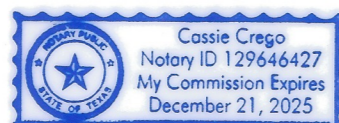


VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE 8th DAY OF May, 2023.
 COUNTY JUDGE
 George A. Conley
 COMMISSIONER PRECINCT #1
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

LIEN HOLDER
 FIRST BANK TEXAS
 PO BOX 220
 WEATHERFORD, TX 76088
 SIGNATURE OF LIEN HOLDER
 THIS THE 2nd DAY OF May, 2023.
 NOTARY PUBLIC, STATE OF TEXAS



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.

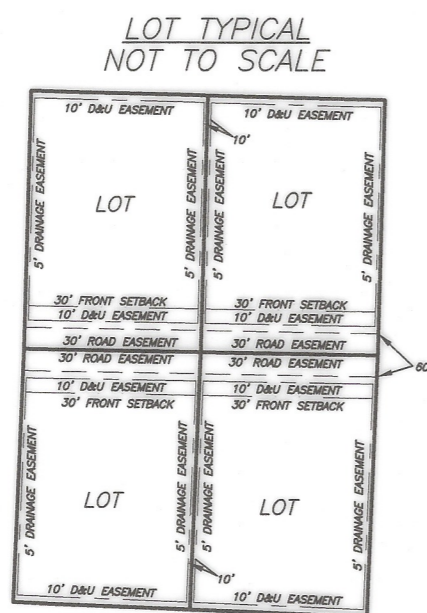
SEDONA DEVELOPMENT LLC
 PRINCIPLE: MATTHEW LOUGHREY

17311.00A.001.00
 TO 17311.00A.016.00

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
 APPEARED MATTHEW LOUGHREY, 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 2nd DAY OF May, 2023.

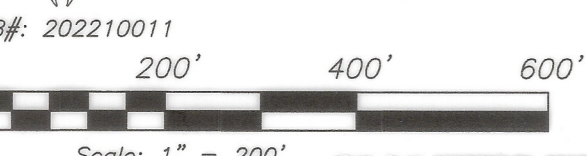


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

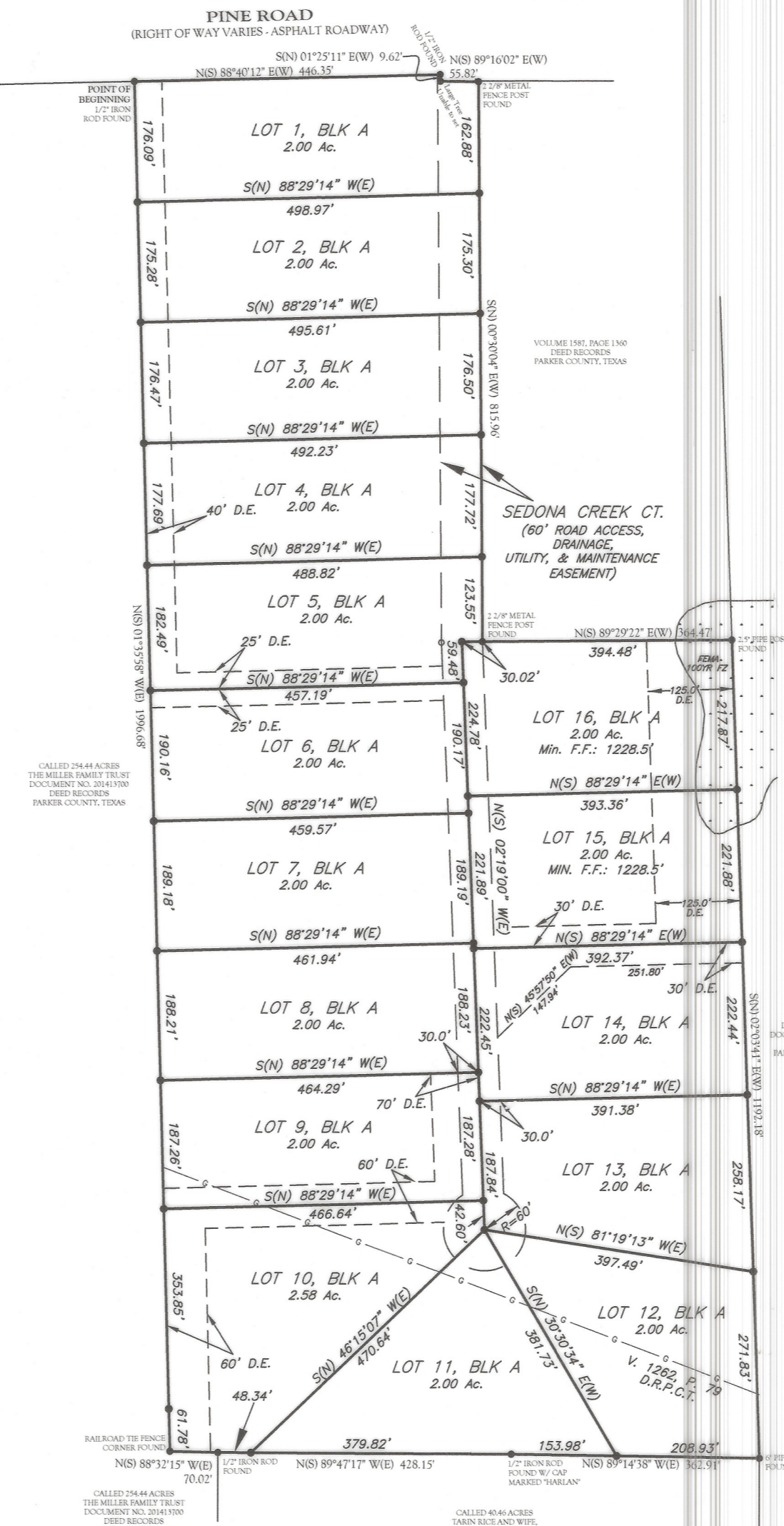


LOT TYPICAL
 NOT TO SCALE

DEVELOPED BY
 SEDONA DEVELOPMENT LLC
 3600 ADVANCE ROAD
 POOLVILLE, TEXAS 76487
 PLAT PREPARED BY
 ADVANCED DEVELOPMENT SERVICE
 301 MEASURES ROAD
 WEATHERFORD, TEXAS 76008
 SURVEYED BY
 JUSTIN PARENTEAU
 140 HACKBERRY POINTE DR
 WEATHERFORD, TEXAS 76087



Scale: 1" = 200'
 *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.



FINAL PLAT
 SEDONA CREEK
 LOTS 1-16, BLOCK A
 32.676 ACRES OUT OF THE T & P RR Co. SURVEY
 SECTION No. 239, ABSTRACT No. 1487,
 PARKER COUNTY, TEXAS

32.591 ACRES OF LAND LOCATED IN SECTION 239, T.&P. RR. CO. SURVEY, A-1487, PARKER COUNTY, TEXAS, BEING
 ALL OF A CALLED 32.72 ACRES TRACT DESCRIBED IN VOLUME 2396, PAGE 1174, DEED RECORDS, PARKER COUNTY,
 TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF PINE ROAD AND BEING THE NORTHEAST
 CORNER OF A CALLED 254.44 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201413700, DEED RECORDS, PARKER
 COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID CALLED 32.72 ACRES AND THE TRACT DESCRIBED
 HEREIN;

THENCE WITH THE COMMON LINE OF PINE ROAD AND THE TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS
 AND DISTANCES:
 N 88°40'12" E - 446.35 FEET TO A 1/2 INCH IRON ROD FOUND,
 S 01°25'11" E - 9.62 FEET TO A LARGE TREE FOUND, AND
 N 89°16'02" E - 55.82 FEET TO A 2 3/8 INCH METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF A CALLED
 6.91 ACRES TRACT DESCRIBED IN VOLUME 1587, PAGE 1360, DEED RECORDS, PARKER COUNTY, TEXAS,
 ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2 INCH IRON ROD
 FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 6.91 ACRES BEARS, N 89°20'44" E - 371.96 FEET;

THENCE WITH THE COMMON LINE OF SAID CALLED 6.91 ACRES AND THE TRACT DESCRIBED HEREIN THE
 FOLLOWING BEARINGS AND DISTANCES:
 S 00°30'04" E - 815.96 FEET, AND
 N 89°29'22" E AT 11.79 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN", CONTINUING FOR A
 TOTAL DISTANCE OF 364.47 FEET TO A 2.5 INCH PIPE POST FOUND FOR AN EAST CORNER OF SAID CALLED 32.72
 ACRES AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201827900, DEED RECORDS,
 PARKER COUNTY, TEXAS, ALSO BEING AN EAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF SAID CALLED 32.72 ACRES, S 02°03'41" E - 1192.18 FEET TO A 6 INCH PIPE POST FOUND
 FOR THE SOUTHEAST CORNER OF SAID CALLED 32.72 ACRES AND THE NORTHEAST CORNER OF A CALLED 40.46
 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201416568, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING
 THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 32.72 ACRES AND SAID CALLED 40.46 ACRES THE FOLLOWING
 BEARINGS AND DISTANCES:
 N 89°14'38" W - 362.91 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN", AND
 N 89°47'17" W - 428.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 40.46
 ACRES AND BEING AN EAST CORNER OF A CALLED 254.44 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201413700,
 DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING A SOUTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 32.72 ACRES AND SAID CALLED 254.44 ACRES THE FOLLOWING
 BEARINGS AND DISTANCES:
 N 88°32'15" W - 70.02 FEET TO A RAILROAD TIE FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF SAID
 CALLED 32.72 ACRES AND THE TRACT DESCRIBED HEREIN,
 N 01°35'58" W - 1996.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.591 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS
 SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT
 THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS
 SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED
 ON THE GROUND OCTOBER 20, 2022 AND JANUARY 25, 2023. 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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



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

17311
 PO
 E-5

The purpose of this revision is to
 change the private roadways to
 become county maintained
 roadways

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202311717
 05/08/2023 02:18 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

CABINET F, SLIDE 475

- PLAT NOTES:
- PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367000125F, DATED APRIL 5, 2019.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOTS AS SHOWN (SEE LOT TYPICAL).
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES (SEE LOT TYPICAL).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREBY 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.
 - MINIMUM FINISHED FLOOR ELEVATIONS PER FLOOD STUDY PROVIDED BY JORDAN ENGINEERING.
 - USPS CLUSTER BOXES TO BE LOCATED WITHIN PRIVATE ROAD EASEMENT NEAR THE INTERSECTION OF PINE ROAD AND SEDONA CREEK COURT.
 - CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.