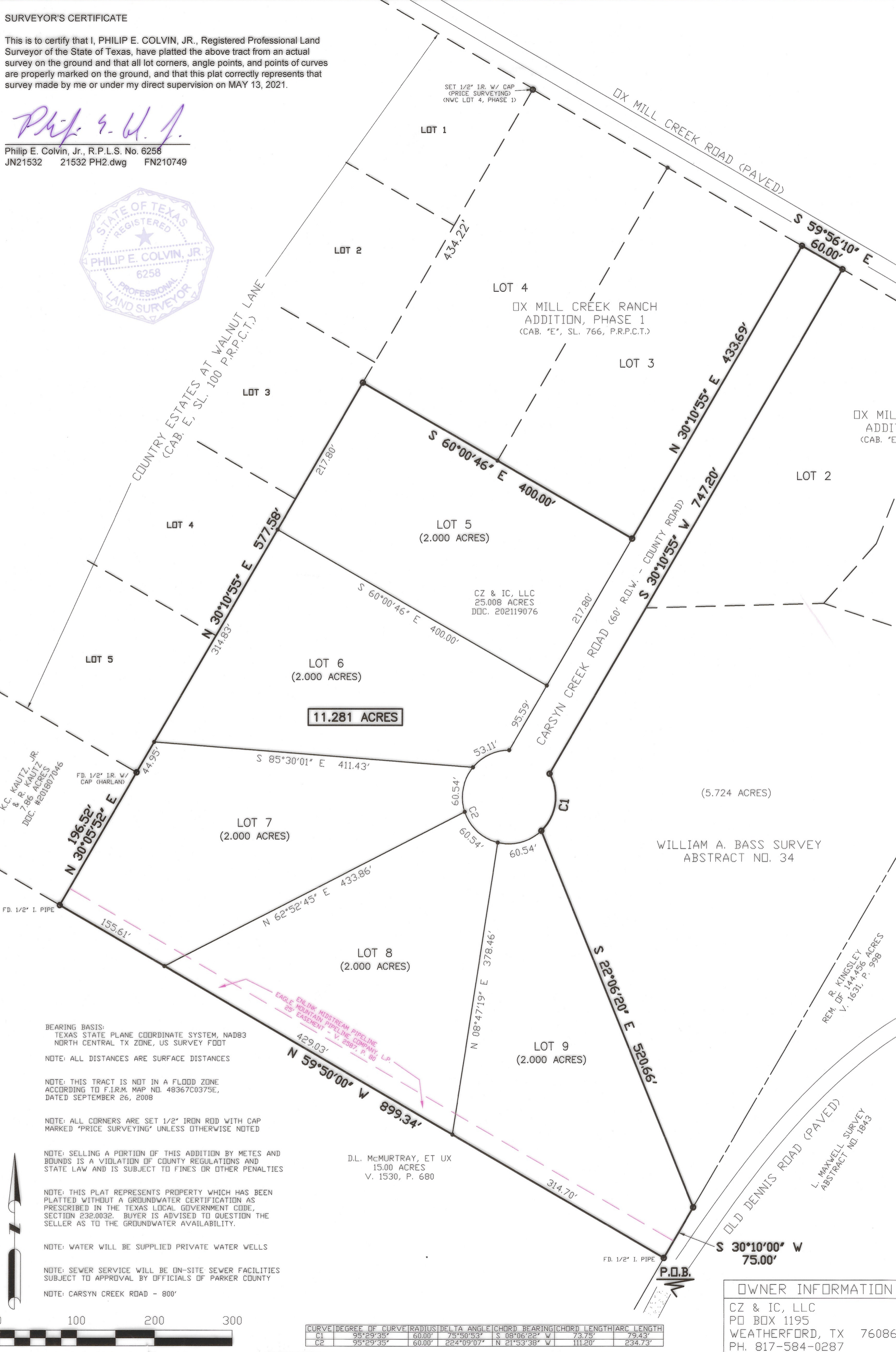


SURVEYOR'S CERTIFICATE

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 MAY 13, 2021.

*Philip E. Colvin, Jr.*

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21532 21532 PH2.dwg FN210749



11.281 ACRES

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO FIRM MAP NO. 49367C0375E,  
DATED SEPTEMBER 26, 2008  
NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP  
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED  
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND  
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND  
STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES  
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 WILL BE SUPPLIED PRIVATE WATER WELLS  
NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY  
NOTE: CARSYN CREEK ROAD - 800'

Table with columns: CURVE, DEGREE OF CURVE, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Includes data for curves C1 and C2.

OWNER INFORMATION  
CZ & IC, LLC  
PO BOX 1195  
WEATHERFORD, TX 76086  
PH. 817-584-0287

LEGAL DESCRIPTION

Of an 11.281 acres tract of land out of the William A. Bass Survey, Abstract No. 34, Parker County, Texas; being part of a certain 25.008 acres tract described in Document No. 202119076 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
Beginning at a found 1/2" iron pipe in the west right of way line of Old Dennis Road (paved) and at the southeast corner of said 25.008 acres tract and at the northeast corner of a certain 15.00 acres tract described in Volume 1560, Page 1124 of the Real Records for the most southerly southeast and beginning corner of this tract. Whence the southeast corner of said William A. Bass Survey is called to bear S. 30 deg. 10 min. 00 sec. W. 3400.85 feet.  
Thence N. 59 deg. 50 min. 00 sec. W. 899.34 feet to a found 1/2" iron pipe in the north line of said 15.00 acres tract and at the southeast corner of a certain 7.86 acres tract described in Document No. 201807046 of said Official Public Records for the southwest corner of this and said 25.008 acres tract.  
Thence N. 30 deg. 05 min. 52 sec. E. 196.52 feet to a found 1/2" iron rod with cap (HARLAN) at the most easterly northeast corner of said 7.86 acres tract and at the southeast corner of Lot 5 of Country Estates at Walnut Lane, according to plat recorded in Cabinet E, Slide 100 of the Plat Records, for a corner of this and said 25.008 acres tract.  
Thence N. 30 deg. 10 min. 55 sec. E. 577.58 feet along the west line of said 25.008 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Lot 3 of said Country Estates at Walnut Lane and at the southwest corner of Lot 4 of Ox Mill Creek Ranch Addition, Phase 1, according to the plat recorded in Cabinet E, Slide 766 of said Plat Records, for the most westerly northwest corner of this tract.  
Thence S. 60 deg. 00 min. 46 sec. E. 400.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 3 of said Ox Mill Creek Ranch Addition, Phase 1, for an ell corner of this tract.  
Thence N. 30 deg. 10 min. 55 sec. E. 433.69 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Ox Mill Creek Road (paved) and at the northeast corner of said Lot 3 for the most northerly northwest corner of this tract.  
Thence S. 59 deg. 56 min. 10 sec. E. 60.00 feet along the south right of way line of said Ox Mill Creek Road to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 2 of said Ox Mill Creek Ranch Addition, Phase 1, for the northeast corner of this tract.  
Thence S. 30 deg. 10 min. 55 sec. W. 747.20 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.  
Thence southerly along the arc of a 95 deg. 29 min. 35 sec. curve to the right with a radius of 60.00 feet, a central angle of 75 deg. 50 min. 53 sec., a chord of S. 08 deg. 06 min. 22 sec. W. 73.75 feet and an arc length of 79.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.  
Thence S. 22 deg. 06 min. 20 sec. E. 520.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 25.008 acres tract and in the west right of way line of said Old Dennis Road for a corner of this tract.  
Thence S. 30 deg. 10 min. 00 sec. W. 75.00 feet to the place of beginning.

OWNER'S CERTIFICATE

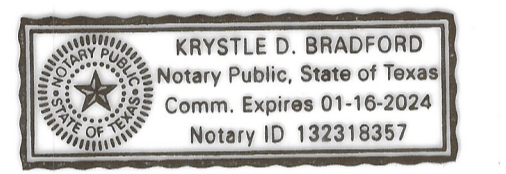
That I, CZ & IC, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as OX MILL CREEK RANCH ADDITION, PHASE 2. This plat being a subdivision of 11.281 acres out of the William A. Bass Survey, Abstract No. 34, Parker County, Texas, I, 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.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 3rd DAY OF August, 2021

BY: *Camryn Zamarron*  
CAMRYN ZAMARRON, Member

BY: *John Femrite*  
JOHN FEMRITE, Member



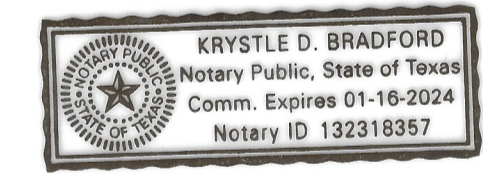
20034.013.001.00

STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN FEMRITE, 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 stated.

GIVEN under my hand and seal of office this 3rd day of August, 2021

*Krystle D Bradford*  
Signature



LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

*John Femrite*  
JOHN FEMRITE, President

STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CAMRYN ZAMARRON 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 3rd day of August, 2021

*Camryn Zamarron*  
Signature

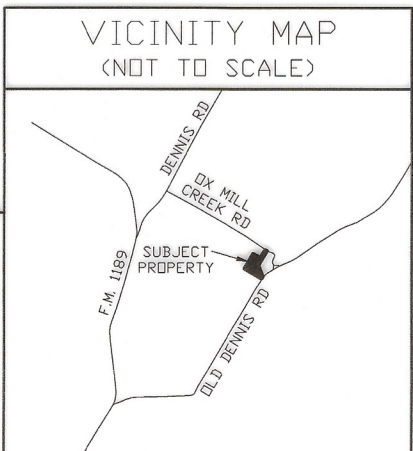
THE STATE OF TEXAS  
COUNTY OF PARKER

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

*George A Conley* COMR. PRECINCT #1  
*Chris ...* COMR. PRECINCT #2  
*Tom ...* COMR. PRECINCT #3  
*...* COMR. PRECINCT #4  
COUNTY JUDGE

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202133290  
08/24/2021 01:07 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 39  
DATE 8/24/2021



FINAL PLAT  
OX MILL CREEK RANCH  
ADDITION, PHASE 2  
BEING A SUBDIVISION OF 11.281  
ACRES OUT OF THE WILLIAM A.  
BASS SURVEY ABSTRACT NO. 34  
PARKER COUNTY, TX  
PLAT DATE: JULY 20, 2021

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