

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.

James C. Thomason
 JAMES C. THOMASON

201900979 PLAT Total Pages: 1

THE STATE OF TEXAS,
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 10th DAY OF January, 2019.

George A. Guley
 COMMISSIONER PRECINCT #1

Sam Wald
 COMMISSIONER PRECINCT #3

[Signature]
 COMMISSIONER PRECINCT #2

[Signature]
 COMMISSIONER PRECINCT #4

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS Macanudo, LLC., owner of Lot 24 and Michael Dean Golden and wife Angela Kay Golden, owners of Lot 23, and being more particularly described as follows:

Description for a tract of land situated in the J. POSEY SURVEY, ABSTRACT NO. 1062, 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 all of Lots 23 & 24, PATRIOTS OUTPOST, recorded in Cabinet D, Slide 568, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the Northerly line of the cul-de-sac of Mike Thornton Court, said iron being for the Most Southerly corner of said Lot 23 and for the Northeast corner of Lot 22;

THENCE N 68°21'53" W, with the common line of said Lot 22 and said Lot 23, 428.17 feet to a capped iron found at the Southwest corner of said Lot 23 and the Northwest corner of said Lot 22 and being in the East line of Lot 16;

THENCE N 10°34'17" E, with the common line of said Lot 23 and said Lot 16, 164.54 feet to a capped iron found at the Northwest corner of said Lot 23 and the Northeast corner of said Lot 16 and being in the South line of the T&P Railroad;

THENCE N 84°42'07" E, with the South line of said T&P Railroad and with the North line of said Lot 23, at 263.29 feet passing a capped iron found at the Northeast corner of said Lot 23 and the Northwest corner of said Lot 24 and continuing with the North line of said Lot 24, in all, 760.22 feet to a capped iron found at the Northeast corner of said Lot 24 and the most Northerly Northwest corner of Lot 25;

THENCE S 38°59'02" W, with the common line of said Lot 24 and said Lot 25, 469.93 feet to a capped iron found at the Southeast corner of said Lot 24 and the most Westerly Northwest corner of said Lot 25 and being in the Northerly line of the cul-de-sac of said Mike Thornton Court and being for the beginning of a curve to the left whose radius is 60.00 feet;

THENCE with the Northerly line of said cul-de-sac of Mike Thornton Court and with said curve to the left whose chord bears S 75°18'35" W, 96.68 feet and being an arc length of 112.42 feet to the POINT OF BEGINNING and containing 4.14 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Macanudo, LLC., and Micheal Dean Golden and wife Angela Kay Golden, acting by and thru their duly authorized agents does hereby adopt this plat designating the hereinabove described real property as.....

Lots 23R & 24R
 PATRIOTS OUTPOST
 Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 10th day of JANUARY, 2019.

James C. Thomason
 James C. Thomason, (owner Lot 24)
 (President of Macanudo, LLC)

Michael Dean Golden
 Michael Dean Golden, (owner Lot 23)

Angela Kay Golden
 Angela Kay Golden, (owner Lot 23)

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 10th day of January, 2019.

Anna Boland
 Anna Boland
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. Nov 07, 2019

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dean Golden, 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 10th day of January, 2019.

Anna Boland
 Anna Boland
 Notary Public State of Texas

ANNA BOLAND
 Notary Public
 STATE OF TEXAS
 ID#1004551-4
 My Comm. Exp. April 24, 2022

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Angela Kay Golden, 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 10th day of January, 2019.

Anna Boland
 Anna Boland
 Notary Public State of Texas

ANNA BOLAND
 Notary Public
 STATE OF TEXAS
 ID#1004551-4
 My Comm. Exp. April 24, 2022

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.

CONTACT 811 BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING FOR LOCATION OF ALL UTILITIES & GAS LINES.

25' BUILDING LINES ALONG ALL FRONT LOT LINES
 10' BUILDING LINE ALONG ALL SIDE & REAR LOT LINES.

15' UTILITY EASEMENT ALONG ALL FRONT LOT LINES
 10' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIRST AMERICAN TITLE CO., IN TITLE COMMITMENT NO. 2119603-1250 DATED FEBRUARY 26, 2016.

THE EASEMENTS RECORDED IN VOLUME 275, PAGE 402, AND VOLUME 1429, PAGE 65, D.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT UTILITY CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE EASEMENTS RECORDED IN VOLUME 1480, PAGE 253 AND VOLUME 1546, PAGE 1875, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

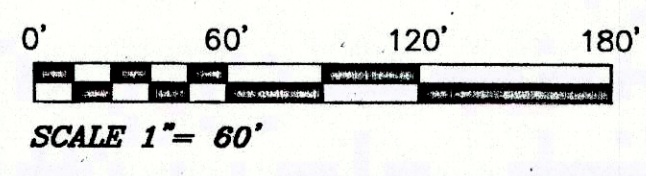
THE SETTLEMENT OF LANDOWNERS ACTION, RECORDED IN CLERKS FILE NO. 201515906, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT UTILITY CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700250-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

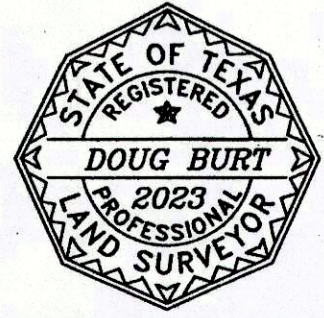
WATER TO BE SUPPLIED BY PRIVATE WATER WELLS.
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
 ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 817-584-9027
 surveyrequest@nrbsurveying.com
 FIRM NO. 10186800



OWNER/DEVELOPER
 LOT 23
 MICHAEL DEAN GOLDEN & WIFE
 ANGELA KAY GOLDEN
 147 MIKE THORNTON CT.
 WEATHERFORD, TEXAS 76088

OWNER/DEVELOPER
 LOT 24
 MACANUDO, LLC
 444 WYNDHAM CREST
 FORT WORTH, TEXAS 76114



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 16078
 SCH. DIST.: ML
 CITY: F-14
 MAP NO.:

201900979
 01/14/2019 10:21 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

E 215

16078.001.023.00
 16078.001.024.00

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN THEREON.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 OCTOBER 12, 2018

RE-PLAT
 Lots 23R & 24R,
 Patriots Outpost,
 being a re-plat of Lots 23 & 24, Patriots Outpost, an
 Addition to Parker County, Texas, according to the Plat
 thereof recorded in Cabinet D, Slide 568, Plat Records,
 Parker County, Texas.