

OWNER'S CERTIFICATE

That we, DAVID KEITH CLARK and NICOLE PAIGE CLARK, co-trustees of THE CLARK FAMILY REVOCABLE TRUST, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 10, MASTADON WAY RANCHETTES, Parker County, Texas, being part of the Loving Clifton Survey, Abstract No. 252, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 20 DAY OF August, 2016

BY: [Signature]
DAVID KEITH CLARK
BY: [Signature]
NICOLE PAIGE CLARK

STATE OF TEXAS

COUNTY OF PARKER

We, DAVID KEITH CLARK and NICOLE PAIGE CLARK, co-trustees of THE CLARK FAMILY REVOCABLE TRUST, Dedicator and Owner of the attached plat of said subdivision, do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

[Signature]
(DAVID KEITH CLARK)
[Signature]
(NICOLE PAIGE CLARK)

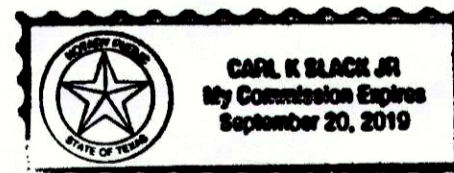
STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David Keith Clark and Nicole Paige Clark known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 20th day of August, 2016

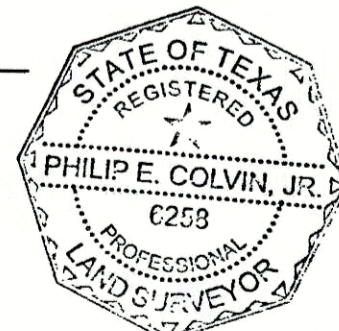
[Signature]
Signature
September 20, 2019
My Commission Expires On



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 9, 2015.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN16691 13460.crd FN160809



NOTE: SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY

NOTE: 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.

NOTE: WATER SOURCE IS PRIVATE WATER WELLS

LEGAL DESCRIPTION

Of a 6.599 acres tract of land out of the Loving Clifton Survey, Abstract No. 252, Parker County, Texas; being all of a certain 3.599 acres tract described in Document No. 201510445 and all of a certain 3.000 acres tract described in Document No. 201510446, both in the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap at the southwest corner of said 3.599 acres tract and in the east line of Lot 40 of Imperial Mammoth Valley Estates, Phase II, according to plat recorded in Cabinet B, Slide 787 of the Plat Records, and at the most northerly northwest corner of a certain 25.491 acres tract described in Document No. 201323040 of the Official Records for the southwest and beginning corner of this tract. Whence a found capped 1/2" iron rod with cap at the southeast corner of said Lot 40 bears S. 09 deg. 21 min. 38 sec. E. 54.18 feet.

Thence with the east line of said Lot 40 and the west line of said 3.599 acres tract the following courses and distances:

- N. 09 deg. 21 min. 38 sec. W. 31.48 feet to a found 1/2" iron rod with cap
- N. 41 deg. 14 min. 11 sec. W. 95.82 feet to a found 1/2" iron rod with cap
- N. 04 deg. 19 min. 03 sec. W. 122.98 feet to a found 1/2" iron rod with cap at the northeast corner of said Lot 40 and at the southeast corner of Lot 39 in said Imperial Mammoth Valley Estates, Phase II

Thence with the east line of said Lot 39 and the west line of said 3.599 acres tract the following courses and distances:

- N. 36 deg. 33 min. 46 sec. E. 51.28 feet
- N. 12 deg. 46 min. 10 sec. E. 42.20 feet to a found 60D nail
- N. 41 deg. 04 min. 53 sec. W. 56.02 feet to a found 60D nail
- N. 05 deg. 16 min. 34 sec. W. 37.32 feet
- N. 05 deg. 18 min. 18 sec. E. 57.56 feet
- N. 82 deg. 58 min. 02 sec. E. 87.84 feet
- N. 30 deg. 10 min. 14 sec. W. 88.49 feet to a found 1/2" iron rod with cap

Thence N. 39 deg. 40 min. 38 sec. W. 76.53 feet to a found 60D nail at the northwest corner of said 3.599 acres tract and in Mastadon Way (Private Roadway - 70' Wide) for the northwest corner of this tract.

Thence N. 48 deg. 47 min. 43 sec. E. 327.38 feet along said Mastadon Way to a found 1/2" iron rod with cap at the northeast corner of said 3.599 acres tract and at the northwest corner of said 3.000 acres tract for a corner of this tract.

Thence N. 62 deg. 55 min. 58 sec. E. 117.13 feet along said Mastadon Way to a found 1/2" iron rod with cap for a corner of this and said 3.000 acres tract.

Thence N. 74 deg. 36 min. 59 sec. E. 31.73 feet along said Mastadon Way to a found 1/2" iron rod with cap for the northeast corner of this and said 3.000 acres tract.

Thence South 1034.61 feet to a found 1/2" iron rod with cap in the north line of said 25.491 acres tract for the southeast corner of this and said 3.000 acres tract. Whence a found 1/2" iron rod with cap at the northeast corner of said 25.491 acres tract bears S. 60 deg. 45 min. 26 sec. E. 134.83 feet.

Thence N. 60 deg. 45 min. 26 sec. W. 154.59 feet to a found 1/2" iron rod with cap at a corner of said 25.491 acres tract and at the southwest corner of said 3.000 acres tract and at the southeast corner of said 3.599 acres tract for a corner of this tract.

Thence N. 28 deg. 48 min. 47 sec. W. 116.09 feet to a found 1/2" iron rod with cap at a corner of said 25.491 acres tract for a corner of this and said 3.599 acres tract.

Thence S. 84 deg. 23 min. 56 sec. W. 112.15 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 22 DAY OF Aug, 2016.

[Signature]
COUNTY JUDGE

[Signature] COMR. PRECINCT #1
[Signature] COMR. PRECINCT #2

[Signature] COMR. PRECINCT #3
[Signature] COMR. PRECINCT #4

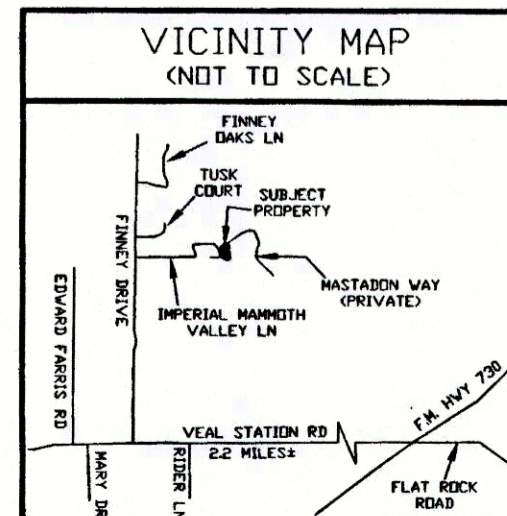
COUNTY CLERK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Jeane Brunson
201618734
08/22/2016 09:40 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 14816
SCH. DIST.: AZ
CITY: M-9
MAP NO.: M-9



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
LOT 10
MASTADON WAY RANCHETTES
BEING A SUBDIVISION OF 6.599 ACRES OUT OF THE LOVING CLIFTON SURVEY, ABSTRACT NO. 252, PARKER COUNTY, TEXAS

201618734-001-00
201618734-002-00