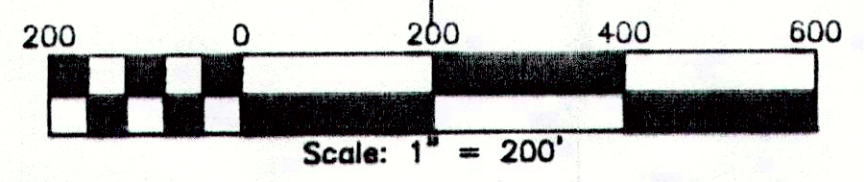


- NOTES:
- 1) ALL MONUMENTS ARE 1/2 INCH IRON RODS SET OR FOUND (IRS./IRF.) WITH PLASTIC CAPS STAMPED "LANDES & ASSOC." (UNLESS OTHERWISE NOTED).
  - 2) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE NORTH LINE OF THE PLATS RECORDED IN CABINET D, SLIDE 91 AND CABINET D, SLIDE 259, PLAT RECORDS OF PARKER COUNTY, TEXAS.
  - 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD OR FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY AND PANEL NO. 4805200075-B, MAP REVISED SEPT. 27, 1991.
  - 4) WATER WILL BE PROVIDED BY WALNUT CREEK SUD (SPECIAL UTILITY DISTRICT).



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS W. Ralph Evans and wife Linda S. Evans are the owners of 7.500 acres of land situated in the Andrew Jones Survey, Abstract No. 743, Parker County, Texas, being Lot 3R1, Block 2R, Remington Park Estates, Phase II, an addition to Parker County, Texas, recorded in Cabinet D, Slide 259, Plat Records of Parker County, Texas and Lot 4, Block 2R, Remington Park Estates Phase II, an addition to Parker County, Texas, recorded in Cabinet D, Slide 91, Plat Records of Parker County, Texas and WHEREAS W. Ralph Evans and wife Linda S. Evans do hereby wish to plat said 7.500 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found in the south R.O.W. line of Dobbs Trail at the northwest corner of Lot 3R1, Block 2R and the northeast corner of Lot 3R, Block 2R, Remington Park Estates, Phase II, an addition to Parker County, Texas as recorded in Cabinet D, Slide 259, Plat Records of Parker County, Texas;

THENCE S 89 Degrees 31 Minutes 27 Seconds E, along said south R.O.W. line, a distance of 374.87 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the northeast corner of Lot 4, Block 2R, and the northwest corner of Lot 5, Block 2R, Remington Park Estates, Phase II, an addition to Parker County, Texas as recorded in Cabinet D, Slide 91, Plat Records of Parker County, Texas;

THENCE S 00 Degrees 28 Minutes 33 Seconds W, along the common line of Lot 4 and Lot 5, a distance of 871.51 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the southeast corner of said Lot 4 and the southwest corner of said Lot 5;

THENCE N 89 Degrees 31 Minutes 27 Seconds W, along the south line of said Lot 3R1 and Lot 4, a distance of 374.87 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found at the southeast corner of said Lot 3R and the southwest corner of said Lot 3R1, Block 2R;

THENCE N 00 Degrees 28 Minutes 33 Seconds E, along the common line of said Lot 3R and Lot 3R1, a distance of 871.51 feet to the PLACE OF BEGINNING and containing 7.500 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, W. Ralph Evans and Linda S. Evans, do hereby adopt this plat designating the herein above described property as:

**LOTS 3R1-R AND LOT 4R, BLOCK 2R  
REMINGTON PARK ESTATES PHASE II**

Being a Revision of Lot 3R1, Block 2R, Remington Park Estates, Phase II, an addition to Parker County, Texas recorded in Cabinet D, Slide 259, Plat Records of Parker County, Texas and Lot 4, Block 2R, Remington Park Estates, Phase II, an addition to Parker County, Texas Recorded in Cabinet D, Slide 91, Plat Records of Parker County.

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.

To the best of my knowledge there are no liens against this property.

Executed this 8 day of April, 2014.

By: W. Ralph Evans  
W. Ralph Evans

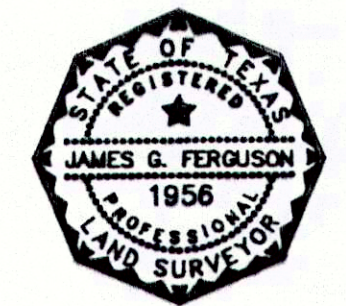
Executed this 8 day of April, 2014.

By: Linda S. Evans  
Linda S. Evans

**SURVEYOR'S CERTIFICATE**

THAT I, JAMES G. FERGUSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR SET UNDER MY PERSONAL SUPERVISION.

James G. Ferguson 4-2-2014  
JAMES G. FERGUSON, R.P.L.S. No. 1956



DATE

**LANDES & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201406889  
04/14/2014 10:11 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

W. RALPH EVANS and wife LINDA S. EVANS  
VOL. 2227, PG. 719  
D.R.P.C.T.  
(REMAINDER)

STATE OF TEXAS

Before me, Rebecca McNitt, a Notary Public in and for the State of Texas, on this day personally appeared W. Ralph Evans, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this 8 day of April, 2014.

By: Rebecca McNitt  
Notary Public in and for the State  
My Commission Expires 8-16-17

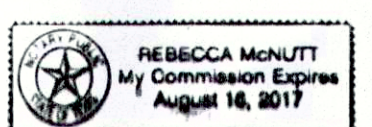


STATE OF TEXAS

Before me, Rebecca McNitt, a Notary Public in and for the State of Texas, on this day personally appeared Linda S. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 8 day of April, 2014.

By: Rebecca McNitt  
Notary Public in and for the State  
My Commission Expires 8-16-17



THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, on this the 14 day of April, 2014.

George A. Conley  
George Conley  
Commissioner Precinct #1

Mark Riley  
Mark Riley, County Judge  
Craig Peacock  
Commissioner Precinct #2

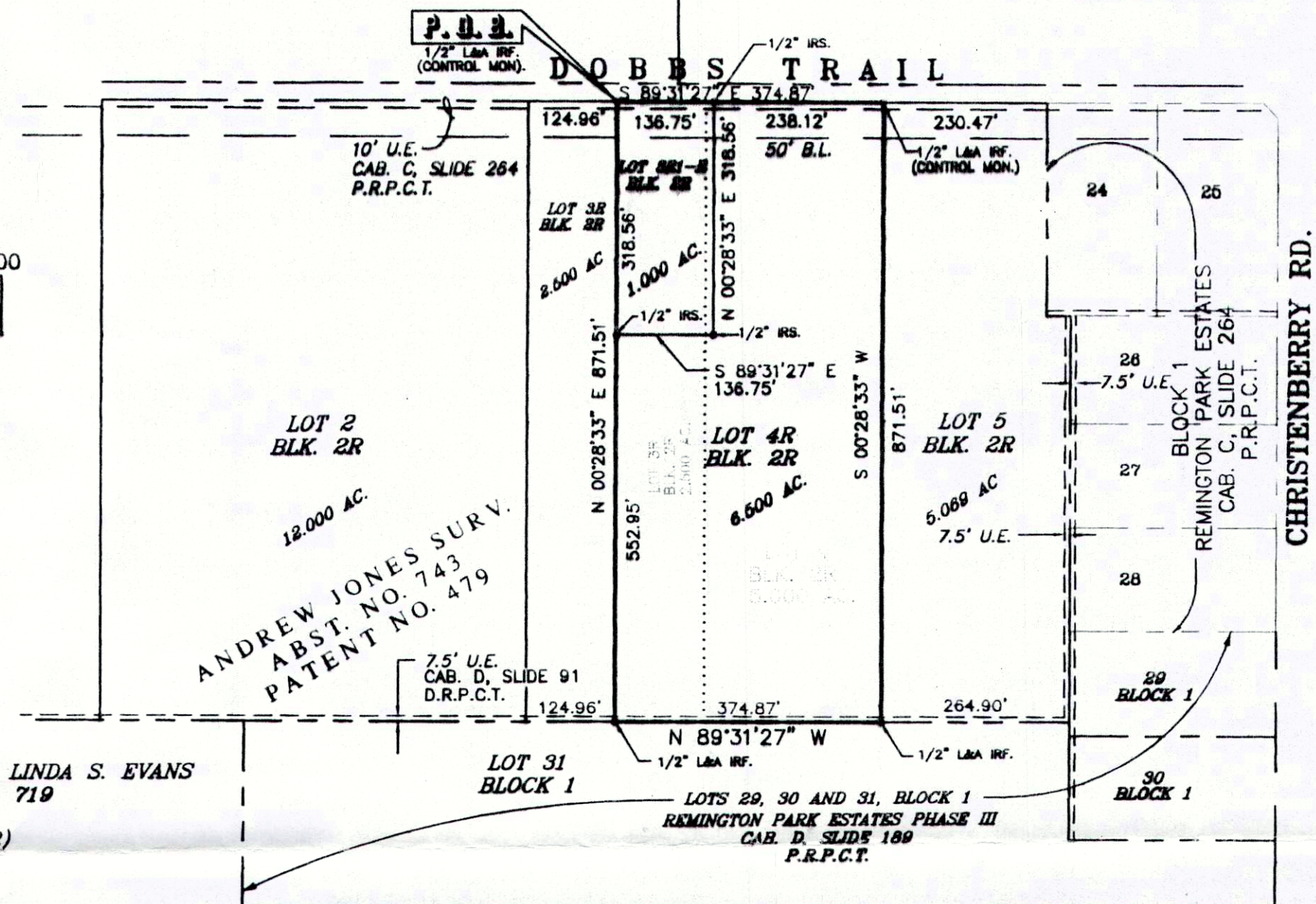
John Dahn  
John Dahn  
Commissioner Precinct #3

Dusty Renfro  
Dusty Renfro  
Commissioner Precinct #4

WOODSON D. HENRY SURV.  
ABST. NO. 608

TERRY G. HAMPTON et ux MAURINE HAMPTON  
VOL. 1446, PG. 135  
D.R.P.C.T.

A.S. BIRDWELL SURV.  
ABST. NO. 59  
FINIS G. CHRISTENBERRY, et al  
Feb. 3rd. 1933



THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

I, W. Ralph Evans, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that the property shown hereon is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

THE STATE OF TEXAS {}  
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared W. Ralph Evans and Linda S. Evans, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 8 day of April, 2014.

By: Rebecca McNitt  
Notary Public in and for State of Texas

ACCT. NO.: 16645  
SCH. DIST.: SP  
CITY: NONE  
MAP NO.: L-5

PLAT FILED IN CAB. D, SLIDE 323

A FINAL PLAT OF  
**LOTS 3R1-R AND 4R, BLOCK 2R  
REMINGTON PARK ESTATES PHASE II**

SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NO. 743, PARKER COUNTY, TEXAS AND BEING A REVISION OF LOT 3R1, BLOCK 2R, REMINGTON PARK ESTATES, PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS RECORDED IN CABINET D, SLIDE 259, PLAT RECORDS OF PARKER COUNTY, TEXAS AND LOT 4, BLOCK 2R, REMINGTON PARK ESTATES, PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS RECORDED IN CABINET D, SLIDE 91, PLAT RECORDS OF PARKER COUNTY, TEXAS AND CONTAINING 7.500 ACRES OF LAND.

DATE: 03/03/2014

#04010-L3R1-L4 B2R