 52 min. 33 sec. E. 48.06 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all 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 SEPTEMBER 14, 2018.

Philip E. Colvin, Jr.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JNT18003 FN181135

BEARING BASIS:
NORTH STATE PLANE COORDINATE SYSTEM, NAD83
TEXAS STATE PLANE COORDINATE SYSTEM, 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. 4836Z0150E,
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS IN CENTERLINE OF ROAD AND UTILITY EASEMENTS ARE SET 60D NAILS. ALL OTHER 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 TO A PARTY OTHER THAN THE SURVEYOR, WITHOUT THE SIGNATURE OF THE SURVEYOR, VIOLATES THE REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: WATER WILL BE SUPPLIED BY VALUNT CREEK SPECIAL UTILITY DISTRICT, PO BOX 657, SPRINGTOWN, TX 76088

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

OWNER'S CERTIFICATE

201832178 PLAT Total Pages: 1

That, KIS ENTERPRISES, INC., the owner of the land shown hereon do hereby adopt this plan for plotting the same according to the lines, lots, streets and easements shown, and designate said plat as FIREFLY FARMS, being a subdivision of 99.354 acres out of Section No. 125, T. & P. RR. Co. Survey, Abstract No. 1481, and the Northwest 1/4 of Section No. 126, T. & P. RR. Co. Survey (Mrs. E.M. McDonald Survey), Abstract No. 2239, both in Parker County, Texas. I, by the recodation 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 Extrajurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 10TH DAY OF DECEMBER, 2018

BY: *Brandon Stanley*
BRANDON STANLEY - PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BRANDON STANLEY, 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 10th day of Dec, 2018

Darla A. Underwood
Signature

DARLA A. UNDERWOOD
Notary Public, State of Texas
Comm. Expires 12-1-2021
Notary ID: 444094-7

LIEN HOLDER STATEMENT

Legacy Housing Corporation, 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.

Jeffrey V. Burt
Signature
Title CFO

NE 1/4 OF SECTION NO. 126
T. & P. RR. CO. SURVEY
(G.F. SCOTT SURVEY)
ABSTRACT NO. 1281

HR. MEYERS, ET UX
12.75 ACRES
V. 1620, P. 39

B. WHEELER, ET UX
15.15 ACRES
V. 1510, P. 40

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 27TH DAY OF December, 2018.

Fred
COUNTY JUDGE

Gregory A. Conley
MR. PRECINCT #1

Tom Walden
COMR. PRECINCT #3

SCH. DIST. NO. 12312
CITY: _____
MAP NO.: H-5

FINAL PLAT

FIREFLY FARMS

BEING A SUBDIVISION OF 99.354 ACRES
OUT OF SECTION NO. 125, T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1481, AND THE
NORTHWEST 1/4 OF SECTION NO. 126, T.
& P. RR. CO. SURVEY (MRS. E.M.
MCDONALD SURVEY), ABSTRACT NO. 2239,
BOTH IN PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 10, 2018

OWNER INFORMATION

KIS ENTERPRISES, INC.
BRANDON STANLEY
FERT WORTH TX 76106
PH: 817-501-5833

SURVEYOR

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

FILED FOR RECORDS
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 205
DATE: _____

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Dunson

201832178 09:58 AM
12/26/2018
Jeanne Dunson, County Clerk
Parker County, Texas
PLAT

21481-014-000-00
22239-003-001-00
22235-004-000-00
22239-004-000-50

