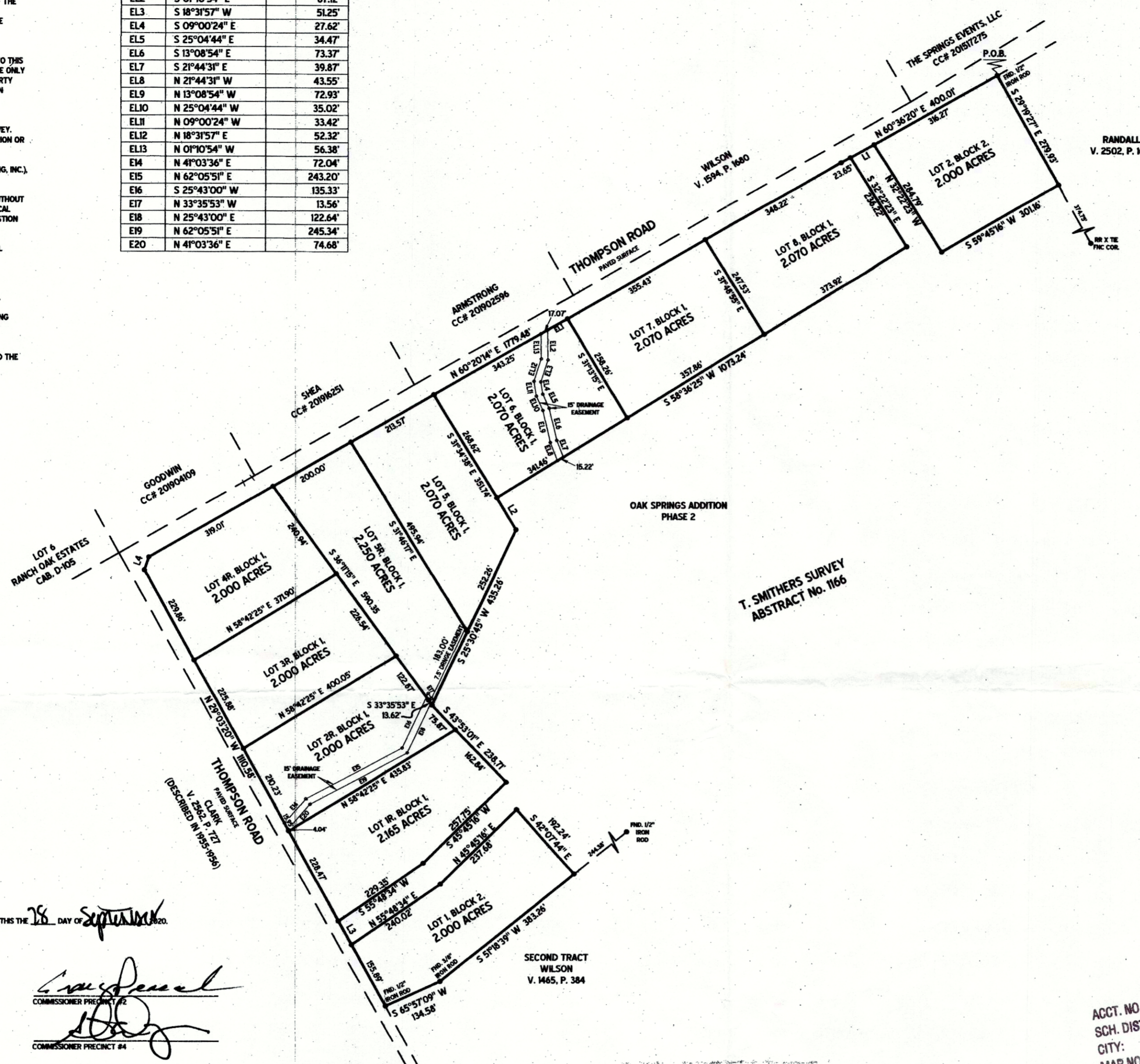


NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL 48347C0400F, DATED APRIL 05, 2006. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
- 5) 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 AVAILABILITY.
- 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 7) WATER IS TO BE PROVIDED BY PRIVATE ON SITE WATER WELLS.
- 8) SEWER IS TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.
- 9) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- 10) THERE SHALL BE A 10' UTILITY AND DRAINAGE EASEMENT AROUND THE PERIMETER OF ALL LOTS SHOWN HEREON.

LINE	BEARING	DISTANCE
EL1	S 60°20'14" W	50.85'
EL2	S 01°10'54" E	67.12'
EL3	S 18°31'57" W	51.25'
EL4	S 09°00'24" E	27.62'
EL5	S 25°04'44" E	34.47'
EL6	S 13°08'54" E	73.37'
EL7	S 21°44'31" E	39.87'
EL8	N 21°44'31" W	43.55'
EL9	N 13°08'54" W	72.93'
EL10	N 25°04'44" W	35.02'
EL11	N 09°00'24" W	33.42'
EL12	N 18°31'57" E	52.32'
EL13	N 01°10'54" W	56.38'
EM	N 41°03'36" E	72.04'
E15	N 62°05'51" E	243.20'
E16	S 25°43'00" W	135.33'
E17	N 33°35'53" W	13.56'
E18	N 25°43'00" E	122.64'
E19	N 62°05'51" E	245.34'
E20	N 41°03'36" E	74.68'



WHEREAS BOVA INVESTMENTS, LLC, BEING THE SOLE OWNERS OF A 22.695 ACRES TRACT OF LAND, BEING OUT OF THE T. SMITHERS SURVEY, ABSTRACT NO. 1166, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT AS DESCRIBED IN DOC. NO. 20193964, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4002, (GRID)

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF THOMPSON ROAD, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN VOLUME 2502, PAGE 1672, O.P.R.C.T., FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF THE T. SMITHERS SURVEY IS CALLED TO BEAR N 60°20'14" E 50.85 FEET.

THENCE S 29°19'27" E 279.93 FEET ALONG THE COMMON LINE OF SAID V. 2502, P. 1672, TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 59°45'16" W 301.6 FEET OVER AND ACROSS SAID DOC. NO. 20193964 TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 32°22'23" W 284.79 FEET OVER AND ACROSS SAID DOC. NO. 20193964 TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FEET IN THE SOUTH LINE OF SAID THOMPSON ROAD.

THENCE S 40°36'20" W 40.08 FEET ALONG THE SOUTH LINE OF SAID THOMPSON ROAD TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID DOC. NO. 20193964 THE FOLLOWING COURSES AND DISTANCES:

S 32°22'23" E 236.22 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 50°34'25" W 107.84 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 31°34'38" E 83.12 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 25°30'45" W 435.26 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 45°33'01" E 238.71 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 45°45'16" W 237.75 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 55°44'34" W 229.35 FEET SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 29°19'27" E 60.24 FEET ALONG THE WEST LINE OF SAID THOMPSON ROAD TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID DOC. NO. 20193964 THE FOLLOWING COURSES AND DISTANCES:

N 51°44'34" E 240.02 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 N 45°45'16" E 237.75 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 S 42°07'44" E 192.24 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE NORTH LINE OF THAT CERTAIN TRACT AS DESCRIBED IN V. 1465, P. 384, O.P.R.C.T. FOR A CORNER OF THIS TRACT.

THENCE S 51°18'39" W 383.26 FEET TO A 3/8" IRON ROD IN THE NORTH LINE OF SAID V. 1465, P. 384, FOR A CORNER OF THIS TRACT.

THENCE S 65°57'09" W 134.58 FEET TO A FOUND 1/2" IRON ROD IN THE EAST LINE OF SAID THOMPSON ROAD AT THE NORTHWEST CORNER OF SAID V. 1465, P. 384, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THOMPSON ROAD THE FOLLOWING COURSES AND DISTANCES:

N 29°03'20" W 180.58 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR THE WESTERN MOST NORTHWEST CORNER OF THIS TRACT.
 N 19°05'37" E 30.50 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR THE NORTHERN MOST NORTHWEST CORNER OF THIS TRACT.
 N 60°20'14" E 179.48 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
 N 60°36'20" E 400.01 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Kyle Rucker
 KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
 104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
 WEATHERFORDTXSURVEYING.COM • 817-594-0400
 FIELD DATE: JANUARY 2020 - 20200233RP-P4



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BOVA INVESTMENTS, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 - 5R, 5 - 8, BLOCK 1, LOTS 1 & 2, BLOCK 2, OAK SPRINGS ADDITION, PHASE 1, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS THE 24 DAY OF September, 2020.

BY:

Teressa Jo McGee
 OWNER/DEVELOPER

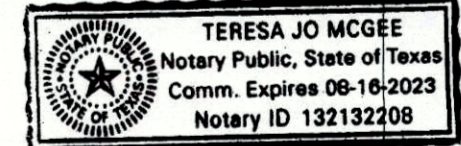
STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRUNETT POJANE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS THE 24 DAY OF September, 2020.

Teressa Jo McGee
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACCT. NO.: 15833X
 SCH. DIST.: WE
 CITY: H-19
 MAP NO.: SWE

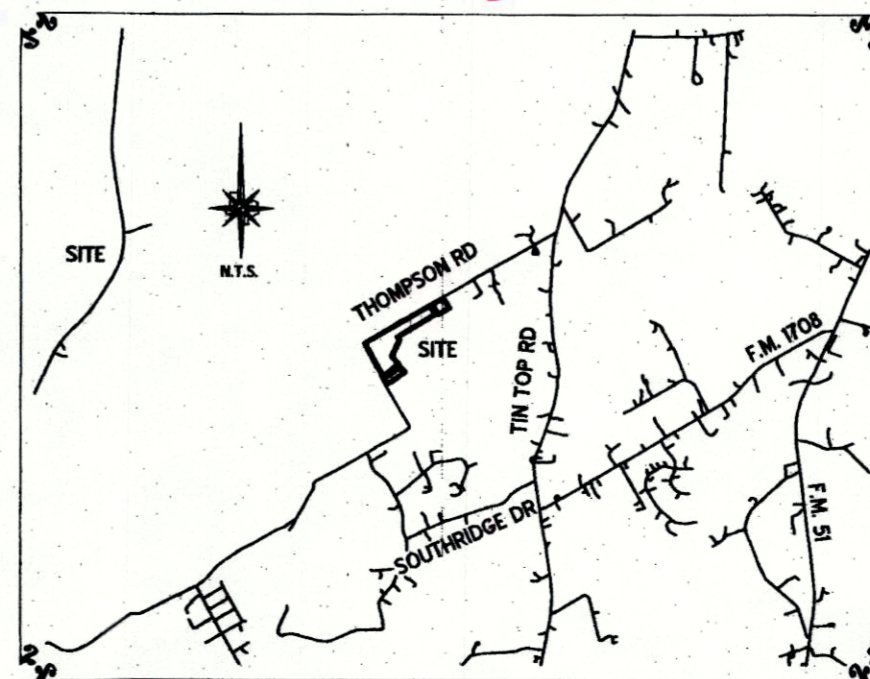


STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28 DAY OF September, 2020.

George A. Conley
 COUNTY JUDGE
James H. ...
 COMMISSIONER PRECINCT #1
...
 COMMISSIONER PRECINCT #3
...
 COMMISSIONER PRECINCT #4

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202031372
 09/30/2020 08:27 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

LINE	BEARING	DISTANCE
L1	S 60°36'20" W	60.08'
L2	S 31°34'38" E	83.12'
L3	S 29°03'20" E	60.24'
L4	N 19°05'37" E	30.50'



LOTS 1R - 5R, 5 - 8, BLOCK 1, & LOTS 1 & 2, BLOCK 2 OAK SPRINGS ADDITION PHASE 1
 BEING 22.695 ACRES REPLAT OF OAK SPRINGS ADDITION PHASE 1, PLAT CABINET E, SLIDE 515, PARKER COUNTY, TEXAS.
 SEPTEMBER 2020

