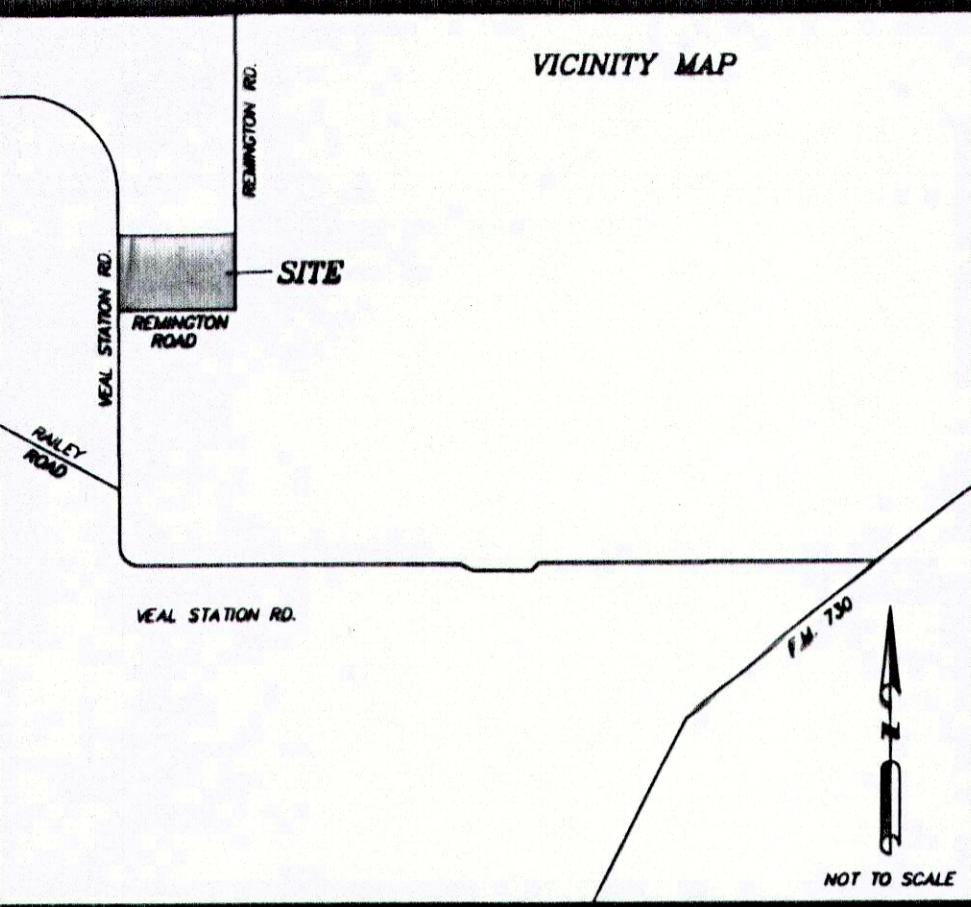


D-464

201520584 PLAT Total Pages: 1



I, SCOTT TAYLOR, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

SCOTT TAYLOR (PRESIDENT OF S&B SCOTT TAYLOR ENTERPRISES, INC.)

STATE OF TEXAS | COUNTY OF PARKER | WHEREAS S & B Scott Taylor Enterprises, Inc., being the owner of that certain 12.06 acre tract of land more particularly described as follows: Description for a 5.00 acre tract of land, said tract being all of Lot 1, HUNTER'S RIDGE, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 164, Plat Records, Parker County, Texas and being recorded in Deed to S&B Scott Taylor Enterprises, Inc., recorded in Clerks Document No. 201515460, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southeast corner of said Lot 1, said iron being in the North line and West line of Remington Road; THENCE N 89°57'44" W, with the North line of said Remington Road, 625.09 feet to a 1/2" iron found; THENCE N 45°05'42" W, with the North line of said Remington Road, 28.36 feet to a 1/2" iron found at the intersection of the North line of said Remington Road and the East line of Veal Station Road; THENCE N 00°01'53" W, with the East line of said Veal Station Road, 317.99 feet to a 1/2" iron found; THENCE N 89°58'21" E, 645.35 feet to a 1/2" iron found in the West line of said Remington Road; THENCE South, with the West line of said Remington Road, 337.90 feet to the POINT OF BEGINNING and containing 5.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that S&B Scott Taylor Enterprises, Inc., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1R-1 & 1R-2 HUNTER'S RIDGE, Parker County, Texas

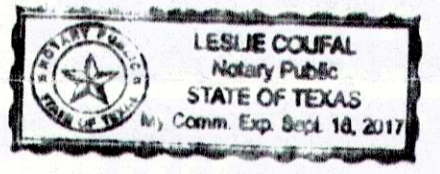
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 15th day of September, 2015.

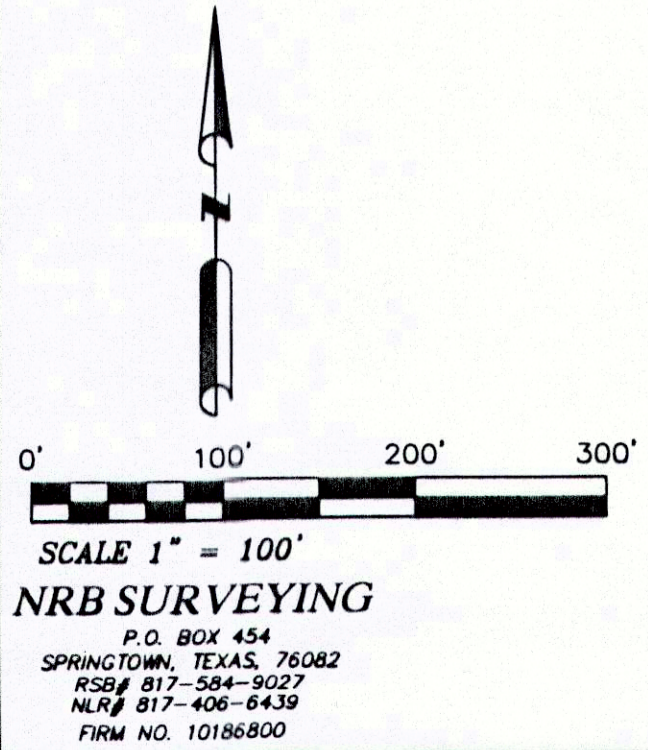
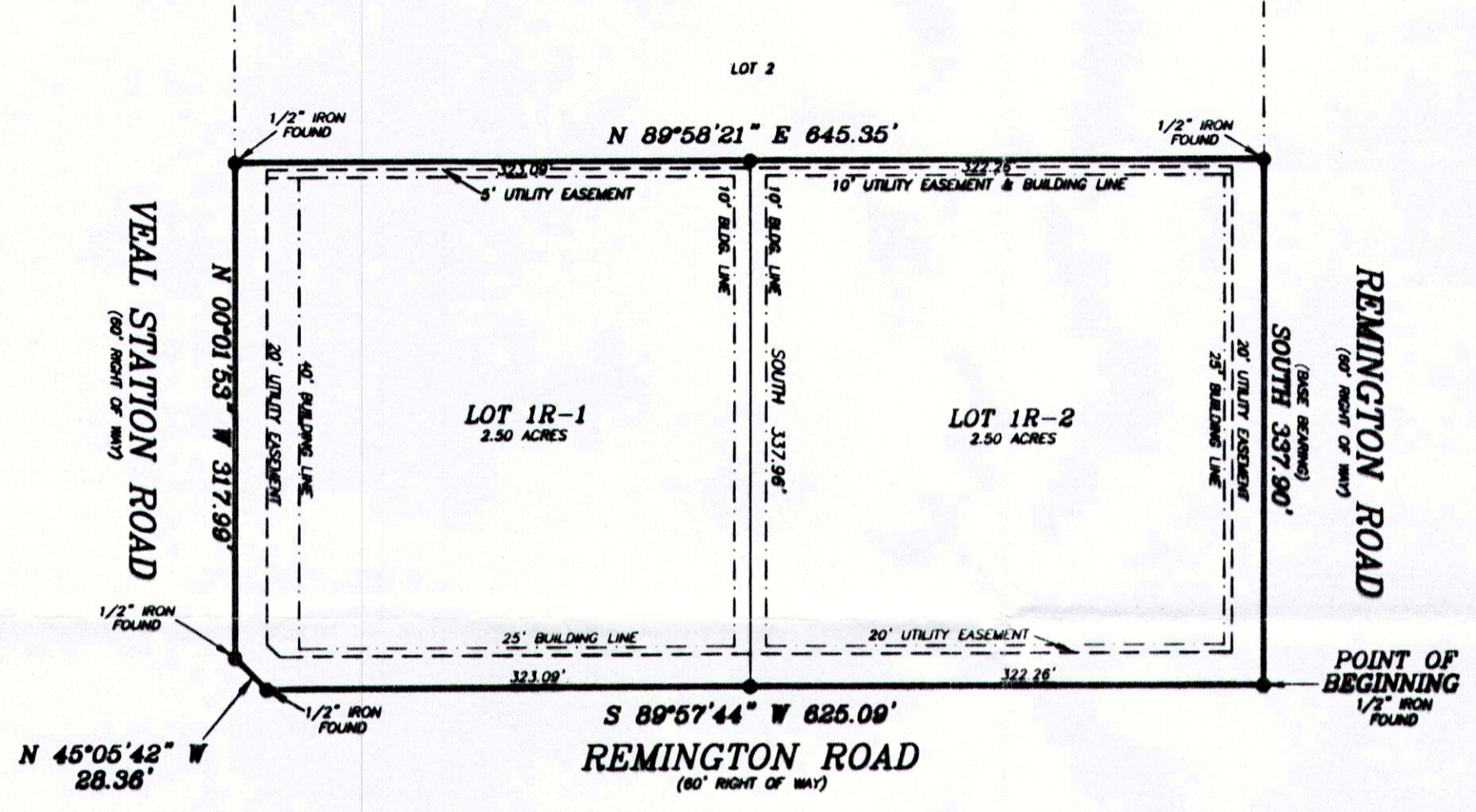
Signature of Scott Taylor, President S&B Scott Taylor Enterprises, Inc.

STATE OF TEXAS | COUNTY OF PARKER | BEFORE ME, the undersigned authority, on this day personally appeared Scott Taylor, 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 purposes and considerations expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of September, 2015.

Signature of Leslie Coufal, Notary Public State of Texas



BASIS OF BEARING PER PLAT. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1689, PAGE 1487; VOLUME 1724, PAGE 309 AND VOLUME 1780, PAGE 140, R.R.P.C.T. ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 28, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. 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 GROUNDWATER AVAILABILITY. WATER TO BE SUPPLIED BY PRIVATE WATER WELL. SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEM. THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON. Signature of Doug Burt, Registered Professional Land Surveyor, Texas Registration No. 2023, August 07, 2015.

OWNER/DEVELOPER S&B SCOTT TAYLOR ENTERPRISES, INC. P.O. BOX 1168 SPRINGTOWN, TEXAS 76082

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Signature of Jeane Brunson, County Clerk

201520584 09/29/2015 10:41 AM Fee: 76.00 Jeane Brunson, County Clerk Parker County, Texas PLAT

ACCT. NO.: 13870 SCH. DIST.: 5P CITY: MAP NO.: L-9

Re Plat Showing Lots 1R-1 & 1R-2, HUNTER'S RIDGE, an Addition to Parker County, Texas and being 5.00 acres of land and being a re plat of all of Lot 1, HUNTER'S RIDGE, according to the Plat thereof recorded in Plat Cabinet B, Slide 164, Plat Records, Parker County, Texas.

13870-001-001-00