

Whereas Arch Moseley and Carolyn Moseley and Rio Brazos Nursery, LLC, being the sole owners of a certain 5.266 acre tract of land out of the R.C. Eddleman Survey, Abstract No. 432, Parker County, Texas; being a portion of that certain tract of land conveyed to Moseley in Document No. 201913794 and all of that certain tract of land conveyed to Rio Brazos Nursery, LLC in Document No. 202103546, Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following bearings, distances, and/or areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (grid):

BEGINNING at a 3" steel fence corner at the southeast corner of that certain tract of land conveyed to Reata II Holdings, called Tract II in Volume 2445, Page 210, O.P.R.P.C.T., and on the west right of way line of Farm to Market Highway No. 51 (a paved surface) same being the northeast corner of said Rio Brazos Nursery, LLC tract and the northeast corner of said Moseley tract, for the northeast and beginning corner of this tract. Whence the most westerly northwest corner of the J.W. Pittillo Survey, Abstract No. 1057, Parker County, Texas is called to bear N 24°45'00" E 209.04 feet, north 1402.32 feet and east 370.52 feet.

Thence S 25°08'34" W 368.72 feet along the west right of way line of said Farm to Market Highway No. 51 to set 1/2" capped iron rod (stamped "Texas Surveying Inc."), for a corner of this tract.

Thence S 21°16'16" W 62.99 feet along the west right of way line of said Farm to Market Highway No. 51 to a found concrete monument at the northeast corner of that certain tract of land conveyed to Page in Document No. 201503642, O.P.R.P.C.T., for the southeast corner of this tract.

Thence N 65°48'56" W 549.24 feet to a found concrete monument at the northwest corner of said Page tract and on the east boundary line of that certain tract of land conveyed to Trainor in volume 1252, Page 1172, O.P.R.P.C.T., for the southwest corner of this tract.

Thence N 28°04'53" E 428.06 feet along the east line of said Trainor tract to a found concrete monument at the southwest corner of said Reata II Holdings Tract II, for the northwest corner of this tract.

Thence S 66°18'32" E 523.13 feet along the common line of said Rio Brazos Nursery, LLC tract and said Reata II Holdings Tract II to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: May 22, 2020 - M9135P



General Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48347C0400F, dated April 5, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities. 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 availability.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.

9) Subject to the deed restrictions listed in Document No. 201913794, R.P.R.P.C.T.

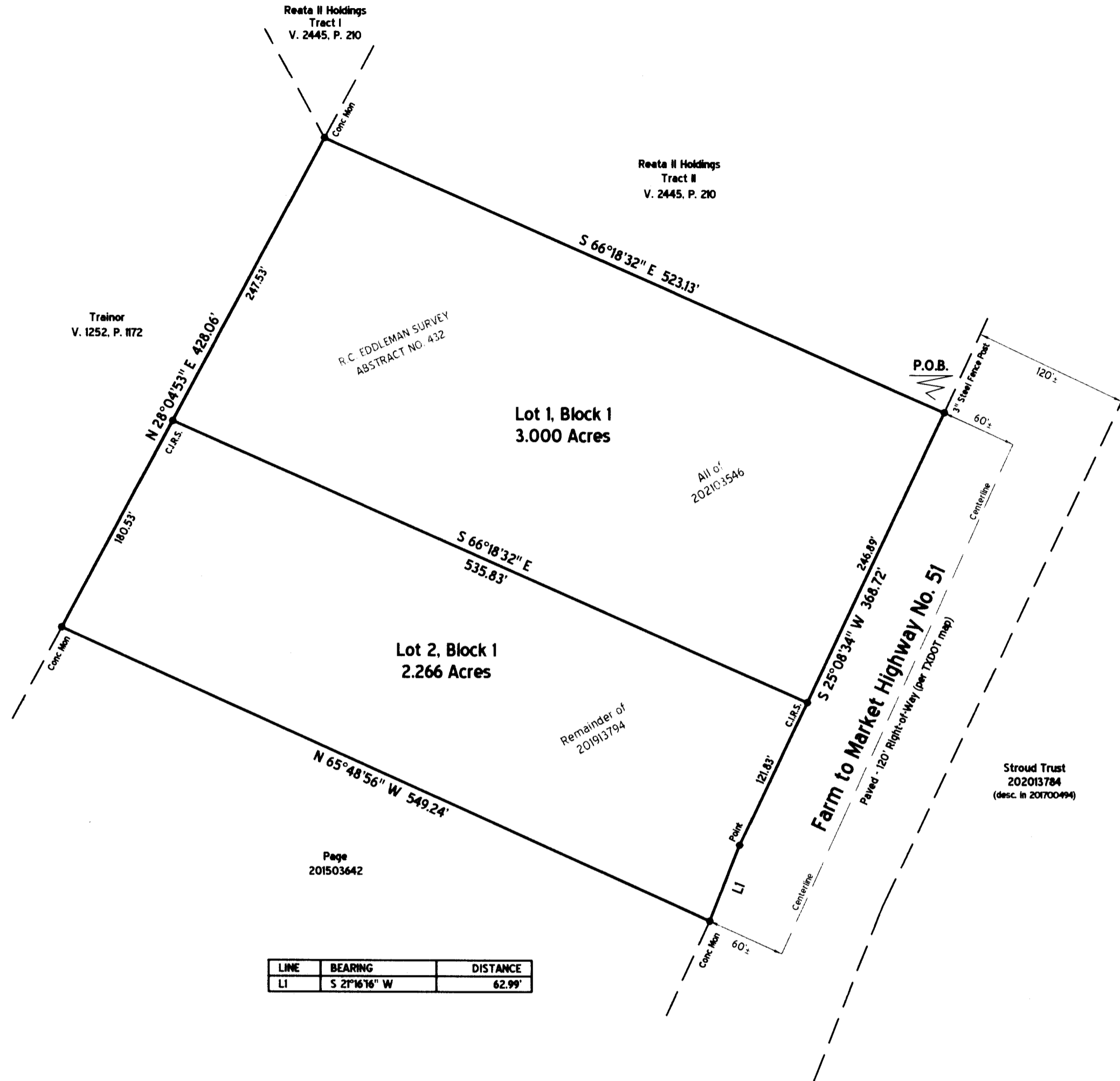
City of Weatherford Notes:

1) The developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

2) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

3) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

4) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



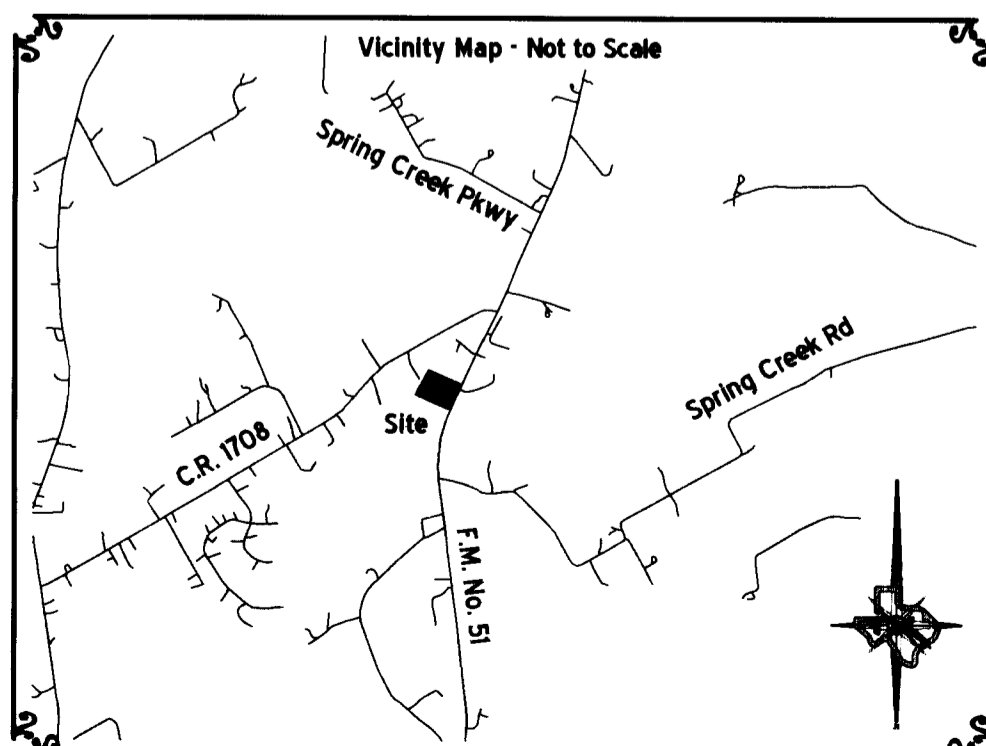
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| LI | S 2°16'16\" W | 62.99' |

ACCT NO: 16801
SCH DIST: WE

20432.006.000.00
20432.006.002.00

Plat Cabinet E Slide 1699

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202111628
03/26/2021 11:58 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas, as delegated by the City Council, and is hereby approved by such Department.

Approved By: *[Signature]* 03-25-2021
Development & Neighborhood Services Staff Date of Approval

Attest: *Melinda Newell* 3/25/21
Secretary Date

Now, Therefore, Know All Men By These Presents:

That Dean Williams acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 & 2, Block 1, Rio Brazos Creek, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 16th day of March, 2021.

By: *[Signature]*
Rio Brazos Nursery, LLC
Dean Williams

Now, Therefore, Know All Men By These Presents:

That Arch Moseley and Carolyn Moseley acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 & 2, Block 1, Rio Brazos Creek, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 23rd day of March, 2021.

By: *[Signature]*
Arch Moseley
Carolyn Moseley

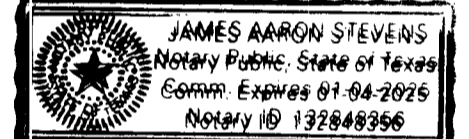
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Carolyn Moseley*, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 23rd day of March, 2021.

[Signature]
Notary Public in and for the State of Texas



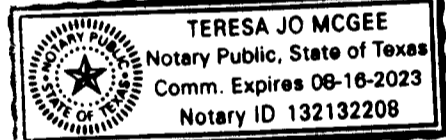
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Dean Williams*, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 16th day of March, 2021.

[Signature]
Notary Public in and for the State of Texas



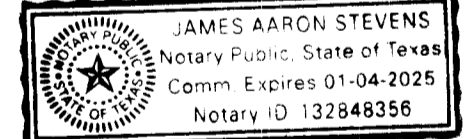
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Arch Moseley*, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 23rd day of March, 2021.

[Signature]
Notary Public in and for the State of Texas



Minor Plat
Lots 1-2, Block 1
Rio Brazos Creek
an Addition in Parker County, Texas
Being a 5.266 acre tract of land out of the R.C. Eddleman Survey, Abstract No. 432, Parker County, Texas; being a portion of that certain tract of land conveyed to Moseley in Document No. 201913794, and all of that certain tract of land conveyed to Rio Brazos Nursery, LLC in Document No. 202103546, Official Public Records, Parker County, Texas.

February 2021

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM