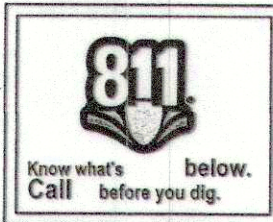


**NORTH GRAPHIC SCALE**

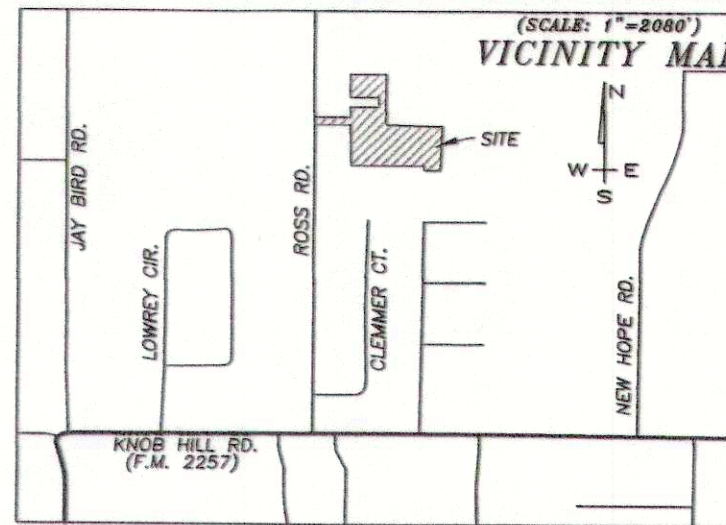


( IN FEET )  
1 inch = 100 ft.

NOTES:  
LINEAR FEET OF AMANDA COURT IS 1006.82'.  
25' FRONT BUILDING LINE ALONG ALL LOTS.  
10' FRONT UTILITY EASEMENT ALONG ALL LOTS.  
10' SIDE BUILDING LINE ALONG ALL LOTS.  
5' UTILITY EASEMENT ALONG THE SIDE OF ALL LOTS.  
10' BUILDING LINE AND UTILITY EASEMENT ALONG THE PERIMETER OF SUBDIVISION AND ALONG THE REAR OF ALL LOTS.

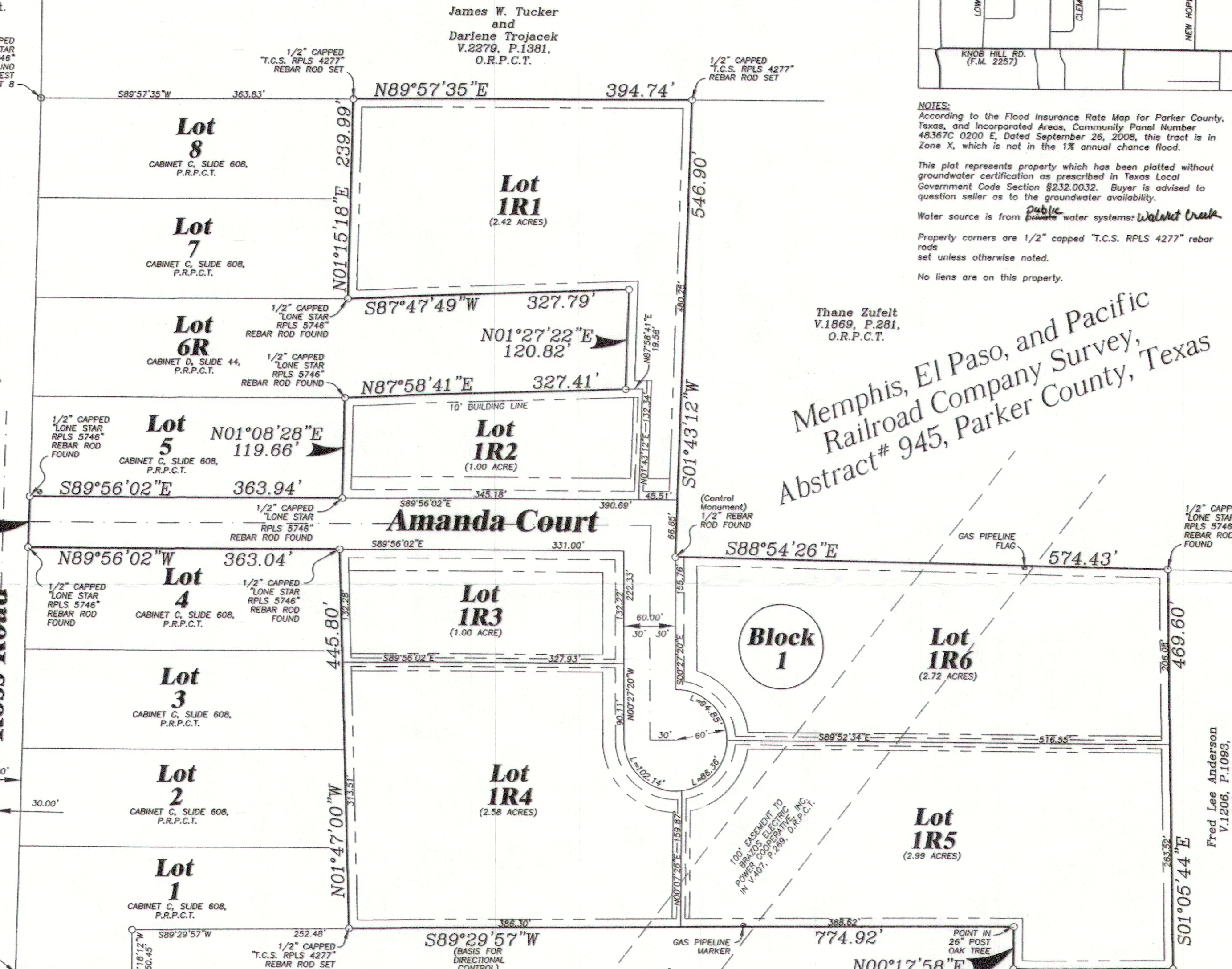


CLERK STICKER:  
201605650 PLAT Total Pages: 1



STATE OF TEXAS  
PARKER COUNTY  
WHEREAS I, Steve MacWhirter, being the owner of Lot 1R, Block 1, Rosswood Estates, Phase II, recorded in Cabinet D, Slide 44, Plat Records, Parker County, Texas, being situated in the Memphis, El Paso, and Pacific Railroad Company Survey, Abstract Number 945, Parker County, Texas, and being a portion of a tract of land described in a deed recorded in Volume 2441, Page 426, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:  
BEGINNING at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of said Lot 1R, same being the northeast corner of Lot 8, Rosswood Estates, Phase I, recorded in Cabinet C, Slide 608, Plat Records, Parker County, Texas, and being in the south line of a tract of land described in a deed to James W. Tucker and Darlene Trojacek, recorded in Volume 2279, Page 1381, Official Records, Parker County, Texas, and from which a 1/2" capped "LONE STAR RPLS 5746" rebar rod found in the east line of Ross Road, for the northwest corner of said Lot 8, bears S89°57'35"W, 363.83 feet;

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 14 DAY OF March 20 16  
COUNTY CLERK Mark Rife  
PRECINCT #1 COMMISSIONER George Conley  
PRECINCT #2 COMMISSIONER Craig Trojacek  
PRECINCT #3 COMMISSIONER Larry Walden  
PRECINCT #4 COMMISSIONER Steve Dugan



NOTES:  
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.  
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.  
Water source is from Public water systems: Walnut Creek  
Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.  
No liens are on this property.

Memphis, El Paso, and Pacific Railroad Company Survey, Abstract # 945, Parker County, Texas

Ownership:  
Steve MacWhirter  
8825 Holt Street  
Fort Worth, TX 76135

THE STATE OF TEXAS //  
COUNTY OF PARKER //  
I, Steve MacWhirter, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is (is not) within (is not) Extra-Territorial Jurisdiction of any incorporated City or town, except miles from said City or town, Texas.  
Signature of Owner: Steve MacWhirter  
THE STATE OF TEXAS //  
COUNTY OF PARKER //  
JENNIFER SWEENEY  
ID # 130034005  
My Comm. Exp. Nov. 21, 2018  
Before me, the undersigned authority on this day personally appeared Steve MacWhirter, 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 14 day of March, 2016.  
Notary Public in and for State of Texas

Byron Peek  
V.2362, P.1394,  
O.R.P.C.T.  
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR  
LONNIE REED  
4277  
I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
Signature of Surveyor: Lonnie Reed  
LONNIE REED  
R.P.L.S. No. 4277  
10-28-2015

ACCT. NO: 17110  
SCH. DIST: 5P  
CITY: M-4  
MAP NO: M-4

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Signature of Clerk: Jeane Brunson  
201605650  
03/18/2016 11:06 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

Thence N89°57'35"W, 394.74 feet along the common line of said Lot 1R and said Tucker & Trojacek Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northern northeast corner of said Lot 1R, same being the northwest corner of a tract of land described in a deed to Thane Zufelt, recorded in Volume 1869, Page 281, Official Records, Parker County, Texas;  
Thence S01°43'12"W, 546.90 feet along a common line of said Lot 1R and said Zufelt Tract to a 1/2" capped "STEADHAM RPLS 4281" rebar rod found;  
Thence S88°54'26"E, 574.43 feet along a common line of said Lot 1R and said Zufelt Tract to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the easterly northeast corner of said Lot 1R, same being the northwest corner of a tract of land described in a deed to Fred Lee Anderson, recorded in Volume 1206, Page 1093, Real Records, Parker County, Texas;  
Thence S01°05'44"E, 469.60 feet along a common line of said Lot 1R and said Anderson Tract to a 1/2" capped "STEADHAM RPLS 4281" rebar rod found (Control Monument) for the southeast corner of said Lot 1R, same being the northeast corner of a tract of land described in a deed to Byron Peek, recorded in Volume 2382, Page 1394, Official Records, Parker County, Texas;  
Thence S89°28'23"W, 185.86 feet along a common line of said Lot 1R and said Peek Tract to a 1/2" capped "STEADHAM RPLS 4281" rebar rod found;  
Thence N00°17'58"E, 50.45 feet along a common line of said Lot 1R and said Peek Tract to a point unable to set in a 26" post oak tree;  
Thence S89°29'57"W, (BASIS FOR DIRECTIONAL CONTROL), 774.92 feet along a common line of said Lot 1R and said Peek Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the reconstructed southwest corner of said Lot 1R;  
Thence N01°47'00"W, 445.80 feet along a common line of said Lot 1R and said Rosswood Estates, Phase I, to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the northeast corner of Lot 4;  
Thence N89°56'02"W, 363.04 feet along a common line of said Lot 1R and said Rosswood Estates, Phase I, to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found in the east line of Ross Road for the northwest corner of said Lot 4;  
Thence N01°23'48"E, 60.02 feet along the east line of said Ross Road to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the southwest corner of Lot 5;  
Thence S89°56'02"E, 363.94 feet along a common line of said Lot 1R and said Rosswood Estates, Phase I, to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the southeast corner of said Lot 5;  
Thence N01°08'28"E, 119.66 feet along a common line of said Lot 1R and said Rosswood Estates, Phase I, to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the northeast corner of said Lot 5, same being in the south line of Lot 6R, recorded in Cabinet D, Slide 44, Plat Records, Parker County, Texas;  
Thence N87°58'41"E, 327.41 feet along a common line of said Lot 1R and said Lot 6R to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;  
Thence N01°27'22"E, 120.82 feet along a common line of said Lot 1R and said Lot 6R to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;  
Thence S87°47'49"W, 327.79 feet along a common line of said Lot 1R and said Lot 6R to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the southeast corner of Lot 7;  
Thence N01°15'18"E, 239.99 feet along a common line of said Lot 1R and said Rosswood Estates, Phase I, to the point of beginning and containing 14.26 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Steve MacWhirter, do hereby adopt this plat designating the herein described real property as Lots 1R1-1R6, Block 1, Rosswood Estates, Phase II, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.  
Witness our hand in Parker County, Texas, the 14th day of March, 2016.  
Signature of Steve MacWhirter  
Steve MacWhirter



STATE OF TEXAS  
COUNTY OF PARKER  
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steve MacWhirter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this 14th day of March, 2016.  
Signature of Notary: Jennifer Sweeney  
Notary Public My Commission Expires November 21, 2018

REPLAT SHOWING  
Lots 1R1-1R6, Block 1,  
**Rosswood Estates, Phase II**

AN ADDITION IN PARKER COUNTY, AND BEING 14.26 ACRES OF LAND SITUATED IN THE MEMPHIS, EL PASO, AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 945, ALSO KNOWN AS BLOCK 1, LOT 1R, ROSSWOOD ESTATES, PHASE II, RECORDED IN CABINET D, SLIDE 44, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 522, DATE 3-18-16

TRI SURVEYING  
COUNTIES  
116 LOCUST STREET, AZLE TX 76020  
OFFICE: 817-444-2355 FAX: 817-444-4387  
surveying@triconsulting.com  
FIRM REGISTRATION: 100577-00  
JOB# 15090175

17110.002.001-00