

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
 COUNTY OF PARKER §
 202222500 PLAT Total Pages: 1

WHEREAS, Vista Homes, LLC is the owner of Lot 3 and Lot 4 of Midway Estates, recorded in Cabinet F, Slide 32 of the Plat Records of Parker County, Texas, in the H. G. Cantrell Survey, Abstract 270 and being part of a called 106.94 acres tract described in a Warranty Deed With Vendor's Lien to Vista Homes, LLC, as recorded in Doc. No. 202026781 of the Official Public Records of said county and said Lot 3 and Lot 4 being more particularly described, as follows:
BEGINNING at an iron rod, with a yellow plastic cap stamped "RPLS 2190", found on the west line of Molina Drive, for the northeast corner of Lot 2 of said Midway Estates and the most northern southeast corner of said Lot 3;
THENCE South 70°21'38" West, leaving said west line and along a line dividing said Lot 2 and said Lot 3, a distance of 279.43 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found for the northwest corner of said Lot 2 and an inner corner of said Lot 3;
THENCE South 00°36'00" West, along another line dividing said Lot 2 and said Lot 3, a distance of 439.63 feet to a 1/2 inch iron rod found on the north line of Lot 1 of said Midway Estates, for the southwest corner of said Lot 2 and the most southern southeast corner of said Lot 3;
THENCE North 89°32'43" West, along said north line, the north line of a called 2.16 acres tract recorded in Bk. 1543, Pg. 84 of said Official Public Records and the north line of a called 2.868 acres tract recorded in Bk. 2751, Pg. 845 of said Official Public Records, a distance of 495.48 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found for the southwest corner of said Lot 4 and the southeast corner of Lot 5 of said Midway Estates;
THENCE North 11°09'34" East, along the line dividing said Lot 4 and said Lot 5, a distance of 649.63 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found on the south line of Ryan Court, at the beginning of a non-tangent curve to the left, which has a radius of 60.00 feet and a long chord that bears North 61°47'26" East, for 62.16 feet;
THENCE Northeastly along said south line and said curve, an arc distance of 65.35 feet to a 1/2 inch iron rod found at the end of said curve;
THENCE South 89°24'00" East, along said south line, a distance of 30.40 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found at the beginning of a curve to the left, which has a radius of 300.00 feet and a long chord that bears North 73°31'54" East, a distance of 176.12 feet;
THENCE Northeastly along said south line and said curve, an arc distance of 178.75 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found at the end of said curve;
THENCE North 56°27'44" East, along said south line, a distance of 48.03 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found at the beginning of a curve to the right, which has a radius of 240.00 feet and a long chord that bears North 73°31'55" East, for 140.88 feet;
THENCE Easterly along said curve, an arc distance of 142.99 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found at the end of said curve;
THENCE South 89°24'00" East, a distance of 118.83 feet to an iron rod, with a yellow plastic cap stamped "RPLS 2190", found on said west line of Molina Dr., at the beginning of a non-tangent curve to the left, which has a radius of 450.00 feet and a long chord that bears South 19°39'15" East, for 267.69 feet;
THENCE Southerly along said west line and said curve, an arc distance of 271.62 feet to the **POINT OF BEGINNING** and containing **8.39 acres** of land.

STATE OF TEXAS §
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 § **OWNER'S ACKNOWLEDGEMENT AND DEDICATION**
 COUNTY OF PARKER §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That I, representative for Vista Homes, LLC, do hereby adopt this plat designating the herein described real property as Lot 3R and Lot 4R of Midway Estates, an addition in Parker county, Texas and do here by dedicate to the public's use forever the easements and streets shown hereon. The Builder, the developer and their assignees shall at all times have the right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without necessity at any time procuring permission from anyone.

WITNESS, my hand this 17th day of May, 2022
 Representative of Vista Homes, LLC

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BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Representative for Vista Homes, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

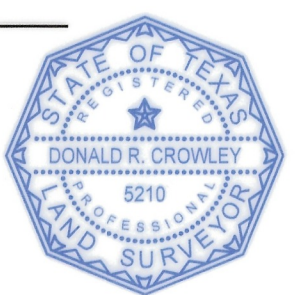
Given under my hand and seal of office, this 17th day of May, 2022.

Notary Public in and for the State of Texas

- NOTES:
- Bearings and distance are based on plat per Cab. F, Slide 32.
 - This survey is subject to easements, covenants or restrictions of record, if any.
 - According to Map No. 48367C0175E, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map (F.I.R.M.) of Parker County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone "A", an area within the 1% annual chance of flood.
 - Water source is from private water wells.
 - 10 feet-wide utility easement along all property lines.
 - This development does not lie within the ETJ of any city.
 - This plat represents property which has been platted without groundwater certification as prescribed in Texas Local government Code Section 232.0032.
 - The purpose of this plat is to redraw the line dividing Lot 3 and Lot 4.

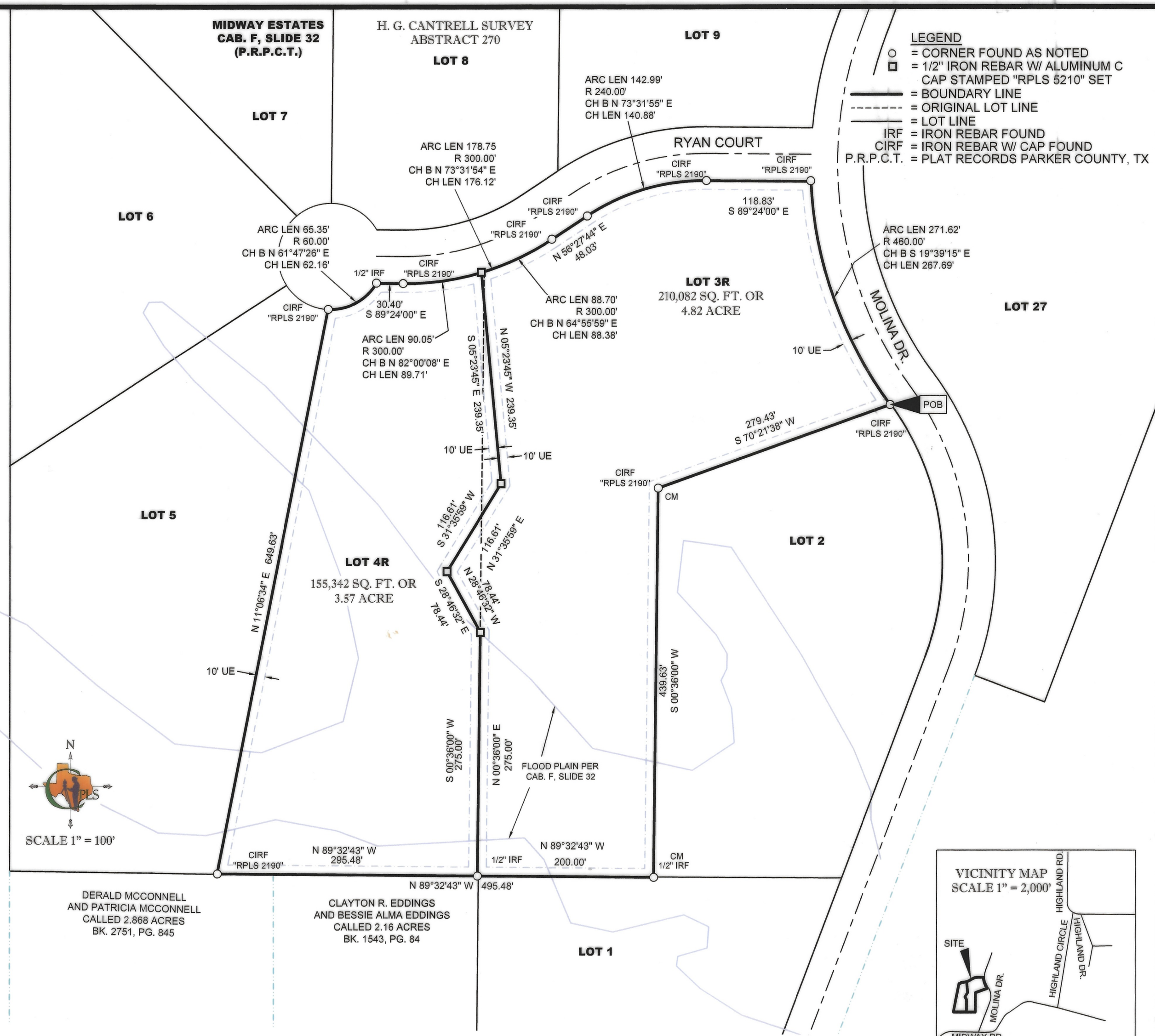
*SURVEYOR'S CERTIFICATE *
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Donald R. Crowley, do hereby certify that this plat was prepared from an actual survey of the land and that the corner monuments shown hereon were found or set by me on March 8th of 2022 in accordance with the minimum standards for boundary surveys as specified by the Texas Board of Professional Land Surveying.

Donald R. Crowley, RPLS 5210
 Registered Professional Land Surveyor
 For CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
 FRN:100465-00
 117 W. ARCHER
 JACKSBORO, TEXAS 76458
 (940) 567-2234 OFFICE /567-2155 FAX

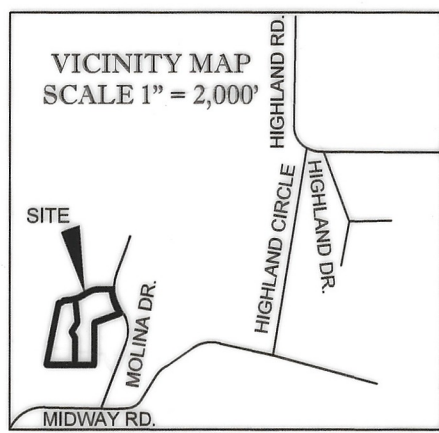
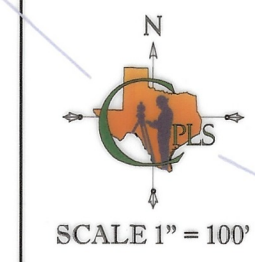


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15073
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 L-8



- LEGEND
 ○ = CORNER FOUND AS NOTED
 □ = 1/2" IRON REBAR W/ ALUMINUM C CAP STAMPED "RPLS 5210" SET
 — = BOUNDARY LINE
 - - - = ORIGINAL LOT LINE
 = LOT LINE
 IRF = IRON REBAR FOUND
 CIRF = IRON REBAR W/ CAP FOUND
 P.R.P.C.T. = PLAT RECORDS PARKER COUNTY, TX



STATE OF TEXAS §
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APPROVED by the Commissioners Court of Parker County, Texas on
 this the 13 day of June, 2022
 Pat Deen, County Judge
 George Conley, Commissioner Precinct #1
 Larry Walden, Commissioner Precinct #3
 Craig Peacock, Commissioner Precinct #2
 Steve Dugan, Commissioner Precinct #4

COUNTY CLERK FILING
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lula Deakle
 202222500
 06/13/2022 03:13 PM
 Fee: 76.00
 Lula Deakle, County Clerk
 Parker County, Texas
 PLAT

PLAT
**LOT 3R AND 4R
 MIDWAY ESTATES**
 REPLAT OF LOT 3 AND LOT 4
 H. G. CANTRELL SURVEY, ABSTRACT NO. 270
 PARKER COUNTY, TEXAS

Date: March 2022	Drawn: LAJ	Checked: DRC	Scale: 1" = 100'	Sheet: 1 of 1
Owner and Development Representative: Vista Homes, LLC P.O. Box 7085 Fort Worth, TX 76111	Surveyor: DONALD R. CROWLEY R.P.L.S. NO. 5210 FRN:100465-00 117 W. ARCHER JACKSBORO, TX 76458 (940) 567-2234 OFFICE (940) 567-2155 FAX			



THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 264 DATE 6/13/22