

T&P R.R. CO. SURVEY A-1393

M. GRAHAM SURVEY A-2307

OWNER DEDICATION THE STATE OF TEXAS COUNTY OF PARKER

WHEREAS ADG Capital Holdings, LTD, is the sole owner of 58.921 acres in the M. GRAHAM Survey, A-2307, Parker County, Texas, and being a remainder of a called 68.966 acre tract described in a deed to Gatlin Family Living Rev. Trust, recorded in Volume 1919, Page 1780, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the occupied North right-of-way line of John E. Woody Rd (a variable width public right-of-way) for the Southeast corner of a called 10.001 acre tract of land described in a deed to Jason C. and Tammie Kuhn, recorded in Instrument No. 2016-08234, Deed Records, Parker County, Texas, said iron rod also being the most southerly Southwest corner of said remainder tract and the South corner of the tract herein described, from which a 1/2-inch iron rod found at the intersection of said John E. Woody Road and Prather Road (a variable width public right-of-way) for the South corner of said Kuhn tract bears South 73°08'28" West, a distance of 105.92 feet and South 72°34'51" West, a distance of 553.85 feet;

THENCE North 00°05'45" West leaving said right-of-way line and with the East line of said Kuhn tract a distance of 588.36 feet to a 1/2-inch iron rod found for the Northeast corner of said Kuhn tract and an ell corner of the tract herein described;

THENCE South 89°52'47" West with the North line of said Kuhn tract a distance of 638.93 feet to a 1/2-inch iron rod found in the occupied East right-of-way line of Prather Road for the Northwest corner of said Kuhn tract and the most westerly Southwest corner of the tract herein described, from which a 1/2-inch iron rod found for the South corner of said Kuhn tract bears South 00°44'49" East, a distance of 60.90 feet and South 00°44'15" East, a distance of 722.70;

THENCE North 00°40'55" West with said East right-of-way line of and the West line of said Gatlin Family Living Rev. Trust a distance of 989.39 feet to a 1/2-inch capped iron rod (stamped "MLS 5799") set for the Northwest corner of said Gatlin Family Living Rev. Trust and the Northwest corner of the tract herein described;

THENCE South 89°50'09" East leaving said East right-of-way line and along a fence a distance of 824.16 feet to a 1/2-inch capped iron rod (stamped "MLS 5799") set for corner;

THENCE North 89°21'00" East continuing along said fence a distance of 958.58 feet to a 1/2-inch capped iron rod (stamped "MLS 5799") set for corner;

THENCE North 89°48'08" East continuing along said fence a distance of 146.80 feet to a metal fence corner post found for the Northeast corner of said Gatlin Family Living Rev. Trust and the Northwest corner of called 32.650 acre tract of land described in a deed to Bobby Dean Howell and Janice Howell, recorded in Volume 2877, Page 173, Deed Records, Parker County, Texas; from which a 1/2-inch iron rod found for a Southwest corner of a called 109.759 acre tract described in a deed to Scott Woody, recorded in Volume 596, Page 611, Deed Records, Parker County, Texas, bears North 89°15'54" East, a distance of 66.02 feet;

THENCE South 12°36'22" East along a fence a distance of 1151.78 feet to a RR-spike found at the south base of a metal fence corner post in said North right-of-way line of John E. Woody Road;

THENCE South 72°54'15" West with said right-of-way line a distance of 551.82 feet to a 1/2-inch capped iron rod (stamped "MLS 5799") set for corner;

THENCE South 73°07'37" West continuing with said right-of-way line a distance of 1046.80 feet to the POINT OF BEGINNING and CONTAINING 58.921 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT:

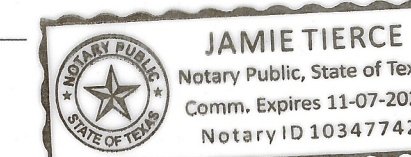
ADG Capital Holdings, LTD, of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ADG Capital Holdings, LTD Scott Schambacher - Owner

THE STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Michael Wells known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 4 day of November 2021.

Notary Public in and for the State of Texas



I, Michael Wells, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

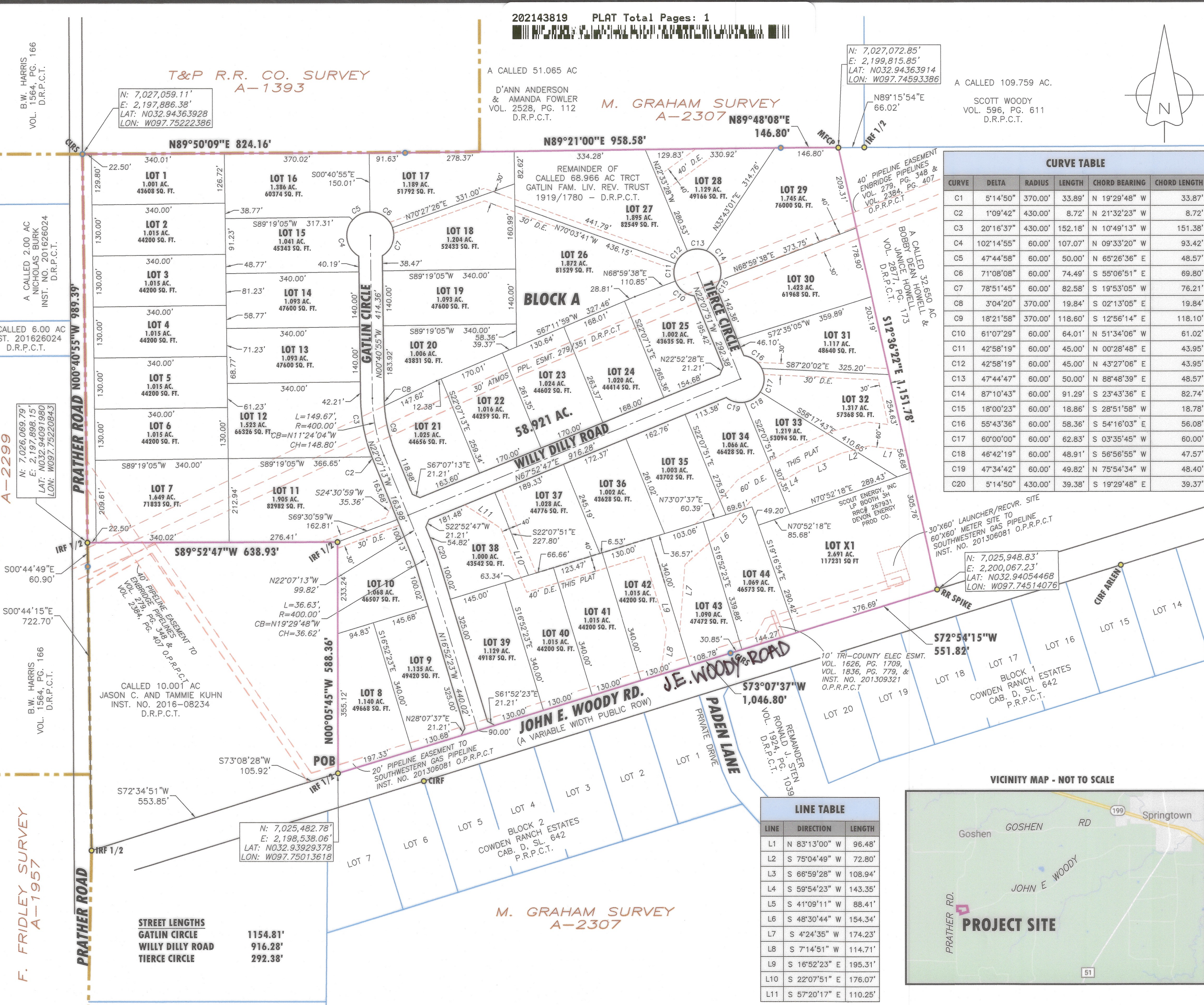
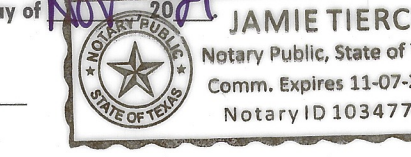
ADG Capital Holdings, LTD Scott Schambacher - Owner

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THE STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Michael Wells known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 4 day of November 2021.

Notary Public in and for the State of Texas



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C20.

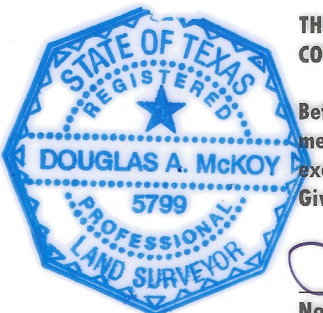
LINE TABLE with columns: LINE, DIRECTION, LENGTH. Lists lines L1 through L11.



- SURVEY NOTES: 1. Basis of Bearing and coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, and the features shown hereon were derived from observations made on the ground. Distances shown are grid. Combined Scale Factor for project observed at POB: 0.99968948653 2. Vertical information shown refers to the North American Vertical Datum of 1988 (NAVD 88) 3. All 'CIRS' are a 1/2-inch capped iron rod with plastic cap marked "MLS #5799" unless otherwise noted. 4. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from others, and underground utility locator markers in place during time of survey. MCKOY LAND SURVEYS, INC. provides no warranty as to location or the extent of underground utilities for this site. 5. Water is to be provided by Walnut Creek Special Utility District. 6. This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. 7. Sanitary sewer is to be provided by on-site facilities.

THE STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS 8 DAY OF NOVEMBER 2021. Pat Peacock, County Judge; George Conley, Commissioner Precinct #1; Larry Walden, Commissioner Precinct #3.

CERTIFICATION: I, Douglas A. McKoy, Registered Professional Land Surveyor No. 5799, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground on 2021.02.05, and that such map is an accurate representation of the subject property. Douglas A. McKoy, R.P.L.S. No. 5799 Date 2021.10.21



22307.002.002.50

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Parker County, Texas, Community Number 48367 C, effective date September 26, 2008, and that map indicates that this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain" as shown on Panels 0150 E and 0175 E of said map.

FILED AND RECORDED OCT 20 2021 Lila Deakle, County Clerk, Parker County, Texas. PLAT CABINET F SLIDE 80

CIVIL ENGINEER: TxCIVIL INC, 6060 N. Central Exp, Ste 500, Dallas, TX 75206, 214.226.4877. SURVEYOR: MCKOY Land Surveys, Inc., 9321 Athens Dr., Argyle, TX 76226, 940.368.4540. OWNER/DEVELOPER: ADG Capital Holdings, LTD, 5751 Kroger Dr., Ste #293, Keller, TX 76244, 817.881.0459.

PROJECT: 2021.0005 PARKER - GATLIN RANCH ON WOODY ROAD. DRAWING: FP. REVISION: 5 - update d.e. and Dedication. MCKOY LAND SURVEYS, 9321 Athens Drive, Argyle, TX 76226, Ph. 940.368.4540. DRAWN BY: DM, DATE: 2021.07.13. CHECKED BY: DM, DATE: 2021.10.20. SCALE: 1" = 200', PAGE: 1 OF 1.

FINAL PLAT GATLIN RANCH ADDITION Lots 1 - 44 and Lot X1, Block A 58.921 ACRES IN THE M. GRAHAM SURVEY, A-2307 PARKER COUNTY, TX OCT 2021