

STATE OF TEXAS  
 COUNTY OF PARKER  
 WHEREAS, RIVERSIDE HOMEBUILDERS, LTD., BEING THE SOLE OWNERS OF A 6.309 ACRES TRACT OF LAND OUT OF THE J.M. PARKER SURVEY, ABSTRACT No. 2570, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#201607498, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 4" STEEL FENCE CORNER POST IN THE EAST LINE OF ELLIOT LANE (A PAVED SURFACE) FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF THE A.F. PATTERSON SURVEY, ABSTRACT No. 1081 IS CALL TO BEAR S 02°16'42" E 408.00 FEET, N 88°26'21" E 1767.58 FEET, S 01°57'19" E 2983.43 FEET, AND WEST 718.10 FEET.  
 THENCE N 00°53'40" W 475.83 FEET ALONG THE EAST LINE OF SAID ELLIOT LANE TO A 2" STEEL FENCE CORNER POST FOR THE NORTHWEST CORNER OF THIS TRACT.  
 THENCE N 81°05'16" E 151.84 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.  
 THENCE N 79°29'20" E 371.55 FEET TO A STEEL FENCE CORNER POST FOR THE NORTHEAST CORNER OF THIS TRACT.  
 THENCE S 03°52'50" E 560.25 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.  
 THENCE S 89°08'58" W 545.87 FEET TO THE POINT OF BEGINNING.

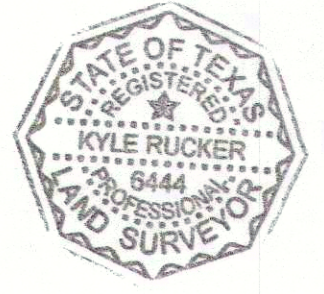
BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, RIVERSIDE HOMEBUILDERS, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, GREENFIELD ACRES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.  
 WITNESS MY HAND AT PARKER COUNTY, TEXAS  
 THIS THE 21st DAY OF April, 2016.  
 RIVERSIDE HOMEBUILDERS, LTD., A TEXAS LIMITED PARTNERSHIP  
 BY: WINDFALL INVESTMENTS, INC., A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

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 BEN R. TAYLOR, TRUSTEE TO THE BEN J. TAYLOR REVOCABLE TRUST, 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 21st DAY OF April, 2016.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

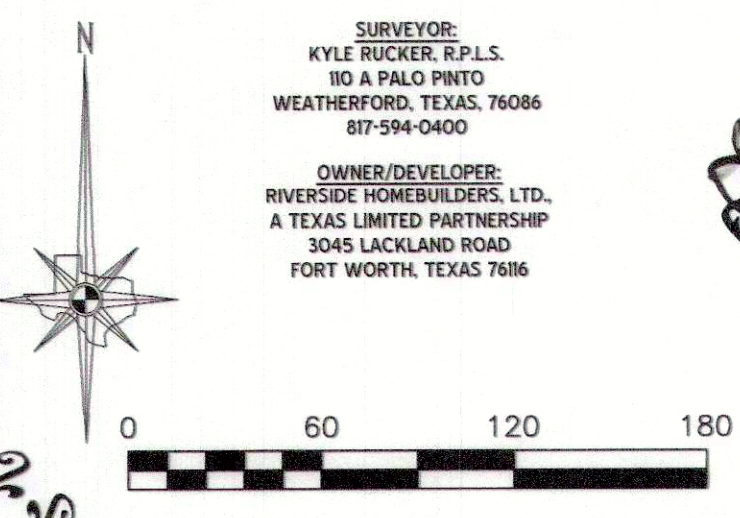


**SURVEYORS CERTIFICATE**  
 THIS IS TO STATE THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.  
 KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
 CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086  
 MARCH 2016 - JN160363.

- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C017SE, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE 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 ENCUMBER 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) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - 5) 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 AVAILABILITY.
  - 6) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202.
  - 7) CURRENTLY THERE IS NO LIEN HOLDER FOR THIS TRACT.
  - 8) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
  - 9) WATER IS TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
  - 10) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
  - 11) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES.



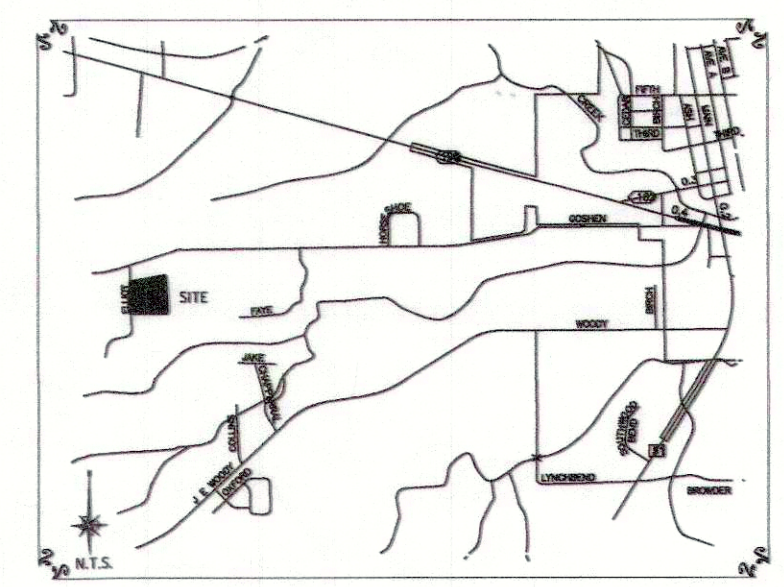
ACCT. NO: 12840  
 SCH. DIST.: SP  
 CITY: J-6  
 MAP NO.: J-6



**SURVEYOR:**  
 KYLE RUCKER, R.P.L.S.  
 110 A PALO PINTO  
 WEATHERFORD, TEXAS, 76086  
 817-594-0400  
**OWNER/DEVELOPER:**  
 RIVERSIDE HOMEBUILDERS, LTD.,  
 A TEXAS LIMITED PARTNERSHIP  
 3045 LACKLAND ROAD  
 FORT WORTH, TEXAS 76116

STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS' COURT OF PARKER COUNTY, TEXAS, THIS THE 21st DAY OF April, 2016.  
 COUNTY JUDGE  
 COMMISSIONER PRECINCT #1  
 COMMISSIONER PRECINCT #2  
 COMMISSIONER PRECINCT #3

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 Jeane Brunson  
 201608539  
 04/25/2016 10:53 AM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT



**FINAL PLAT**  
**LOTS 1-3**  
**"GREENFIELD ACRES"**  
 BEING A 6.309 ACRES TRACT OUT OF  
 THE J.M. PARKER SURVEY, ABSTRACT No. 2570,  
 PARKER COUNTY, TEXAS  
 APRIL 2016  
**CARTER SURVEYING**  
 & MAPPING, INC.  
 110 A PALO PINTO STREET - WEATHERFORD, TEXAS  
 (P) 817-594-0400 - (F) 817-594-0403

D-538

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