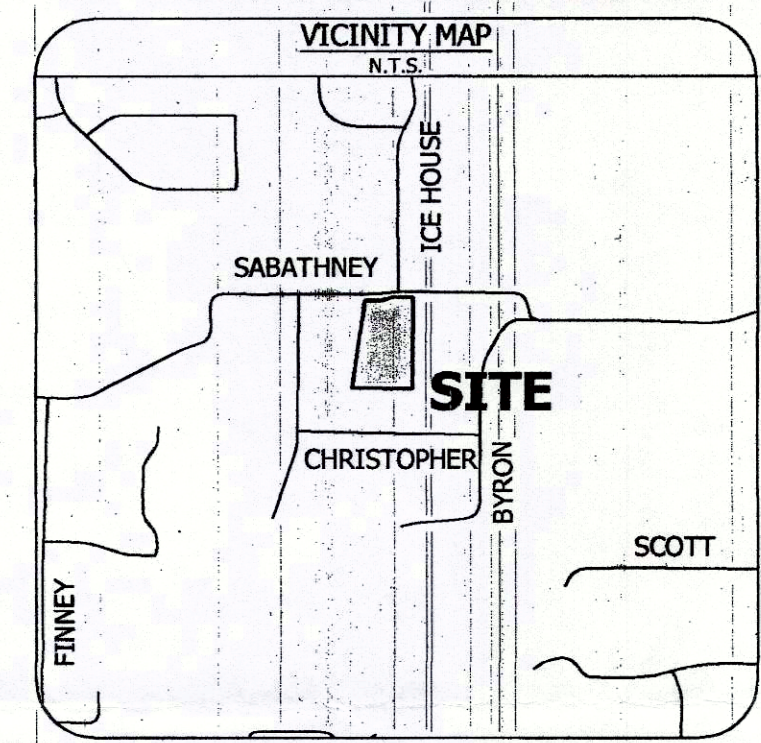


Flood Statement
 According to Community Panel Number 48367C0200E dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "A" which is a Special Flood Hazard Area where base flood elevations have not been determined and a portion of this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGAL DESCRIPTION
 WHEREAS Jimmie Peikert and Jennifer Peikert are the sole owners of a 12.040 acre tract of land situated in the H. Beadle Survey, Abstract Number 58, Parker County, Texas, and being all of Lot 2, Block 1, HEC Estates, an addition to Parker County, Texas, according to the plat recorded in Cabinet East, Slide 139, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows;
 BEGINNING at a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" at the northeast corner of said Lot 2, same being the northwest corner of Lot 1, Block 1, said HEC Estates, and being on the South right-of-way line of Sabathney Road, a 50' public right-of-way;

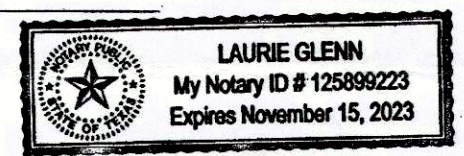
- Notes**
1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
 2. This property is not located within any ETJ.
 3. The purpose of this replat is to subdivide Lot 2 into 2 separate lots.
 4. This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
 5. Water Source is from Walnut Creek Water Supply.
 6. Sewer service will be on-site sewer facilities subject to approval by officials of Parker County.



THENCE South 00 Degrees 10 Minutes 46 Seconds East along the East line of said Lot 2, being common with the West line of said Lot 1, a distance of 953.30 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" at the southeast corner of said Lot 2, same being the southwest corner of said Lot 1, and being on the North line Lot 8, Sabathney Acres Park, an addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 529, Plat Records, Parker County, Texas;
 THENCE North 89 Degrees 09 Minutes 06 Seconds West, departing said common line and along the South line of said Lot 2, being common with the North line of said Sabathney Acres Park, at a distance of 556.47 feet, passing a 1/2" IRON ROD FOUND at the northeast corner of Lot 11, said Sabathney Acres Park, and continuing in all 626.22 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "RESEARCH" at the southwest corner of said Lot 2, same being the southeast corner of Lot 5, Block 1, said HEC Estates, from which a 1/2" IRON ROD FOUND at the southwest corner of said Lot 5 bears North 89 Degrees 09 Minutes 06 Seconds West, a distance of 328.63 feet;
 THENCE North 07 Degrees 47 Minutes 49 Seconds East, departing said common line and along the West line of said Lot 2, being common with the East line of said Lot 5, and the East lines of Lot 4 and Lot 3, Block 1, said HEC Estates, a distance of 920.95 feet, to a 1/2" IRON ROD FOUND at the northwest corner of said Lot 2, same being the northeast corner of said Lot 3, and being on the South right-of-way line of said Sabathney Road;
 THENCE North 89 Degrees 24 Minutes 08 Seconds East, departing said common line and along said South right-of-way line, a distance of 172.40 feet, to a 1/2" IRON ROD FOUND;
 THENCE North 76 Degrees 02 Minutes 57 Seconds East, continuing along said South right-of-way line, a distance of 119.93 feet, to a 1/2" IRON ROD FOUND;
 THENCE North 89 Degrees 45 Minutes 31 Seconds East, continuing along said South right-of-way line, a distance of 209.44 feet, to the POINT OF BEGINNING, and containing 12.040 acres or 524,464 square feet of land, more or less.

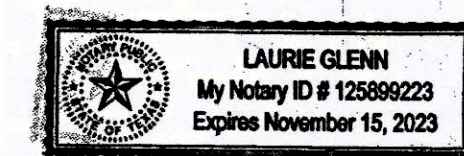
NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:
 That Jimmie Peikert and Jennifer Peikert, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 2R and 2R-1, BLOCK 1, HEC ESTATES, an addition to Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

WITNESS, my hand, this the 20 day of February 2020.
Jimmie Peikert
 Jimmie Peikert
 STATE OF TEXAS *
 COUNTY OF *



BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jimmie Peikert, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of February 2020.
Laurie Glenn
 Notary Public

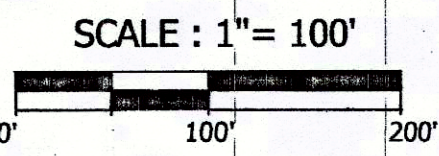


WITNESS, my hand, this the 20 day of February 2020.
Jennifer Peikert
 Jennifer Peikert
 STATE OF TEXAS *
 COUNTY OF *

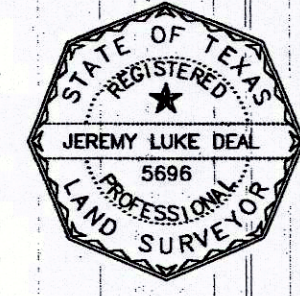
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jennifer Peikert, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of February 2020.
Laurie Glenn
 Notary Public
 ACCT. NO.: 12983
 SCH. DIST.: AZ
 CITY: _____
 MAP NO.: 1198

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202006432
 03/09/2020 01:15 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



Surveyor's Certification
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Parker County, Texas.
 Executed this the 19th day of February, in the year of our Lord 2020.
Jeremy Luke Deal
 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



LEGEND
 D.R.P.C.T. = Deed Records, Parker County, Texas
 P.R.P.C.T. = Plat Records, Parker County, Texas
 CCF# = County Clerk's File Number
 IRF = Iron Rod Found
 IRS = 5/8" Capped Iron Rod Set Stamped "Research"

STATE OF TEXAS *
 COUNTY OF PARKER *
 APPROVED by the Commissioners Court of Parker County, Texas, on this the 9 day of MARCH 2020.
Paul Deen
 Paul Deen, County Judge
George A Conley
 George Conley, Commissioner Precinct #1
Larry Walden
 Larry Walden, Commissioner Precinct #3
Craig Peacock
 Craig Peacock, Commissioner Precinct #2
Steve Dugan
 Steve Dugan, Commissioner Precinct #4

REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

E 487

OWNER:
 Jimmie and Jennifer Peikert
 6937 Nine Mile Bridge Road
 Fort Worth, Tx 76135

Project Number: 180033 Date: January 31, 2020
 Revised Date: February 18, 2020
 Revision Notes: Added access easement
 Sheet 1 of 1

REVISION PLAT OF
LOTS 2R AND 2R-1, BLOCK 1
HEC ESTATES
 BEING a replat of Lot 2 HEC Estates, an addition to Parker County, Texas, according to the plat recorded in Cabinet E, Slide 139, Plat Records, Parker County, Texas.