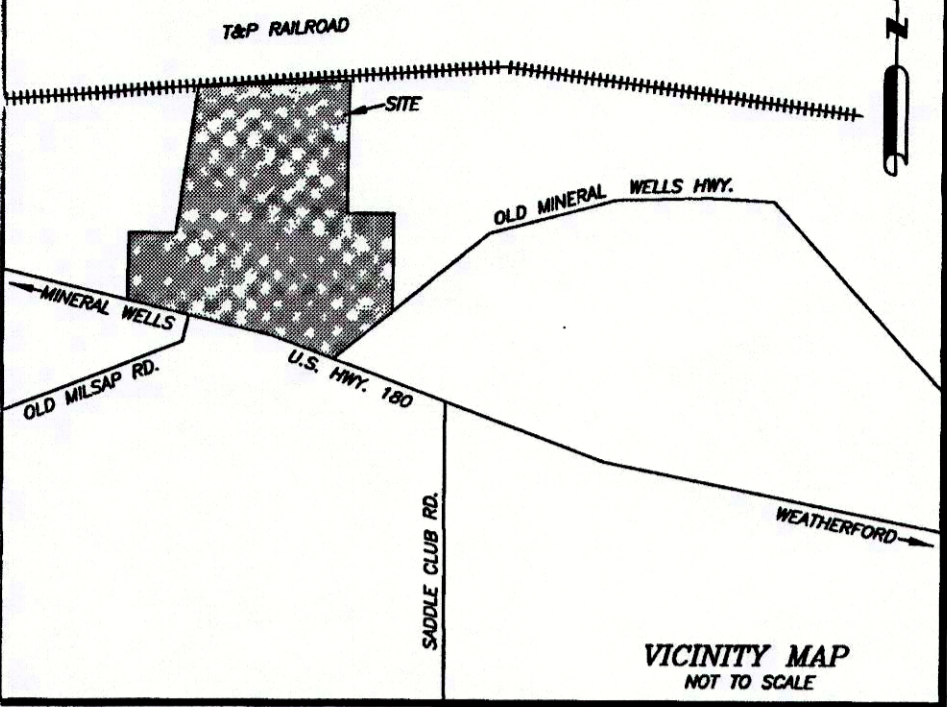


T&P RAILROAD

D-568

BASIS OF BEARING ALONG THE SOUTH LINE OF CLERKS FILE NO. 201510054, R.R.P.C.T., AS DESCRIBED IN VOLUME 2053, PAGE 1187, R.R.P.C.T.

STATE OF TEXAS } COUNTY OF PARKER }



I, JAMES C. THOMASON, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

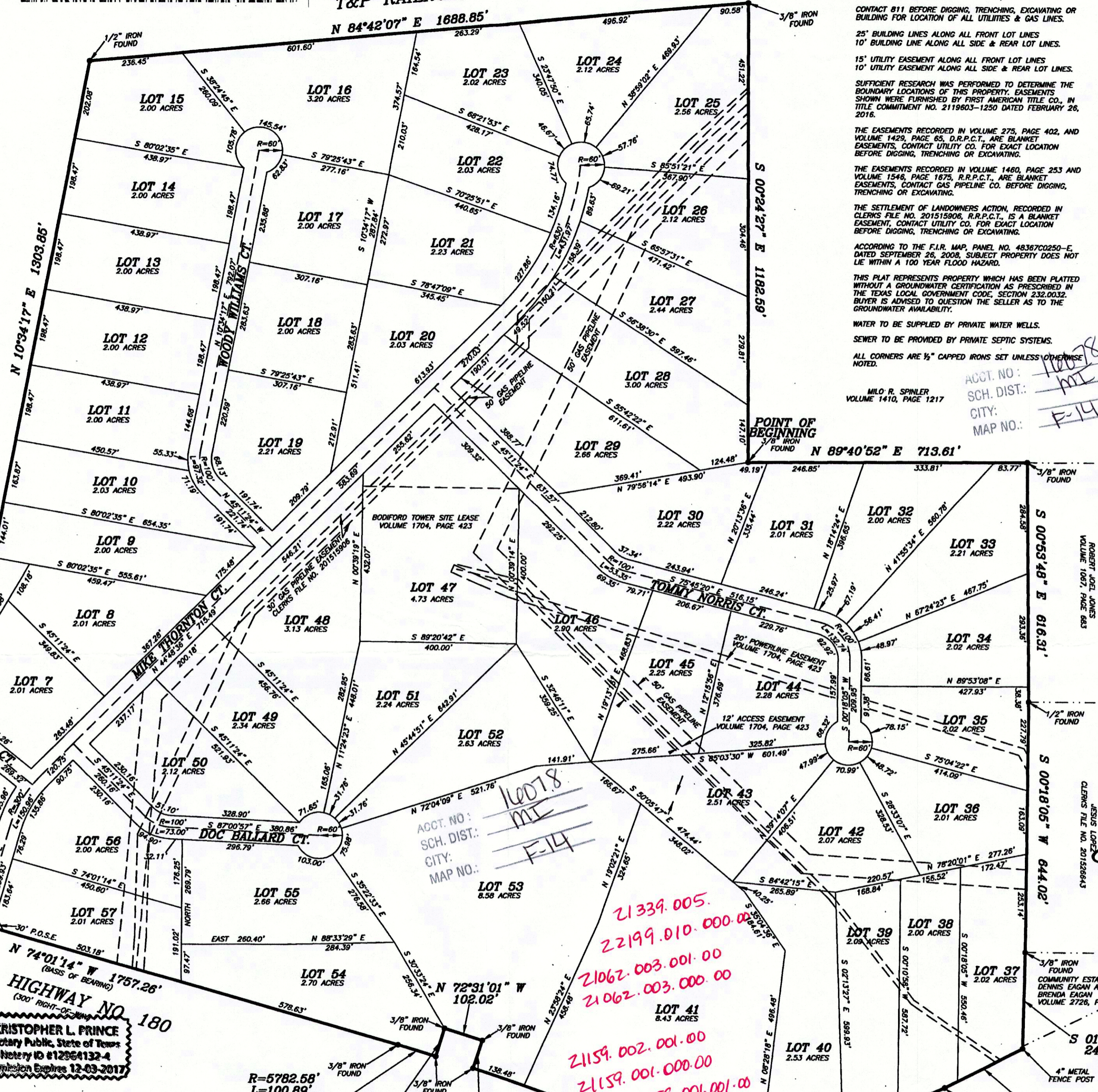
FOR JAMES C. THOMASON
GARY C. HUTTON AND JIMMY W. HUTTON VOLUME 1929, PAGE 1039

OFFICIAL PUBLIC RECORDS
FILED AND RECORDED
201613887 10:23 AM
JEANNE BRUNSON
PLAT CLERK
PARKER COUNTY, TEXAS

LIENHOLDER
HAPPY STATE BANK
2525 Ridgmar Blvd. Ste. 300
Fort Worth, Texas 76107
Ryan Vance, Senior Vice President
This the 21st day of June, 2016.

OWNER/DEVELOPER
MACANUDO, LLC
444 WYNDHAM CREST
FORT WORTH, TEXAS 76114

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 21st DAY OF JUNE, 2016.
THE STATE OF TEXAS } COUNTY OF PARKER }



WHEREAS Macanudo, LLC, being the owner of that certain 151.11 acre tract of land more particularly described as follows:
Description for a tract of land situated in the J. POSEY SURVEY, ABSTRACT NO. 1062, the W.E. CRADDOCK SURVEY, ABSTRACT NO. 2199, the B. REYNOLDS SURVEY, ABSTRACT NO. 1159 and the T&P R.R. CO. SURVEY, NO. 219, ABSTRACT NO. 1399, Parker County, Texas, said tract being the same tract of land described in deed to Macanudo, LLC, recorded in Clerks File No. 201608946, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron found, said iron being by deed call, at the Southwest corner of the R. BROWN SURVEY, Abstract No. 62;
THENCE N 89°40'52" E, 713.61 feet to a 3/8" iron found;
THENCE S 00°53'48" E, 616.31 feet to a 1/2" iron found;
THENCE S 00°18'05" W, 644.02 feet to a 3/8" iron found;
THENCE S 01°04'54" W, 248.48 feet to a 4" metal fence post found in the Northerly line of Old Mineral Wells Highway;

THENCE with the Northerly line of said Old Mineral Wells Highway, the following calls:
S 63°11'44" W, 221.82 feet to a 4" metal fence post;
S 66°19'20" W, 131.09 feet to a 2" metal fence post;
S 71°52'20" W, 147.52 feet to a 4" metal fence post;
S 77°32'39" W, 211.54 feet to a 4" metal fence post;
S 78°15'51" W, 170.68 feet to a 3/8" iron found at the intersection of the Northerly line of said Old Mineral Wells Highway and the Northerly line of U.S. Highway No. 180 and being for the beginning of a curve to the left whose radius is 5782.58 feet;

THENCE with said Right of Way of said U.S. Highway No. 180, the following calls:
with the Northerly line of said U.S. Highway No. 180 and with said curve to the left whose chord bears N 69°00'21" W, 614.69 feet and being an arc length of 614.98 feet to a 3/8" iron found;
N 17°59'12" E, 74.99 feet to a 3/8" iron found;
N 72°31'01" W, 102.02 feet to a 3/8" iron found;
S 17°02'01" W, 75.04 feet to a 3/8" iron found at the beginning of a curve to the left whose radius is 5782.58 feet;

with the Northerly line of said U.S. Highway No. 180 and with said curve to the left whose chord bears N 73°33'03" W, 100.89 feet and being an arc length of 100.89 feet to a 3/8" iron found;
N 74°01'14" W, 1757.26 feet to a 4" metal fence post;
THENCE N 03°16'26" E, leaving said U.S. Highway No. 180, 871.42 feet to a 3/8" iron found;

THENCE S 80°02'35" E, 602.96 feet to a 1" axle found;
THENCE N 10°34'17" E, 1303.85 feet to a 1/2" iron found in the called South right-of-way of the T&P Railroad;
THENCE N 84°42'07" E, with the South right-of-way of said T&P Railroad, 1688.85 feet to a 3/8" iron found;
THENCE S 00°24'27" E, 1182.59 feet to the POINT OF BEGINNING and containing 151.11 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Macanudo, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 57, PATRIOTS OUTPOST Parker County, Texas
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 21st day of June, 2016.
James C. Thomason
James C. Thomason
(President of Macanudo, LLC)

STATE OF TEXAS } COUNTY OF PARKER }

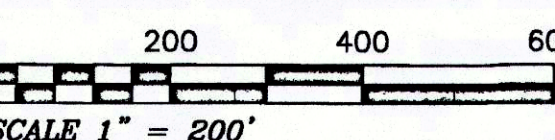
BEFORE ME, the undersigned authority, on this day personally appeared James C. Thomason, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of June, 2016.
Notary Public State of Texas

KRISTOPHER L. PRINCE
Notary Public, State of Texas
Notary ID #12964132-4
My Commission Expires 12-03-2017

Final Plat Showing
Lots 1 thru 57,
PATRIOTS OUTPOST
an Addition to Parker County, Texas and being 151.11 acres of land situated in J. POSEY SURVEY, ABSTRACT NO. 1062, the W.E. CRADDOCK SURVEY, ABSTRACT NO. 2199, the B. REYNOLDS SURVEY, ABSTRACT NO. 1159 and the T&P R.R. CO. SURVEY, NO. 219, ABSTRACT NO. 1399, Parker County, Texas

MIKE THORNTON CT.= 2532.82 LINEAR FT.
BRUCE GRANDALL CT.= 494.65 LINEAR FT.
WOODY WILLIAMS CT.= 1111.13 LINEAR FT.
DOC BALLARD CT.= 714.02'
TOMMY NORRIS CT.= 1543.76'



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 11, 2016

ACCT. NO.: 10078
SCH. DIST.: ML
CITY: F-14
MAP NO.:
21339.005
22199.010.000.00
21062.003.001.00
21062.003.000.00
21159.002.001.00
21159.001.000.00
21159.001.001.00