

State of Texas  
County of Parker

Whereas, W Streets LLC, being the sole owner of a 9.994 acres tract of land out of the T. & P. R.R. Co. SURVEY, SECTION No. 145, ABSTRACT No. 1459, Parker County, Texas; being all of that certain tract described in Clerk's File No. 202140089, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 5/8" iron rod at the southeast corner of that certain tract as recorded in Doc. No. 202113685, at the northeast corner of said V. 1498, P. 965, for the northeast and beginning corner of this tract. Whence the southeast corner of the said T. & P. R.R. Co. SURVEY, SECTION No. 145, ABSTRACT No. 1459 is calculated to bear S 64°34'42" E 1275.39 feet.

THENCE S 00°32'32" E 457.21 feet to a found 4" wood fence post at the southeast corner of said Doc. No. 202140089 for the southeast corner this tract.

THENCE S 89°38'22" W 1062.86 feet to a found angle iron in the east line of that certain Tract 3 as recorded in Doc. No. 201201571, at the southwest corner of said Doc. No. 202140089 for the southwest corner of this tract.

THENCE N 00°24'29" E 364.60 feet to a found 5/8" iron rod in the east line of said Tract 3 in Doc. No. 201201571, at the southwest corner of said Doc. No. 202113685, and at the northwest corner of said Doc. No. 202140089 for the northwest corner of this tract.

THENCE N 84°37'50" E 1060.58 feet to the POINT OF BEGINNING.

Surveyors Certificate:

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: August 31, 2021 - W2107035-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0275E dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)

5) Underground utilities were not located during this survey. Please call 811 before any excavating or construction.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of State Law, and is subject to fines and withholding of utilities and building permits.

8) With respect to the documents listed in Title Commitment No. 9001352100229 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in: Volume 705, Page 377; Volume 1230, Page 1056, Real Property Records, Parker County, Texas.

Subject to the following Easement(s) and/or Document(s): Volume 705, Page 374 (shown); Volume 1004, Page 1147; Volume 1474, Page 289; Volume 4177, Page 569; Volume 1897, Page 1560, Real Property Records, Parker County, Texas.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

9) This tract appears to have legal access to a public roadway by road easement described in Volume 1498, Page 965 & Volume 705, Page 374, R.P.R.P.C.T.

10) 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.

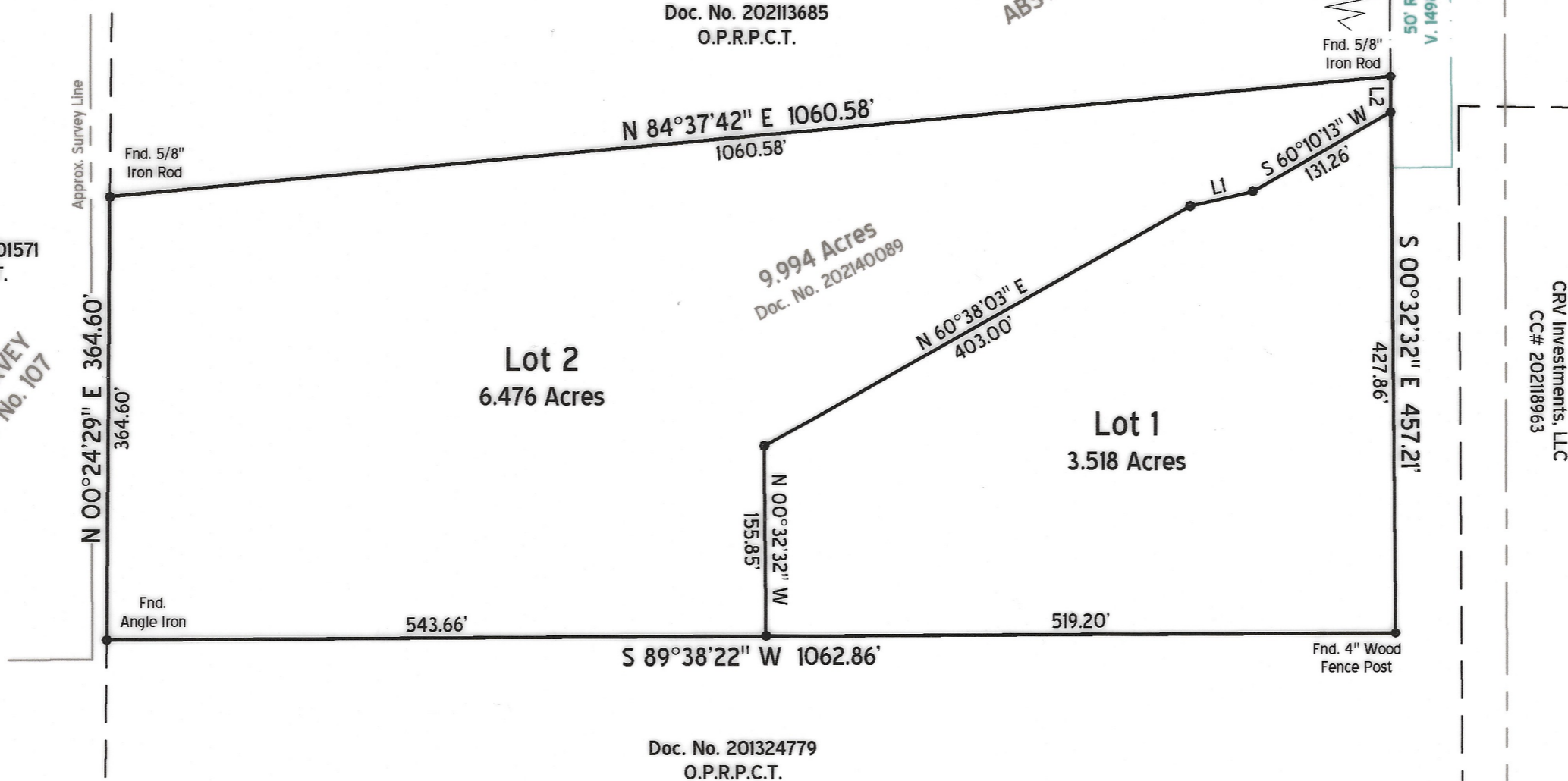
11) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

12) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

LINE	BEARING	DISTANCE
L1	N 76°31'16" E	52.99'
L2	S 00°32'32" E	29.35'

Tract 3  
Doc. No. 201201571  
O.P.R.P.C.T.

JJ BEEMAN SURVEY  
ABSTRACT No. 107



STATE OF TEXAS

COUNTY OF Parker

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 13th DAY OF December, 2021.

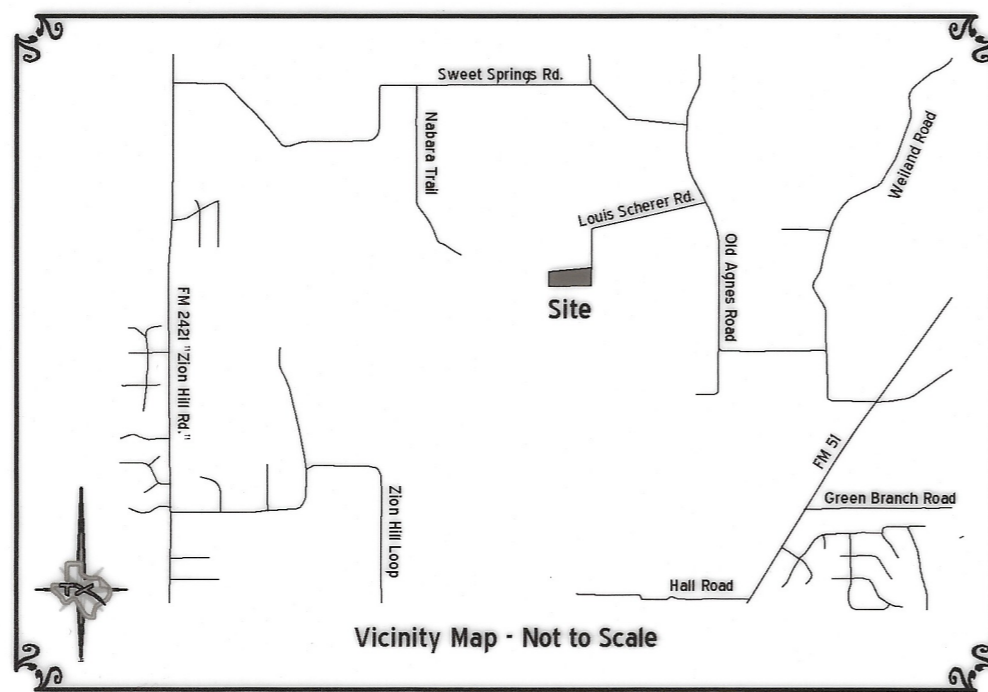
COUNTY JUDGE

George A. Conley  
COMMISSIONER PRECINCT #1

Samuel Kalden  
COMMISSIONER PRECINCT #3

[Signature]  
COMMISSIONER PRECINCT #2

[Signature]  
COMMISSIONER PRECINCT #4



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202148584  
12/14/2021 09:12 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Plat Cabinet F Slide 106

Now, Therefore, Know All Men By These Presents:

That Ashlyn Dover acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Jamie's Villas, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements intended for public use shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 13th day of December, 2021.

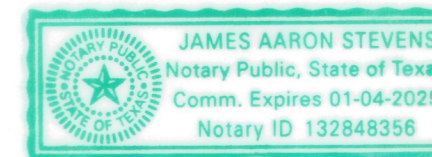
By: [Signature]  
W Streets LLC  
Ashlyn Dover

State of Texas  
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ashlyn Dover known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 6th day of December, 2021.

[Signature]  
Notary Public in and for the State of Texas



21459.019.000.10  
21459.019.001.00  
21459.019.000.50

13976  
WE  
H-11

**Final Plat**  
**Lot 1 and Lot 2**  
**Jamie's Villas**  
an Addition in  
Parker County, Texas  
Being a 9.994 acres tract of land out of the T. & P.  
R.R. Co. SURVEY, SECTION No. 145, ABSTRACT No.  
1459, Parker County, Texas

December 2021

WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING**  
INC.  
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:  
Micah Hamilton, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400

Owner/Developer:  
W Streets, LLC  
1651 N. Collins Boulevard, Suite 120  
Richardson, TX 75080