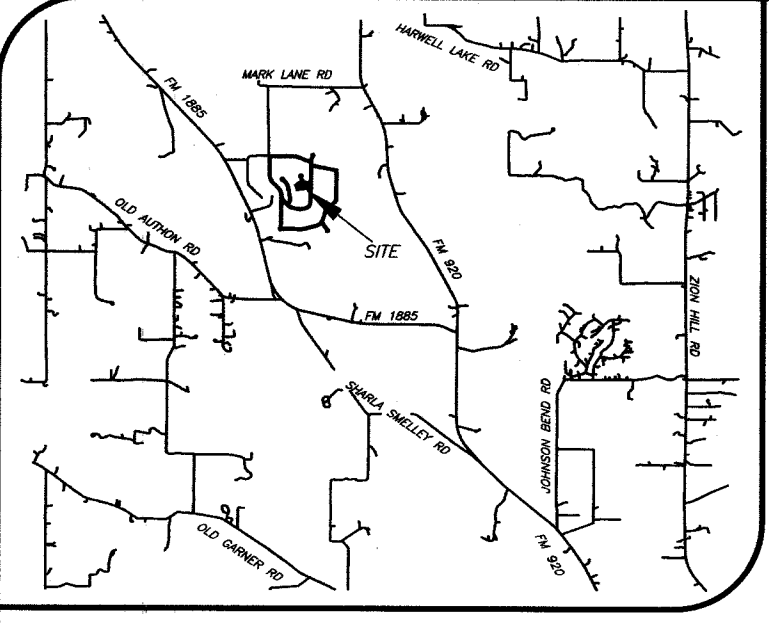
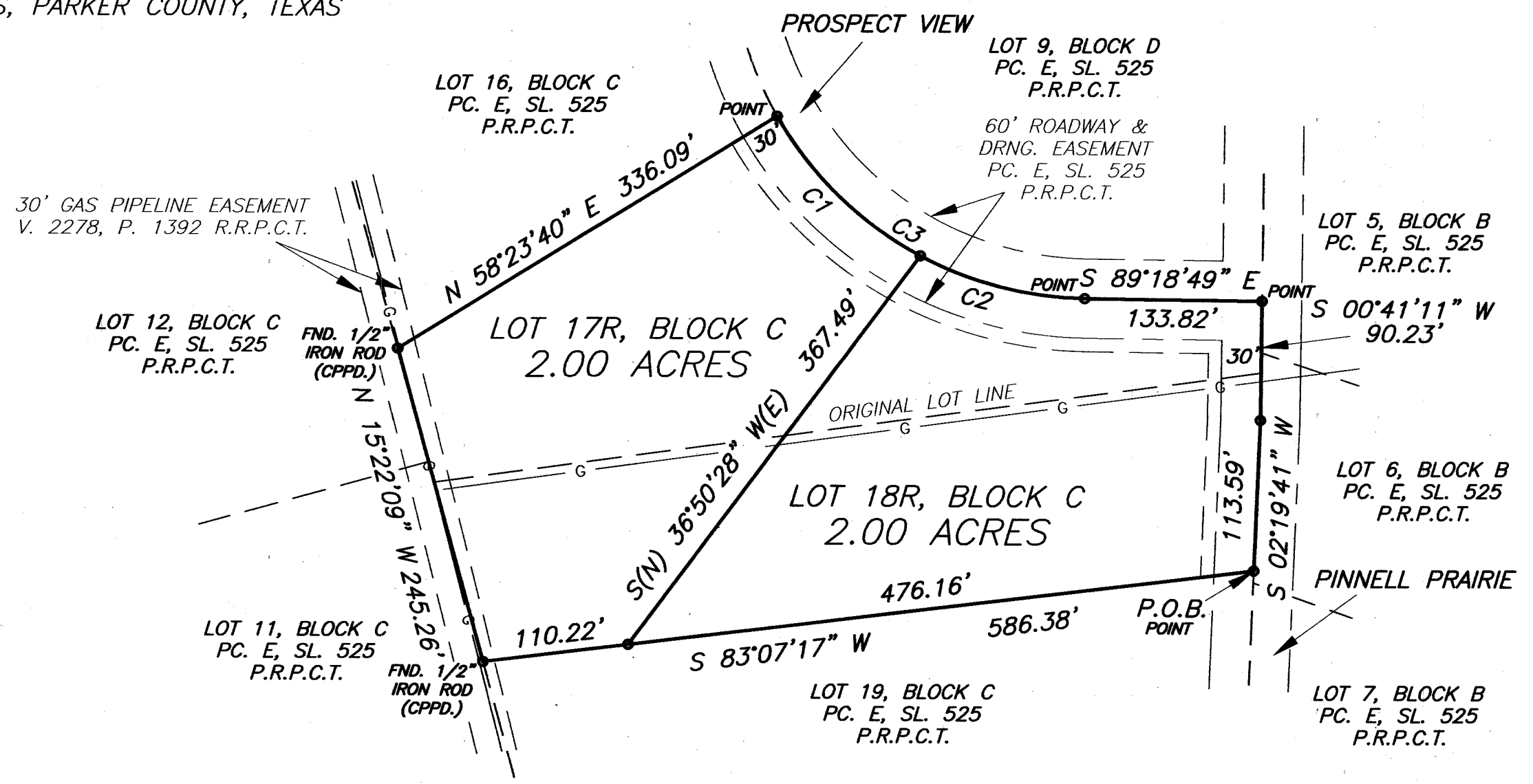


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	271.78'	153.26'	S(N) 45°51'43" E(W)	151.23'
C2	271.78'	129.48'	S(N) 75°39'54" E(W)	128.26'
C3	271.78'	282.74'	N(S) 59°30'38" W(E)	270.16'



VICINITY MAP NOT TO SCALE

REPLAT
 17R & 18R, BLOCK C, PIONEER CROSSING
 BEING A REPLAT OF LOTS 17 & 18, BLOCK C, PIONEER
 CROSSING AS RECORDED IN PLAT CABINET E, SLIDE 525,
 PLAT RECORDS, PARKER COUNTY, TEXAS



THE STATE OF TEXAS !!
 COUNTY OF PARKER !!
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE 11 DAY OF MARCH, 2021.

George A Conley
 COUNTY JUDGE
 COMMISSIONER PRECINCT #1

Janey Molder
 COMMISSIONER PRECINCT #3

THE STATE OF TEXAS !!
 COUNTY OF PARKER !!
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
 SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES
 TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
 EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
 THEREIN EXPRESSED.

CHAD G. BUSHAW
 CHAD G. BUSHAW

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
 APPEARED CHAD G. BUSHAW, 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 THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 11 DAY OF MARCH, 2021.

Joshua J. Anderson
 JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-20-2024
 Notary ID 130741161

SURVEYORS NOTES

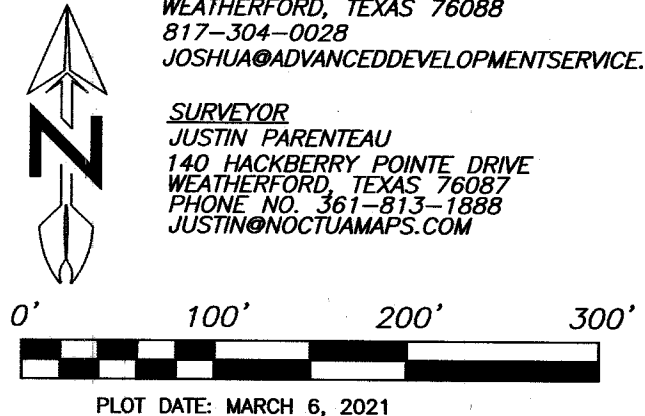
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION. ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723

ACCT NO: 16244
 SCH DIST: PE

DEVELOPED BY
 PIONEER CROSSING ESTATES LP
 301 MEASURES RD
 WEATHERFORD, TEXAS 76088

PLAT PREPARED BY
 ADVANCED DEVELOPMENT SERVICE
 301 MEASURES RD
 WEATHERFORD, TEXAS 76088
 817-304-0028
 JOSHUA@ADVANCEDDEVELOPMENTSERVICE.COM

SURVEYOR
 JUSTIN PARENTEAU
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



PLOT DATE: MARCH 6, 2021

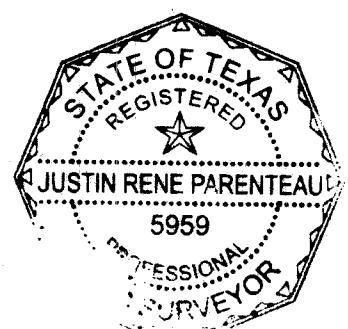
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202110813
 03/22/2021 11:36 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

*THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER
 CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION
 §232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER
 AVAILABILITY.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN
 HEREOF ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO
 ENCUMBRANCES, PROTRUSIONS OR VISIBLE APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL
 INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 6, 2021. ALL
 ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT
 HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO
 RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND
 SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76088
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



LEGAL DESCRIPTION

4.00 ACRES OF LAND AND BEING LOT 17 AND LOT 18, BLOCK C, PIONEER CROSSING, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 525, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN PINNELL PRAIRIE, A 60' ROADWAY AND DRAINAGE EASEMENT ACCORDING TO PLAT CABINET E, SLIDE 525. SAID POINT BEING THE SOUTHEAST CORNER OF LOT 18, BLOCK C, PIONEER CROSSING AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE S 83°07'17" W 586.38 FEET TO A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 18.

THENCE N 15°22'09" W 245.26 FEET TO A FOUND 1/2" CAPPED IRON ROD AT THE NORTHWEST CORNER OF LOT 17, BLOCK C, SAID PIONEER CROSSING.

THENCE N 58°23'40" E 336.09 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 17 AND IN PROSPECT VIEW (A 60' ROADWAY AND DRAINAGE EASEMENT ACCORDING TO PLAT CABINET E, SLIDE 525). SAID POINT BEING IN A CURVE TO THE LEFT WITH A RADIUS 271.78 FEET, AN ARC LENGTH OF 282.74, AND A CHORD WHICH BEARS S 59°30'38" E A DISTANCE OF 270.16 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 282.74 FEET TO A POINT IN SAID PROSPECT VIEW (A 60' ROADWAY AND DRAINAGE EASEMENT ACCORDING TO PLAT CABINET E, SLIDE 525).

THENCE S 89°18'49" E 133.82 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 18 IN PINNELL PRAIRIE (A 60' ROADWAY AND DRAINAGE EASEMENT ACCORDING TO PLAT CABINET E, SLIDE 525).

THENCE GENERALLY ALONG THE CENTERLINE OF SAID PINNELL PRAIRIE THE FOLLOWING COURSES AND DISTANCES:
 S 00°41'11" W 90.23 FEET TO A POINT
 S 02°19'41" W 113.59 FEET TO THE POINT OF BEGINNING.

- NOTES:**
1. NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 483670250P, DATED APRIL 5, 2019.
 2. CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 4. 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES AS SHOWN.
 5. BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4202 (GRID).
 6. ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 7. WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
 8. NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 9. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.

CABINET E, SLIDE 694