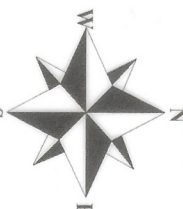


APPROXIMATE LOCATION OF EFFECTIVE
 FLOOD PLAIN AS DETERMINED
 BY THE FLOOD INSURANCE RATE MAP
 (FIRM) NUMBER 48367C0179E
 COMMUNITY PANEL DATED SEPT. 26, 2008
 & 48367C200E DATED SEPT. 26, 2008

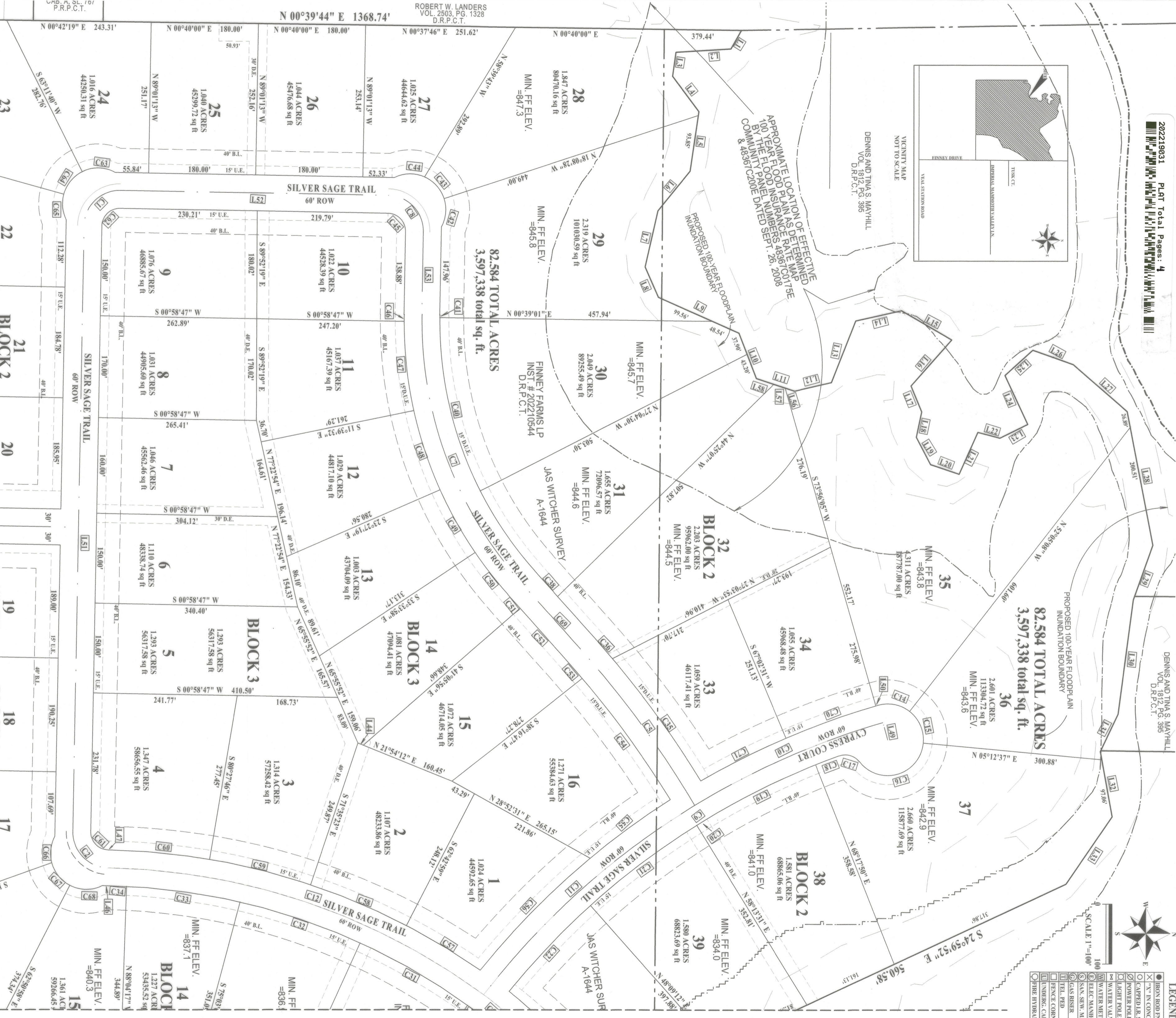
LEGEND

- IRON ROD END
- "N" IN CONC.
- CAPRIABLE SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELECT. MANHOLE
- SAN. SEW. MAN.
- GAS RISER
- TEL. PED.
- FENCE CORNER
- UNDERG. CABLE
- FIRE HYDRANT



SCALE 1"=100'

ROBERT W. LANDERS
 VOL. 2503, PG. 1328
 D.R.P.C.T.



- Notes:**
- The bearings for this property exhibit are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from state observations using NOAA/NGS OPUS calculations performed on October 1, 2020.
 - A portion of the property depicted on this survey lies within an existing 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP for Parker County, and Incorporated areas, Community Map No. 48367C0179E & 48367C200E, Rev. SEPT. 26, 2008
 - This property is not within the extra-territorial jurisdiction of any city or county.
 - All on-site sewage disposal systems shall comply with state and local requirements
 - Water will be supplied by Walnut Creek Special Utility District.

17436
AZ
L-8 L-9

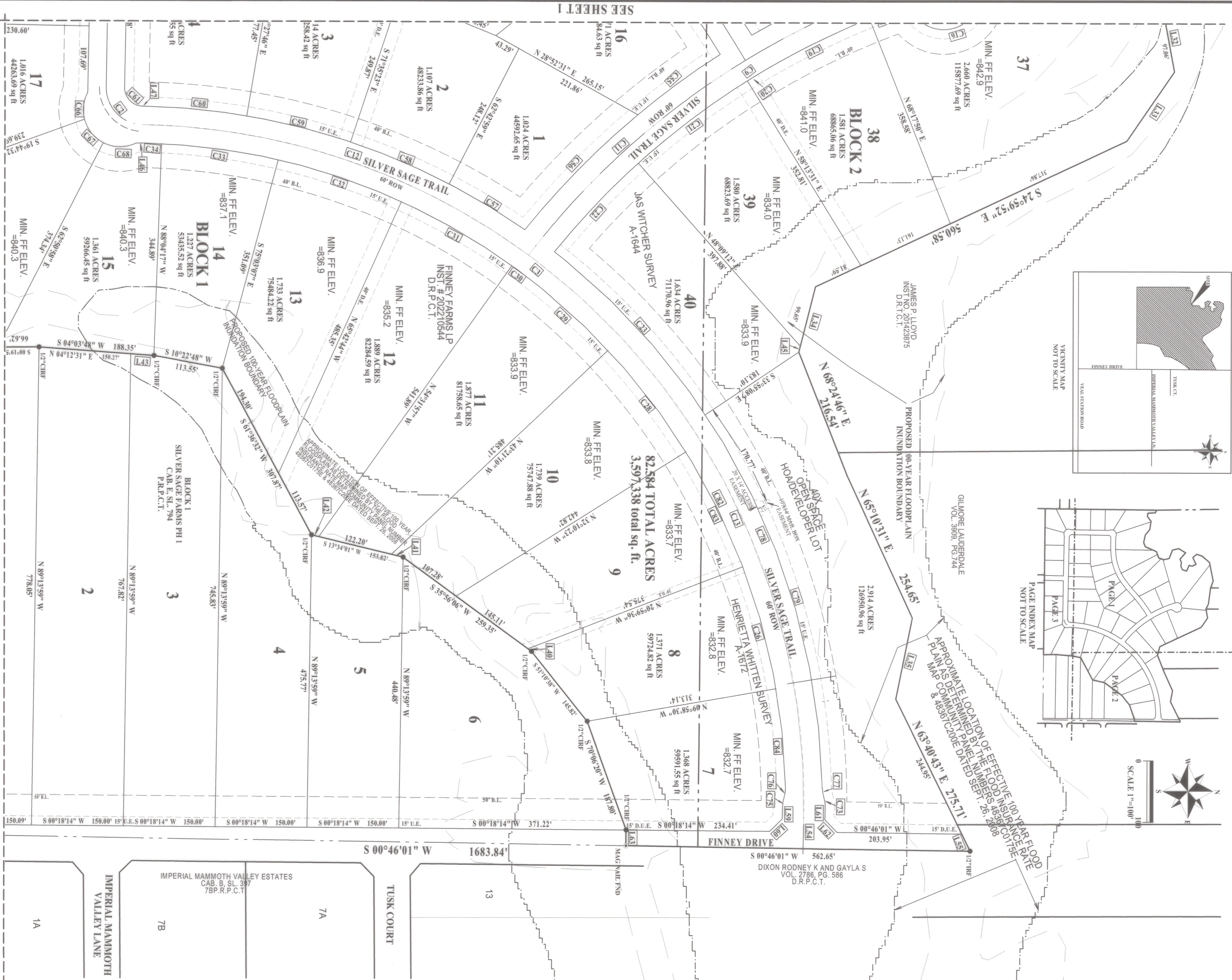
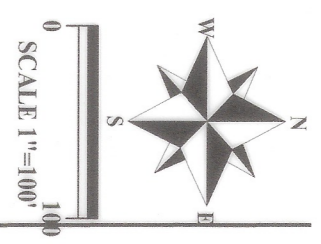
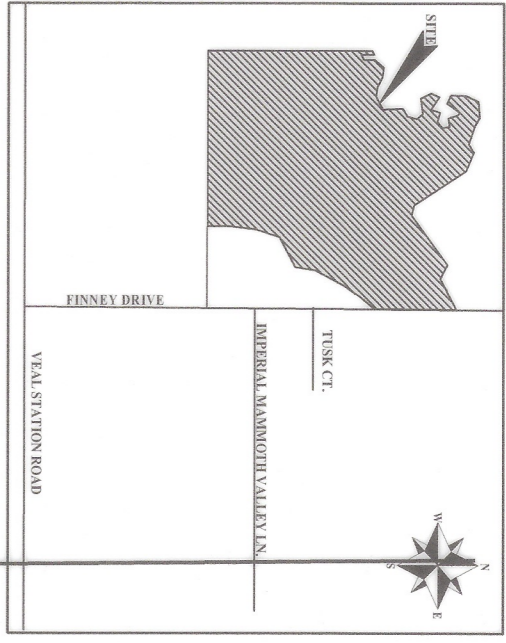
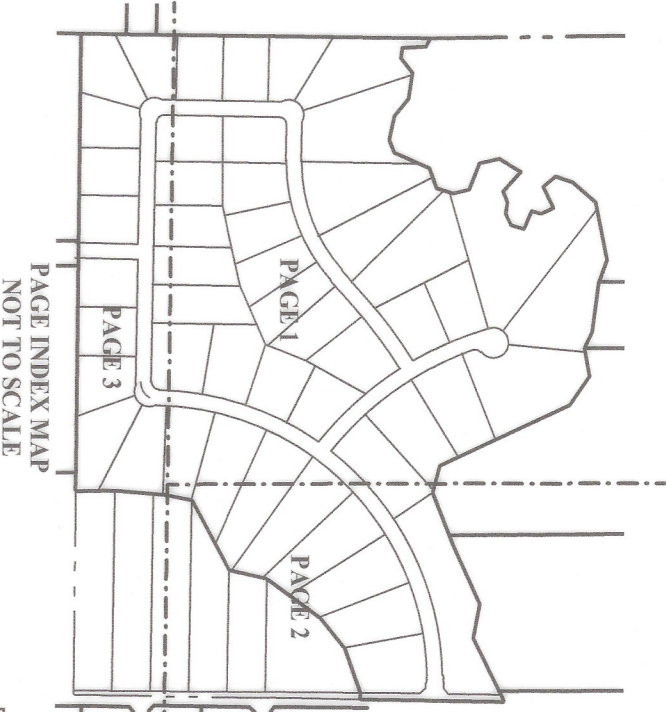
FINAL PLAT SHOWING
 SILVER SAGE FARMS, PHASE 2
 AND LOTS 1-16, BLOCK 3
 BEING A PLAT OF 82,584 ACRES
 OUT OF THE JAS WITCHER SURVEY, ABSTRACT NUMBER 1644, AND
 THE HENRIETTA WHITTEN SURVEY, ABSTRACT NUMBER 1672
 SITUATED IN PARKER COUNTY, TEXAS

OWNER
 FINNEY FARMS LP
 817-480-5256
 10138500
 CONTACT: JOHNNY WILLIAMS, R.P.L.S.
 johnwilliams@stcglobal.net

SEE SHEET 2

LEGEND

- IRON ROD END.
- × "N" IN CONC.
- CAPED IR. SET
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ IRON MANHOLE
- ⊙ SAN. SEW. M.H.
- ⊙ GAS RISER
- ⊙ TEL. PED.
- ⊙ FENCE CORNER
- ⊙ UNDERG. CABLE
- ⊙ FIRE HYDRANT



SEE SHEET 1

MATCHLINE C-C

FINAL PLAT SHOWING
SILVER SAGE FARMS, PHASE 2
LOTS 1-19, BLOCK 1, LOTS 20-40 & 40X, BLOCK 2
AND LOTS 1-16, BLOCK 3
BEING A PLAT OF 82,584 ACRES
OUT OF THE JAS WITCHER SURVEY, ABSTRACT NUMBER 1644, AND
THE HENRIETTA WHITTEN SURVEY, ABSTRACT NUMBER 1672
SITUATED IN PARKER COUNTY, TEXAS

- Notes:**
1. The bearings for this property exhibit are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from static observations using NOAA/NGS OPUS calculations performed on October 1, 2020.
 2. A portion of the property depicted on this survey lies within an existing 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP for Parker County, and Incorporated Areas, Community Map No. 48367C0175E & 48367C200E, Rev. SET. 26, 2008
 3. This property is not within the extra-territorial jurisdiction of any city or county.
 4. All on-site sewage disposal systems shall comply with state and local requirements
 5. Water will be supplied by Walnut Creek Special Utility District.

SURVEYOR
WHITFIELD-HALL SURVEYORS
3550 WILLIAMS ROAD, SUITE 107
FORT WORTH, TX. 76116
(817) 566-2916
TEXAS LICENSED SURVEYING FIRM
CONTACT: JOHNNY WILLIAMS, R.P.L.S.
whitfieldhall@sglobal.net

ENGINEER
SHIELD ENGINEERING GROUP, CFM
1600 W. 7TH ST. SUITE 200
FORT WORTH, TX 76102
KEVIN GLAUB
(882) 207-5955

OWNER
FINNEY FARMS LP
817-480-5256
5816 BOAT CLUB ROAD
FORT WORTH, TEXAS 76179

F 240

PROPERTY DESCRIPTION:

WHERAS Finney Farms, L.P. is the owner of an 82,584 Acres tract in the Jas Witcher Survey, Abstract Number 1644, and the Henrietta Whitten Survey, Abstract Number 1622, situated in Parker County, Texas, and being a portion of that certain tracts of said Tract 1 and all of Tracts 2 and 3, in a deed to Finney Farms, L.P. recorded in Public Records, Volume 202210544, Public Records, Parker County, Texas. Bearings for this survey are based on the Texas State Plane Coordinate System, Texas North County Corner (4202), North American Datum 1983, as derived from static observation using NOAA/NGS OPUS calculations performed on October 1, 2020. Said 82,584 Acres tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east line of Lot 24, The Highlands, as recorded in Cabinet A, Slide 167, Plat Records, Parker County, Texas, also being the northwest corner of Lot 18, Blue Quail Valley, as described in Cabinet B, Slide 58, Plat Records, Parker County, Texas;

THENCE North 00°39'44" East, continuing courses and distances:

- South 60°23'02" East, a distance of 35.74 feet;
South 03°31'30" East, a distance of 92.80 feet;
South 82°13'30" East, a distance of 40.10 Feet;
North 53°14'30" East, a distance of 73.70 Feet;
South 81°39'30" East, a distance of 100.40 Feet;
South 50°48'30" East, a distance of 85.60 Feet;
South 77°13'30" East, a distance of 96.20 Feet;
North 66°09'30" East, a distance of 55.20 Feet;
North 23°51'30" East, a distance of 148.10 Feet;
North 68°44'30" East, a distance of 81.10 Feet;
North 18°02'30" East, a distance of 67.50 Feet;
North 13°01'30" West, a distance of 63.40 Feet;
North 68°24'30" West, a distance of 110.60 Feet;
North 12°42'30" West, a distance of 78.70 Feet;
North 29°56'30" East, a distance of 97.50 Feet;
South 48°31'30" East, a distance of 103.10 Feet;
North 67°34'30" East, a distance of 46.70 Feet;
North 78°03'30" East, a distance of 43.20 Feet;
North 62°16'30" East, a distance of 51.70 Feet;
North 18°26'30" East, a distance of 50.70 Feet;
North 65°59'30" West, a distance of 16.60 Feet;
North 14°27'30" East, a distance of 38.40 Feet;
North 26°14'30" West, a distance of 52.00 Feet;
South 64°44'30" West, a distance of 90.30 Feet;
North 42°07'30" West, a distance of 63.00 Feet;
North 19°21'30" East, a distance of 72.30 Feet;
North 40°50'30" East, a distance of 119.60 Feet;
North 78°59'30" East, a distance of 227.40 Feet;
South 70°22'30" East, a distance of 96.90 Feet;
South 82°20'53" East, a distance of 192.22 Feet;
South 64°38'58" East, a distance of 69.14 Feet;
North 79°30'53" East, a distance of 110.84 Feet;
South 55°26'59" East, a distance of 136.74 Feet;
South 24°59'52" East, a distance of 560.58 Feet;
South 75°40'37" East, a distance of 109.64 Feet;
North 68°24'46" East, a distance of 216.64 Feet;
North 65°10'31" East, a distance of 254.65 Feet;
North 78°27'01" East, a distance of 134.33 Feet;

North 63°40'43" East, a distance of 275.71 Feet to a 1/2" iron rod found in the apparent centerline of County Road Number 1060, also known as Finney, Drive, a variable width right of way;

THENCE South 00°46'01" West, departing said Ash Creek and continuing along said apparent centerline, a distance of 562.65 Feet to a Mead McBee found for the northeast corner of that certain tract of land described as Finney Farms, Phase 1, recorded in Cabinet E, Slide 794, Plat Records, Parker County, Texas;

North 89°14'02" West, departing said apparent centerline and continuing over and across said County Road Number 1060 and the westerly lines of said Finney Farms, Phase 1, a distance of 25.45 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found:

- THENCE continuing along the said westerly lines of Finney Farms, Phase 1, the following courses and distances:
South 70°06'20" West, a distance of 187.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 51°01'38" West, a distance of 145.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 35°56'06" West, a distance of 259.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 13°34'01" West, a distance of 153.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 61°36'32" West, a distance of 307.87 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 10°22'48" West, a distance of 113.55 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 04°03'48" West, a distance of 188.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 00°19'56" East, a distance of 154.44 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the north line of that certain tract of land described in deed to Robert B. and Christ C. Davis, recorded in Volume 2752, Page 195A, Deed Records, Parker County, Texas;

THENCE North 89°33'09" West, a distance of 111.32 Feet departing said north line of the Davis tract and continuing along the north line of that certain tract of land described as Blue Quail Valley, recorded in Cabinet B, Slide 58, Plat Records, Parker County, Texas, to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set; THENCE North 89°29'33" West, continuing along said north line of Blue Quail Valley, a distance of 1668.28 Feet to the POINT OF BEGINNING and containing a computed area of 82,584 Acres, more or less.

THE STATE OF TEXAS
COUNTY OF PARKER
MEAD McBEE
FINNEY FARMS LP
THAT FINNEY FARMS LP, IS THE OWNER OF 82,584 ACRES, 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, AND DOES HEREBY ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATERS ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES WATER SUPPLY.

Mead McBee
MEAD McBEE
FINNEY FARMS LP

GIVEN UNDER MY HAND AND SEAL ON THIS THE 04th DAY OF May, 2022.
Notary Public in and for the State of Texas
JAMIE L. ROTHGANGER
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES 02-24-2024

APPROVED BY the Commissioners Court of Parker County, Texas, on this the 04th day of May, 2022.
Fol Deen, County Judge
George Conley, Commissioner Precinct #1
Craig Peabock, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4

Table with 6 columns: ID, Delta, Radius, Arc Length, Chord, Ch Bear. Contains 68 rows of survey data.

CENTERLINE CURVE TABLE
Table with 6 columns: ID, Delta, Radius, Arc Length, Chord, Ch Bear. Contains 20 rows of survey data.

BOUNDARY LINE TABLE
Table with 6 columns: ID, Bearing, Radius, Arc Length, Chord, Ch Bear. Contains 20 rows of survey data.

LOT LINES
Table with 4 columns: ID, Bearing, Distance. Contains 6 rows of survey data.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
Parker County, Texas

202219023
05/17/2022 01:38 PM
Fee: \$83.80
Lila Deakle, County Clerk
Parker County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER
FINNEY FARMS LP IS OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION DOES HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.
Mead McBee
FINNEY FARMS LP
MEAD McBEE

John D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
T.P.E.L.S. Firm Reg. No. 10138500
DATE: MAY 3, 2022



OUT OF THE JAS WITCHER SURVEY, ABSTRACT NUMBER 1644, AND THE HENRIETTA WHITTEN SURVEY, ABSTRACT NUMBER 1672 SITUATED IN PARKER COUNTY, TEXAS
FINAL PLAT SHOWING
SILVER SAGE FARMS, PHASE 2
LOTS 1- 19, BLOCK 1, LOTS 20-40 & 40X, BLOCK 2
AND LOTS 1-16, BLOCK 3
BEING A PLAT OF 82,584 ACRES

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whitehall@whsghall.net
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