

THE STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Fumanny Holdings LTD, is the sole owner of 98.975 acres in the J. SHURLEY SURVEY, A-1218 and the E.H. CRAMPTON SURVEY, A-238, and the T. & P. R.R. CO. SURVEY, A-1375, Parker County, Texas, and being previously described as a called 56.22 acres in a deed to Springtown Properties, LLC, recorded in Instrument No. 2015-01385, Official Public Records Parker County, Texas (O.P.R.P.C.T.), and a called 45.60 acres in a deed to Springtown Properties, LLC, recorded in Instrument No. 201901383, O.P.R.P.C.T., and a called 7 acre tract in a deed to Springtown Properties, LLC, recorded in Instrument No. 201901382, O.P.R.P.C.T., said 98.982 acres being more particularly described as follows:

BEGINNING at a capped iron rod set (mk'd MLS #5799) in Mill Road, an asphalt road under public usage, and in the South line of said 56.22 acre tract for the most Southerly Southwest corner of the tract described herein from which a 1/2-inch iron rod found for the east most Southeast corner of a tract of land described in a deed to Shelly Vaughn and Ralph Vaughn III recorded in Instrument No. 201916490 O.P.R.P.C.T., said iron rod also being the most Southerly Southwest corner of said 56.22 acre tract bears South 89°45'26" West, a distance of 15.00 feet;

THENCE North 01°06'40" West, departing a South line of said 56.22 acre tract a distance of 79.24 feet to a capped iron rod set at the beginning of a tangential curve to the left having a radius of 170.00 feet, a delta angle of 41°38'42" and a chord bearing and distance of North 24°56'01" West, 120.86 feet;

THENCE Northwesterly with said curve to the left an arc length of 123.56 feet to a capped iron rod set (mk'd MLS #5799);

THENCE North, 02°45'22" West a distance of 254.75 feet to a capped iron rod set (mk'd MLS #5799) for an angle point;

THENCE South, 89°48'41" West a distance of 778.49 feet to a capped iron rod set in the West line of said 56.22 acre, the same being the East line of a called 49.752 acre tract of land described in a deed to Robert F. Lambert and Sylvia A. Lambert, recorded in Volume 1856, Page 955, Real Records, Parker County, Texas, from which a square iron rod found at the north base of a metal fence corner post for the most Southerly Southwest corner of said 56.22 acre tract and an all corner of said Lambert tract bears South 00°44'40" East, a distance of 296.40 feet;

THENCE North 00°44'40" West with said common East and West lines and along a barbed wire fence a distance of 615.64 feet to a metal fence corner post found in a 12.5" diameter concrete slab for angle point;

THENCE North, 00°45'13" West continuing with said common East and West lines and along a barbed wire fence passing at a distance of 1185.61 feet a square iron rod found at the north base of a metal fence corner post for the most Northerly Northeast corner of said Lambert tract and being an all corner of said 56.22 acre tract, continuing on said course said 56.22 acre tract, a total distance of 1200.61 feet to a capped iron rod set (mk'd MLS #5799) at the beginning of a curve to the left having a radius of 230.00 feet, a delta angle of 25°20'40" and a chord bearing and distance of North 76°55'50" East, 100.91 feet;

THENCE Northwesterly with said curve to the left an arc length of 101.74 feet to a capped iron rod set (mk'd MLS #5799);

THENCE North, 04°15'26" East a distance of 88.86 feet to a capped iron rod set (mk'd MLS #5799) at the beginning of a curve to the right having a radius of 330.00 feet, a delta angle of 04°44'50" and a chord bearing and distance of North 28°07'00" West, 27.34 feet;

THENCE Northwesterly with said curve to the right an arc length of 27.35 feet to a capped iron rod set (mk'd MLS #5799);

THENCE North, 25°44'34" West a distance of 32.68 feet to a capped iron rod set (mk'd MLS #5799) for corner;

THENCE South, 64°14'26" West, a distance of 87.73 feet to a capped iron rod set (mk'd MLS #5799) at the beginning of a tangential curve to the right having a radius of 170.00 feet, a delta angle of 25°20'40" and a chord bearing and distance of South 76°55'50" West, 74.59 feet;

THENCE Southwesterly with said curve to the right an arc length of 75.20 feet to a capped iron rod set (mk'd MLS #5799);

THENCE South, 89°36'07" West a distance of 251.29 feet to a capped iron rod set (mk'd MLS #5799) set for most Westerly Southwest corner of the tract described herein;

THENCE North 00°18'30" East passing at a distance of 18.73 feet a red capped (stamped "2023") iron rod found for the Southeast corner of Lot 1, Block 4, HAGOOD RANCH, PHASE 2, an addition to the City of Springtown, Parker County, Texas, recorded in Cabinet E, Slide 119, Plat Records, Parker County, Texas, continuing on said course with the East line of said HAGOOD RANCH, PHASE 2, a total distance of 1326.96 feet to a capped iron rod set (mk'd MLS #5799) for the Northwest corner of the herein described tract;

THENCE North 89°37'42" East and passing at a distance of 21.35 feet a 1000 nail found for the Northwest corner of said 45.60 acre tract and the Southwest corner of a tract of land described in a deed to Robert W. Thompson and wife, Teressa Thompson, recorded in Volume 1671, Page 1306, Real Records, Parker County, Texas, and continuing a total distance of 590.73 feet to a 5/8-inch iron rod found for angle point in a barb wired fence;

THENCE North 89°36'25" East continuing with said fence and said South line a distance of 962.83 feet to a 5/8-inch iron rod found for the Northeast corner of said 45.60 acre tract, and being the Northwest corner of a called 7 Acre Tract described in a deed to Springtown Properties, LLC, recorded in Instrument No. 201901382, D.R.P.C.T., and further being the Northwest corner of a called 33.34 acre tract of land described in a deed to Elton Leo Sessums, recorded in Instrument No. 201425535, O.P.R.P.C.T., from which an iron spike found for the Northeast corner of said Sessums tract bears North 89°09'07" East, a distance of 1098.28 feet;

THENCE North, 89°09'07" East with North line of said Sessums Tract and the North line of said 7 acre Tract a distance of 194.11 feet to a capped iron rod set for the Northeast corner of said 7 acre tract and the Northeast corner of the tract described herein;

THENCE South, 07°02'43" East departing said North Sessums line and with the East line of said 7 acre Tract along a barb wired fence a distance of 1320.97 feet to a capped iron rod set in the South line of Sessums Tract and the North line of a called 15 acre tract of land described in a deed to Amateo Vasquez and wife, Catalina M. Vasquez, recorded in Volume 1719, Page 106, Real Records, Parker County, Texas, for the Southeast corner of said 7 Acre Tract and the Southeast corner of the tract described herein;

THENCE South, 89°41'48" West with the North line of said 15 acre tract and passing at a distance of 345.90 feet, a capped iron rod (stamped "TCS RPS 4277") found for the Southeast corner of said 45.60 acre tract and the Southwest corner of said Sessums tract and the 7 acre Tract, and continuing a total distance of 685.55 feet to a capped iron rod (stamped "MLS #5799") set for an all corner of this tract and being the Northeast corner of said J. SHURLEY SURVEY, A-1218, said capped iron rod also being the most Northerly Northeast corner of the aforesaid 56.22 acre tract;

THENCE South, 01°03'12" East with the East line of said 56.22 acre tract and the West line of said Vasquez tract and passing at a distance of 1681.06 feet a cedar fence corner post that leans to the north found for an all corner of said 56.22 acre tract and being the Southwest corner of a called 73.19 acre tract of land described in a deed to Jeannine Moore, recorded in Volume 1168, Page 641, Real Records, Parker County, Texas, said cedar fence post also being the Northwest corner of a called 5.000 acre tract of land described in a deed to Christina Robinson and Paul Schambacher, recorded in Instrument No. 201915899, O.P.R.P.C.T., and continuing with the West line of said 5.000 acre tract a total distance of 2031.69 feet to a capped iron rod (stamped "MLS #5799") found for the most westerly Southwest corner of said 5.000 acre tract;

THENCE South, 89°46'53" East with a South line of said 5.000 acre tract a distance of 100.62 feet to a capped iron rod (stamped "MLS #5799") found for an all corner of said 5.000 acre tract;

THENCE South, 01°28'46" East with a West line of said 5.000 acre tract a distance of 243.71 feet to a 1/2-inch iron rod found in said Mill Road and the South line of said 56.22 acre tract for the Southwest corner of said 5.000 acre tract and the Southeast corner of the tract herein described;

THENCE South, 89°45'26" West with the South line of said 56.22 acre tract a distance of 101.90 feet to the POINT OF BEGINNING and CONTAINING 98.975 acres of land, more or less.

SURVEY NOTES:

1. Basis of Bearing and coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, and the features shown hereon were derived from observations made on the ground. Distances shown are grid.
2. Combined Scale Factor for project observed at POB: 0.99971909152
3. All "CIRS" are a 1/2-inch capped iron rod with plastic cap marked "MLS #5799" unless otherwise noted.
4. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from others, and underground utility locator markers in place during time of survey. MCKOY LAND SURVEYS, INC. provides no warranty as to location or the extent of underground utilities for this site.
5. 10' Drainage and Utility Easement (D,U,E) around each residential lot line.
6. 35' Front Building setback lines and 10' Side and Rear Building setback lines for all residential lots.
7. Water is to be provided by Walnut Creek Special Utility District.
8. This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032.
9. Sanitary sewer is to be provided by on-site facilities.

FLOOD STATEMENT:

Flood Statement: I have examined the F.E.M.A. Flood Insurance Rate Map for Parker County, Texas, Community Number 481051, effective date August 23, 2001, and that map indicates that a portion of this property is within the "Non-Shaded Zone X" which is defined as "Areas outside 500-year flood", and a portion of this property lies within "Shaded Zone A" which is defined as "Special Flood Hazard Areas inundated by 100-year Flood, no base flood elevations determined." as shown in Panel 0280 C of said Map.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT:

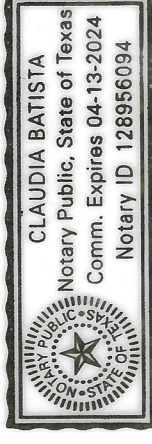
Fumanny Holdings LTD, sole owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Fumanny Holdings LTD
Michael Wells - Managing Partner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Michael Wells 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 purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 15 day of August 20 22


Notary Public in and for The State of Texas



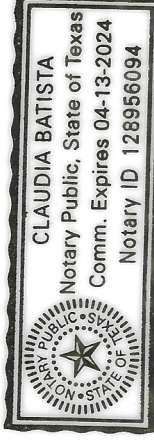
I, Michael Wells, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.


Fumanny Holdings LTD
Michael Wells - Managing Partner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Michael Wells 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 purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 15 day of August 20 22


Notary Public in and for The State of Texas

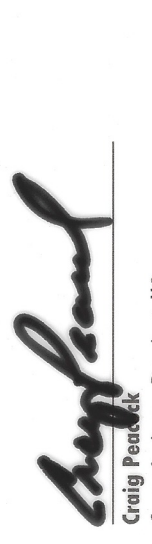


THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas,
on this 22 day of August, 20 22.


George Gately
Commissioner Precinct #1


Steve Dugan
Commissioner Precinct #3


Craig Penick
Commissioner Precinct #2


Steve Dugan
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


Lila Deakle
County Clerk
Parker County, Texas

20220815 09:43 AM
08/22/2022 03:43 PM
Fee: \$60.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CABINET F SLIDE 309

CERTIFICATION:
I, Douglas A. McKey, Registered Professional Land Surveyor No. 5799, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground on 2021.02.05, and that such map is an accurate representation of the subject property.


Douglas A. McKey, R.P.L.S. No. 5799 Date 2022.08.12



SURVEYOR
McKey Land Surveys, Inc.
9321 Athens Dr.
Arapahoe, TX 76226
940.368.4540

OWNER/DEVELOPER
Fumanny Holdings LTD
5751 Kroger Dr.
Ste #293
Keller, TX 76244
817.821.1641

PROJECT: 2020.0030 PARKER - OAK GROVE ADDN

DRAWING: FP

REVISION: 50 Notes updated

MCKOY
LAND SURVEYS
9321 Athens Drive
Arapahoe, TX 76226
PH. 940.368.4540

DRAWN BY: DM DATE: 2021.07.19

CHECKED BY: DM DATE: 2022.08.11

SCALE: 1" = 200' PAGE: 2 OF 2

FINAL PLAT

OAK GROVE ADDITION

76 RESIDENTIAL LOTS & X1 HOA LOTS

98.975 ACRES IN THE T. & P. R.R. CO. SVY, A-1375,

THE J. SHURLEY SVY, A-1218,

AND THE E.H. CRAMPTON SVY, A-238

PARKER COUNTY, TX