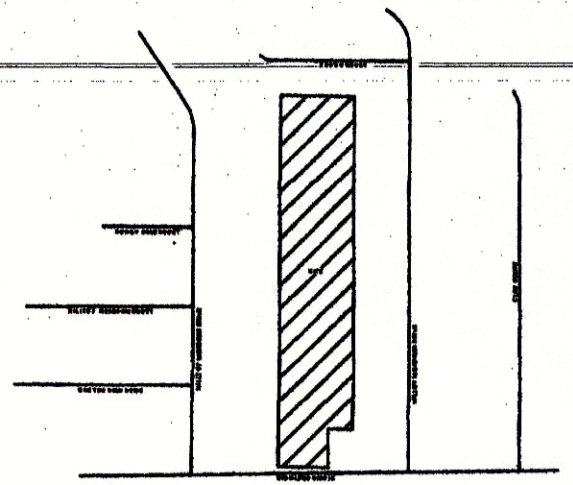
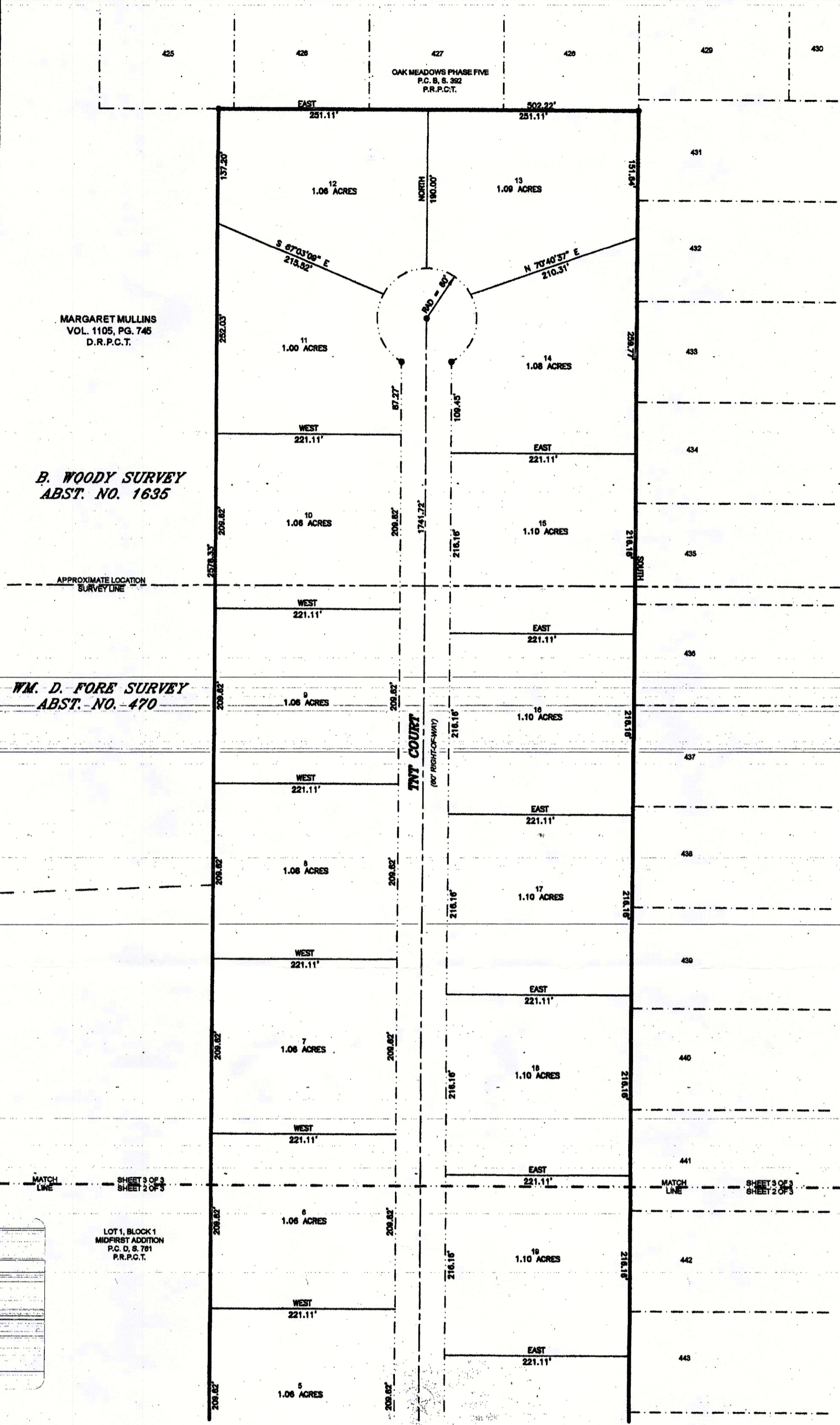


Final Plat
Lots 1-24, Block 1
M.T. ESTATES
 being
28.78 acres situated in the
W.M. D. FORE SURVEY,
Abst. No. 470
 and the
B. WOODY SURVEY,
Abst. No. 1635
 Parker County, Texas.



VICINITY MAP
 SCALE 1" = 500'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201911439
 05/13/2019 12:21 PM
 Fee: \$4.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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.

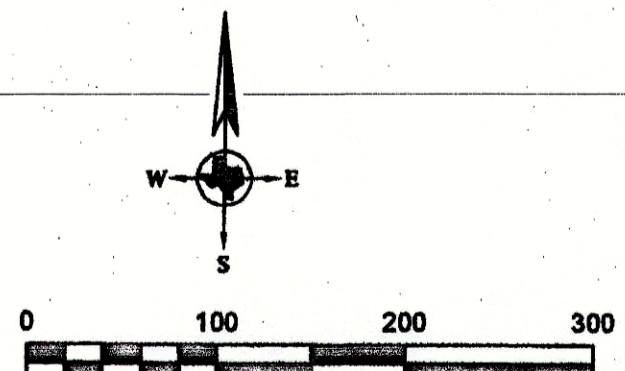
LOT 1, BLOCK 1
 MIDFIRST ADDITION
 P.C. D. S. 781
 P.R.P.C.T.

ACCT. NO.: 14735
 SCH. DIST.: SP
 CITY: L-7
 MAP NO.:

NOTES:
 BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL, ZONE 4202.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4838700179E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
 UNDERGROUND UTILITIES MAY EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.
 THERE SHALL EXIST ALONG THE INSIDE OF ALL LOT LINES A TEN FOOT DRAINAGE AND UTILITY EASEMENT.
 WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.
 SANITARY SEWER TO BE ONSITE SEPTIC SYSTEMS.
 TOTAL NUMBER OF LOTS = 24.
 AVERAGE LOT SIZE = 1.06 ACRES.
 TNT COURT = 2337.5 LINEAR FEET

CURVE TABLE

| CURVE NO. | ARC LENGTH | CHORD LENGTH | CHORD BEARING | CHORD ANGLE | CHORD DISTANCE | CHORD BEARING | CHORD ANGLE | CHORD DISTANCE |
|-----------|------------|--------------|-----------------|-------------|----------------|-----------------|-------------|----------------|
| C1 | 215.20' | 215.20' | S 89° 00' 00" E | 90° | 215.20' | S 89° 00' 00" E | 90° | 215.20' |
| C2 | 151.44' | 151.44' | N 70° 40' 37" E | 90° | 151.44' | N 70° 40' 37" E | 90° | 151.44' |
| C3 | 151.44' | 151.44' | S 89° 00' 00" E | 90° | 151.44' | S 89° 00' 00" E | 90° | 151.44' |
| C4 | 215.20' | 215.20' | N 70° 40' 37" E | 90° | 215.20' | N 70° 40' 37" E | 90° | 215.20' |
| C5 | 215.20' | 215.20' | S 89° 00' 00" E | 90° | 215.20' | S 89° 00' 00" E | 90° | 215.20' |
| C6 | 151.44' | 151.44' | N 70° 40' 37" E | 90° | 151.44' | N 70° 40' 37" E | 90° | 151.44' |
| C7 | 151.44' | 151.44' | S 89° 00' 00" E | 90° | 151.44' | S 89° 00' 00" E | 90° | 151.44' |
| C8 | 215.20' | 215.20' | N 70° 40' 37" E | 90° | 215.20' | N 70° 40' 37" E | 90° | 215.20' |
| C9 | 215.20' | 215.20' | S 89° 00' 00" E | 90° | 215.20' | S 89° 00' 00" E | 90° | 215.20' |
| C10 | 151.44' | 151.44' | N 70° 40' 37" E | 90° | 151.44' | N 70° 40' 37" E | 90° | 151.44' |



TEXAS GEOSPATIAL
 STEPHEN@TXGEO.COM
 4518 SEN CAY MURRIN RD.
 FT. WORTH, TX 76129
 817-441-8189
 TBPLS FIRM NO. 10083300

OWNER/DEVELOPER
 MAG CAPITAL, LLC
 P.O. BOX 1188
 SPRINGTOWN, TX 78082



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell
 STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 PREPARED JANUARY 21, 2019
 REVISED MAY 10, 2019

E 293

Replaced by E-311