

LEGAL DESCRIPTION

Of a 6.000 acres tract of land out of the Northwest 1/4 of Section No. 238, M.E.P. & P. RR. Co. Survey (D.O. Sullivan Survey), Abstract No. 1904, Parker County, Texas; being part of a certain 88.220 acres tract (Exhibit A) described in Document No. 202312406 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 rod with cap (PRICE SURVEYING) in the south right of way line of Cottonwood Trail (paved) and at the northwest corner of Lot 4 of Echo Grove, Phase I, according to plat recorded in Cabinet F, Slide 307 of the Plat Records, for the northeast and beginning corner of this tract. Whence a 3" steel post at the northeast corner of said D.O. Sullivan Survey, the same being the northeast corner of said 88.220 acres tract, bears N. 89 deg. 13 min. 25 sec. E. 998.57 feet.  
 Thence S. 00 deg. 05 min. 48 sec. W. 447.42 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract and said Lot 4.  
 Thence S. 02 deg. 11 min. 40 sec. W. 74.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said Lot 4 for the southeast corner of this tract.  
 Thence S. 89 deg. 38 min. 11 sec. W. 501.50 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.  
 Thence N. 00 deg. 41 min. 07 sec. E. 520.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Cottonwood Trail for the northwest corner of this tract.  
 Thence N. 89 deg. 25 min. 12 sec. E. 498.92 feet to the place of beginning.

Of a 37.500 acres tract of land out of the Northwest 1/4 of Section No. 238, M.E.P. & P. RR. Co. Survey (D.O. Sullivan Survey), Abstract No. 1904, Parker County, Texas; being part of a certain 88.220 acres tract (Exhibit B) and all of a certain 0.789 acre tract (Exhibit C), both described in Document No. 202312406 in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Cottonwood Trail (paved) for the northeast and beginning corner of this tract. Whence a 3" steel post at the northeast corner of said D.O. Sullivan Survey, the same being the northeast corner of said 88.220 acres tract, bears N. 89 deg. 17 min. 38 sec. E. 1557.50 feet.  
 Thence S. 00 deg. 41 min. 07 sec. W. 530.28 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this tract.  
 Thence S. 89 deg. 38 min. 11 sec. W. 489.24 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.  
 Thence S. 00 deg. 29 min. 52 sec. E. 1871.18 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 88.220 acres tract for the most southerly southeast corner of this tract.  
 Thence S. 89 deg. 53 min. 02 sec. W. 578.05 feet to a found 1/2" iron rod in the east right of way line of Pine Road (paved) for the southwest corner of this tract.  
 Thence N. 00 deg. 05 min. 46 sec. W. 736.80 feet along the east right of way line of said Pine Road to a 3" steel post at an ell corner of said 88.220 acres tract and at the northwest corner of said 0.789 acre tract for a corner of this tract.  
 Thence N. 00 deg. 28 min. 59 sec. W. 1649.35 feet along the east right of way line of said Pine Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Cottonwood Trail for the northwest corner of this tract.  
 Thence N. 88 deg. 43 min. 56 sec. E. 722.67 feet along the south right of way line of said Cottonwood Trail to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.  
 Thence N. 89 deg. 25 min. 12 sec. E. 350.03 feet to the place of beginning.

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.

*Kim Long* Signature Date 5/16/23  
 Kim Long Printed Title VP

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 Kim Long, 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 16 day of May, 2023

*Christie Miller* Signature  
 CHRISTI MILLER Notary Public, State of Texas Comm. Expires 09-29-2025 Notary ID 133361244

LIEN HOLDER STATEMENT

3 RING GILLEY WAGON, LLC, 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.

*Ryan D. Zamarron* Signature Date May 16, 2023  
 RYAN D. ZAMARRON, 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 RYAN D. 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 16th day of May, 2023

*Krystle D. Bradford* Signature  
 KRISTLE D. BRADFORD Notary Public, State of Texas Comm. Expires 01-16-2024 Notary ID 132318357

OWNER'S CERTIFICATE

That I, ECHO GROVE DEVELOPMENT, LLC, dba PARALLEL PASTURES, 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 PARALLEL PASTURES, PHASE I. This plat being a subdivision of 6.000 acres and 37.500 acres out of the Northwest 1/4 of Section No. 238, M.E.P. & P. RR. CO. SURVEY (D.O. SULLIVAN SURVEY), Abstract No. 1904, 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 16 DAY OF May, 2023

BY: *Ryan D. Zamarron*  
 RYAN D. ZAMARRON, 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 RYAN D. 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 16th day of May, 2023

*Krystle D. Bradford* Signature  
 KRISTLE D. BRADFORD Notary Public, State of Texas Comm. Expires 01-16-2024 Notary ID 132318357

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 22nd DAY OF May, 2023.

*George Conley* Signature  
 COMR. PRECINCT #1

*Jan Holt* Signature  
 COMR. PRECINCT #2

*Jay Weldon* Signature  
 COMR. PRECINCT #3

*Phillip E. Colvin* Signature  
 COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202313119  
 05/22/2023 03:01 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

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 FEBRUARY 24, 2023.

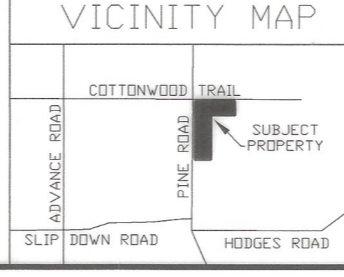
*Philip E. Colvin* Signature

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN23120 23120A.dwg 22776.crd  
 FN230555 FN230556



FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F SLIDE 486  
 DATE 5/22/23



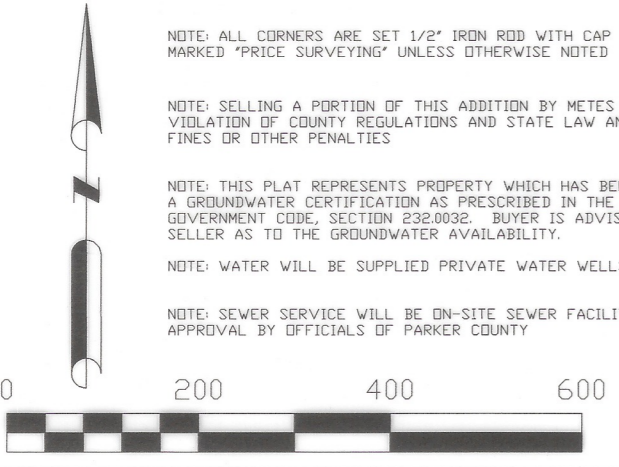
DEVELOPER  
 ECHO GROVE DEVELOPMENT, LLC dba PARALLEL PASTURES  
 PO BOX 1195  
 WEATHERFORD, TX 76086  
 PH. 817-694-2067

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

FINAL PLAT  
 PARALLEL PASTURES  
 PHASE 1  
 LOTS 1 THRU 21

BEING A SUBDIVISION OF 6.000 ACRES AND 37.500 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 238, M.E.P. & P. RR. CO. SURVEY (D.O. SULLIVAN SURVEY), ABSTRACT NO. 1904, PARKER COUNTY, TX

PLAT DATE: MAY 16, 2023



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. 49367C0125P, DATED APRIL 5, 2019

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 LEGAL 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