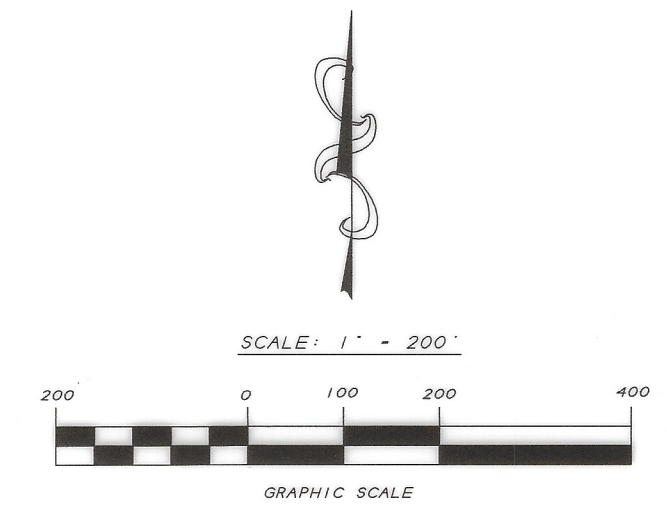


- NOTES:**
- 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
 - 2) Water source is from private water wells.
 - 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
 - 4) 10 feet wide utility easement along all property lines.

NOTE: According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0175E, dated September 26, 2008, part of this tract is located in Zone A, an area within the 1% annual chance flood.

VISTA HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY
CLERK FILE NO. 202026781

H. G. CANTRELL SURVEY
ABSTRACT NO. 270
PARKER COUNTY, TEXAS



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	270.00	160.87	82.90	158.50	S 73° 31' 53" W
2	270.00	160.87	82.90	158.50	N 73° 31' 53" E

NOTE:
LENGTH OF ROADS - 3749.81 FEET

20270.004.000.50

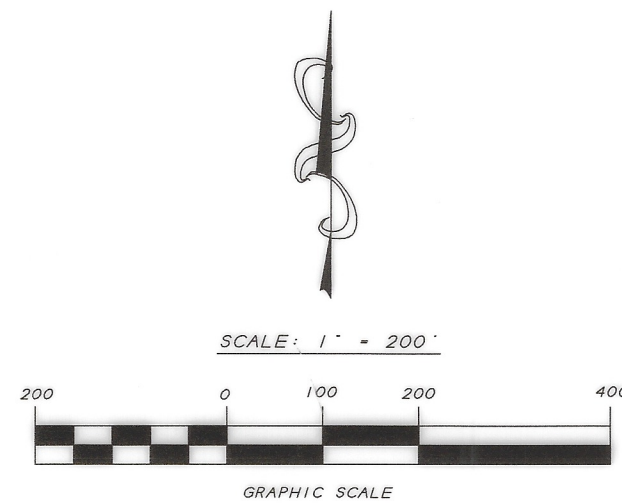
15073
SP
L-8

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P. O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

Ownership and
Development Representative
Vista Homes, LLC.
P. O. Box 7085
Fort Worth, Texas 76111

FINAL PLAT
27 LOTS
MIDWAY ESTATES
AN ADDITION IN PARKER COUNTY, AND BEING 73.80 ACRES OF
LAND SITUATED IN THE H. G. CANTRELL SURVEY
ABSTRACT NO. 270, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET **F** SLIDE **32** DATE **8-24-21**



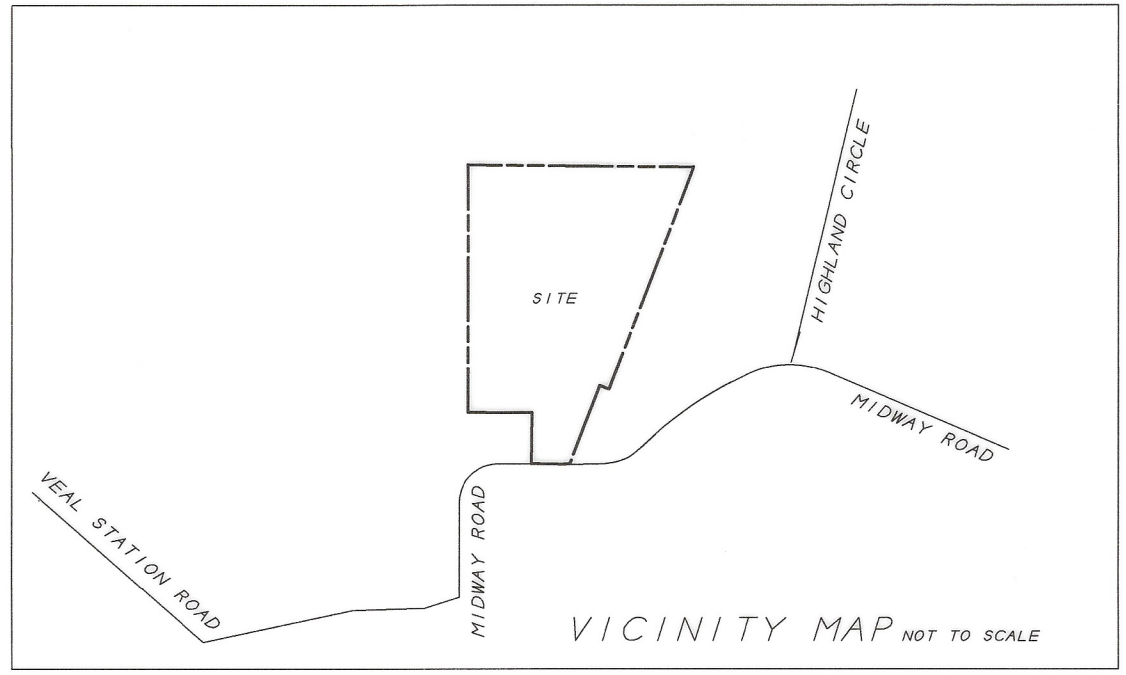
THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 I, Brian Frazer being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within 14.5 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except 0 miles from said 0 Parker County, Texas.

[Signature]
 Signature of Owner

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 Before me, the undersigned authority on the day personally appeared Brian Frazer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal on this the 28th day of June, 2021.

[Notary Seal]
 ANDREA VERNON
 ID #129287029
 My Commission Expires January 31, 2025

[Signature]
 Notary Public in and for State of Texas



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 Midway Estates, an addition in Parker County, Texas and do hereby 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 full 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 the necessity at any time procuring permission from anyone.

Witness my hand in Tarrant County, Texas, the 28 day of June, 2021.

[Signature]
 Representative for Vista Homes, LLC

STATE OF Texas
 COUNTY OF Tarrant
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Brian Frazer, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 28th day of June, 2021.

[Notary Seal]
 ANDREA VERNON
 ID #129287029
 My Commission Expires January 31, 2025

[Signature]
 Notary Public My Commission Expires 1/31/25

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 9 DAY OF August 2021.

[Signature]
 COUNTY JUDGE PAT DEEN

[Signature]
 PRECINCT # 1 COMMISSIONER GEORGE CONLEY

[Signature]
 PRECINCT # 2 COMMISSIONER CRAIG PEACOCK

[Signature]
 PRECINCT # 3 COMMISSIONER LARRY WALDEN

[Signature]
 PRECINCT # 4 COMMISSIONER STEVE DUGAN

STATE OF TEXAS
 PARKER COUNTY

WHEREAS I, Representative for Vista Homes, LLC, being the owner of 73.80 acres of land situated in the the H.G. Cantrell Survey, Abstract No. 270, Parker County, Texas, and being a part of that certain tract conveyed to Vista Homes, LLC, by deed recorded in Document Number 202026781 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, set, on the South line of that certain tract conveyed to Dan Michael Mathis by deed recorded in Volume 1380, Page 823 of the Real Records of Parker County, Texas, said point being the Northeast corner of that certain tract conveyed to Jacob and Rhea Smith by deed recorded in Clerk File Number 201701723, for the Northwest corner of this tract:

THENCE S 89D 24' 00" E, along and with the South line of said Mathis tract and continuing along and with the South line of that certain tract conveyed to Douglas Anthony Jarvis Supplemental Needs Trust by deed recorded in Volume 2640, Page 1309 of the Real Records of Parker County, Texas, a distance of 1879.08 feet to a 1/2 inch iron rod, set, for the Northeast corner of this tract:

THENCE S 20D 50' 11" W, a distance of 1979.71 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE N 69D 09' 48" W, a distance of 85.00 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE S 20D 50' 11" W, a distance of 693.72 feet to a 1/2 inch iron rod, set, on the North line of Midway Road, for the Southeast corner of this tract:

THENCE N 88D 20' 57" W, along and with the North line of said Midway Road, a distance of 129.50 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 88D 20' 57" W, along and with the North line of said Midway Road, a distance of 190.84 feet to a 1/2 inch iron rod, set, for the most Southerly Southwest corner of this tract:

THENCE N 00D 30' 34" E, along and with the East line of that certain tract conveyed to Clayton R. and Bessie Alva Eddings by deed recorded in Volume 1543, Page 84 of the Real Records of Parker County, Texas, a distance of 414.00 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE N 89D 32' 43" W, along and with the North line of said Eddings tract and along and with the North line of that certain tract conveyed to Derald and Patricia McConnell by deed recorded in Volume 2751, Page 845 of the Real Records of Parker County, Texas, a distance of 532.08 feet to a one inch pipe, found in place, on the East line of said Smith tract, for the most Northerly Southwest corner of this tract:

THENCE North, along and with the East line of said Smith tract, a distance of 2060.60 feet to the place of beginning and containing 73.80 acres.

NOTES:
 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
 2) Water source is from private water wells.
 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
 4) 10 feet wide utility easement along all property lines.

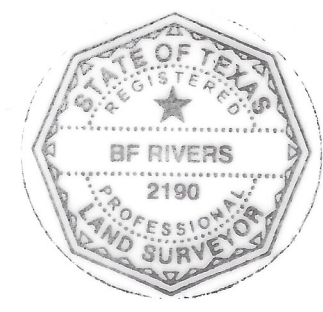
NOTE:
 According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0173E, dated September 26, 2008, part of this tract is located in Zone A, an area within the 1% annual chance flood.

CLERK STICKER:

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2020.

[Signature]
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS
 FIRM NO. 10012400

Ownership and Development Representative
 Vista Homes, LLC.
 P.O. Box 7085
 Fort Worth, Texas 76111



SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-8613
 FIRM# 10012400

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202133232
 08/24/2021 10:20 AM
 Fee: 50.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FINAL PLAT
 27 LOTS
MIDWAY ESTATES
 AN ADDITION IN PARKER COUNTY, AND BEING 73.80 ACRES OF LAND SITUATED IN THE H.G. CANTRELL SURVEY ABSTRACT NO. 270, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 32 DATE 8-24-21

SHEET 2 OF 2