

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, MARCUS C. MARSDEN, JR. AND LAURA B. MARSDEN (OWNERS), BEING THE SOLE OWNERS OF A 6.209 ACRES TRACT OF LAND OUT OF THE J.F. GOMER SURVEY, ABSTRACT NO. 496, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARSDEN IN VOLUME 1794, PAGE 1097, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD IN THE CALLED NORTH RIGHT OF WAY LINE OF FLORAS RD. (A PAVED SURFACE) AND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HULCE IN VOLUME 2414, PAGE 841, R.R.P.C.T. AND AT THE SOUTHWEST CORNER OF SAID MARSDEN TRACT FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 09° 24' 48" W 451.68 FEET ALONG THE COMMON BOUNDARY LINE OF SAID HULCE TRACT AND SAID MARSDEN TRACT TO A X-TIE FENCE CORNER AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GREER AND DESCRIBED AS TRACT 3 IN DOCUMENT NO. 901394003, R.R.P.C.T. FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 87° 36' 43" E 628.95 FEET ALONG THE COMMON BOUNDARY LINE OF SAID GREER TRACT AND SAID MARSDEN TRACT TO A FOUND 1" IRON PIPE IN THE CALLED WEST RIGHT OF WAY LINE OF FLORAS RD. NORTH (A PAVED SURFACE) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07° 09' 13" W 468.08 FEET ALONG THE CALLED WEST RIGHT OF WAY LINE OF SAID FLORAS RD. NORTH TO A FOUND 1" IRON PIPE AT THE INTERSECTION OF THE CALLED WEST RIGHT OF WAY LINE OF SAID FLORAS RD. NORTH AND THE CALLED NORTH RIGHT OF WAY LINE OF SAID FLORAS RD. FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89° 36' 53" W 553.29 FEET ALONG THE CALLED NORTH RIGHT OF WAY LINE OF SAID FLORAS RD. TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, MARCUS C. MARSDEN, JR. AND LAURA B. MARSDEN (OWNERS), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, FLORAS ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT _____ PARKER COUNTY, TEXAS
 THIS THE _____ DAY OF _____, 2015

Marcus C. Marsden, Jr.
 MARCUS C. MARSDEN, JR.

Laura B. Marsden
 LAURA B. MARSDEN

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 MARCUS C. MARSDEN, JR., 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF December, 2015

Shelley Hess
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

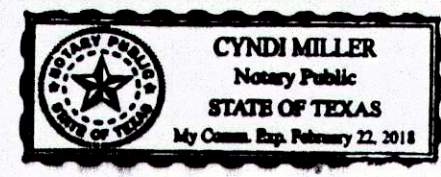


STATE OF TEXAS
 COUNTY OF PARKER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF Dec, 2015

Cyndi Miller
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



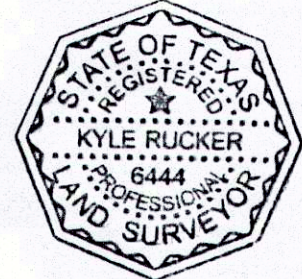
ACCT NO: 12407
 SCH. DIST: 92
 CITY:
 MAP NO: M-20

- NOTES
- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48367C0450E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT (WWW.FEMA.GOV)
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCOMBER THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) WATER IS TO BE PROVIDED BY PRIVATE ON SITE FACILITIES.
 - 5) SEWER IS TO BE PROVIDED BY PRIVATE ON SITE FACILITIES.
 - 6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - 7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUND WATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 252.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT N.A.D. 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
 - 9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Kyle Rucker
 KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
 CARTER SURVEYING & MAPPING, 100A PALO PINTO, WEATHERFORD, TX, 76086
 JNH1127 - NOVEMBER 2014



LIEN HOLDER

THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

CITIMORTGAGE, INC.
 P.O. BOX 6945
 SICKL FIELDS, SOUTH DAKOTA, 57117
 605-283-7085

Shelley Hess
 NAME & TITLE: Shelley L. Hess, Assistant Vice President
 DATE: February 19, 2015

D-392

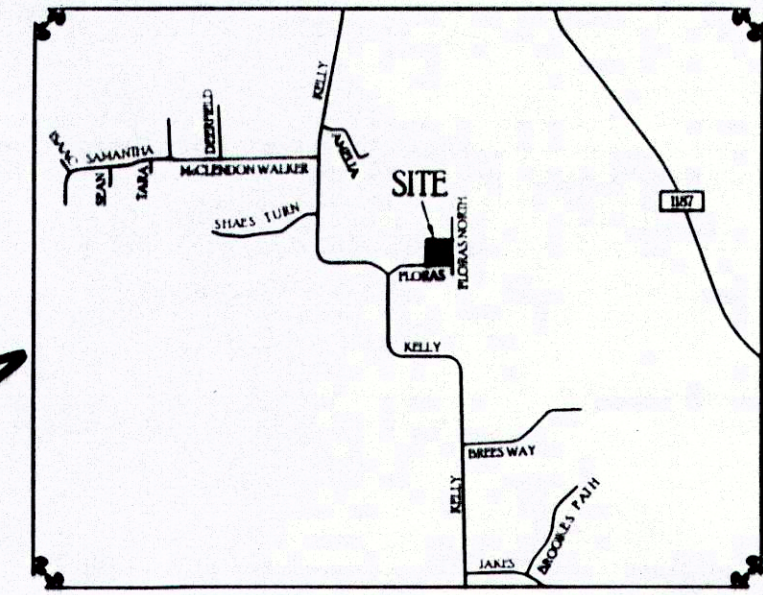
STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2015

George A. Cooley
 COMMISSIONER, PRECINCT #1

James Wald
 COMMISSIONER, PRECINCT #3

Chris...
 COMMISSIONER, PRECINCT #4



PRELIMINARY PLAT
 LOTS 1-3
 FLORAS ADDITION
 BEING A 6.209 ACRES ADDITION
 OUT OF THE J.F. GOMER SURVEY,
 ABSTRACT NO. 496, PARKER COUNTY, TEXAS.

NOVEMBER 2014

CARTER SURVEYING
 & MAPPING

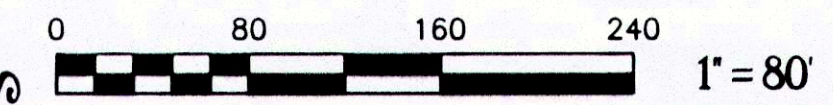
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
 (972) 594-0400 - (972) 594-0403

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201504062
 03/03/2015 03:11 PM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

SURVEYOR:
 KYLE RUCKER, R.P.L.S.
 110 A PALO PINTO
 WEATHERFORD, TEXAS 76086
 817-594-0400

OWNER/DEVELOPER:
 MARCUS & LAURA MARSDEN
 941 FLORAS RD.
 ALEDO, TX 76008



20496.013.000.00
 20496.014.000.00