

OWNER'S CERTIFICATE

That I, ZAMARRON BROTHERS, LLC SERIES THOMPSON ROAD, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SUNRISE POINT, PHASE 2. This plat being a subdivision of 17.012 acres out of the T.E. Ballard Survey, Abstract No. 2367, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 5th DAY OF July, 2022

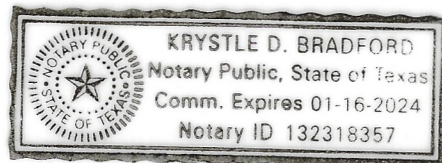
BY: RYAN D. ZAMARRON, Managing Member

STATE OF TEXAS COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON, 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 5th day of July, 2022

Signature of Krystle D. Bradford



I. & G.N. RR. CO. SURVEY NO. 5 BLOCK 4 ABSTRACT NO. 1797

Table with 7 columns: CURVE, DEGREE OF CURVE, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Rows C1 through C4.

202229892 PLAT Total Pages: 1

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0400F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202229892 08/08/2022 02:51 PM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT

LEGAL DESCRIPTION

Of a 17.012 acres tract of land out of the T.E. Ballard Survey, Abstract No. 2367, Parker County, Texas; being part of a certain 31.486 acres tract described in Document No. 202145916 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 2" steel post at the occupied northwest corner of said T.E. Ballard Survey and at an ell corner of a certain 584.581 acres tract described in Volume 2502, Page 1257 of said Official Public Records and at the northwest corner of said 31.486 acres tract for the northwest and beginning corner of this tract.

Thence N. 59 deg. 51 min. 35 sec. E. 1500.36 feet along a southerly line of said 584.581 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 31.486 acres tract and at the northwest corner of Lot 7 of Sunrise Point, Phase 1, according to plat recorded in Cabinet F, Slide 114 of the Plat Records, for the northeast corner of this tract.

Thence S. 30 deg. 08 min. 25 sec. E. 494.58 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Thompson Road (paved) and at the southwest corner of said Lot 7 for the southeast corner of this tract.

Thence along the north right of way line of said Thompson Road the following courses and distances:

- S. 60 deg. 23 min. 06 sec. W. 948.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• Southwesterly along the arc of a 02 deg. 10 min. 53 sec. curve to the left with a radius of 2626.60 feet, a central angle of 10 deg. 38 min. 02 sec., a chord of S. 55 deg. 04 min. 05 sec. W. 486.79 feet and an arc length of 487.49 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
• S. 49 deg. 45 min. 04 sec. W. 62.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 31.486 acres tract and in an easterly line of said 584.581 acres tract for the southwest corner of this tract. Whence a 2" steel post at the southwest corner of said 31.486 acres tract bears S. 30 deg. 42 min. 02 sec. E. 7.58 feet.

Thence N. 30 deg. 42 min. 02 sec. W. 537.61 feet to the place of beginning.

LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature of John Femrite, President

22367.001.003.00

STATE OF TEXAS COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN FEMRITE, 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 5th day of July, 2022

Signature of Krystle D. Bradford



OWNER INFORMATION

ZAMARRON BROTHERS, LLC SERIES THOMPSON ROAD PO BOX 1195 WEATHERFORD, TX 76086 PH. 817-694-2067

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 293

DATE Aug 8, 2022

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 13, 2021.

Signature of Philip E. Colvin, Jr.

Philip E. Colvin, Jr., R.P.L.S. No. 6258 JN211410 211410C.dwg FN2206104



18047 WE G-20 SWE

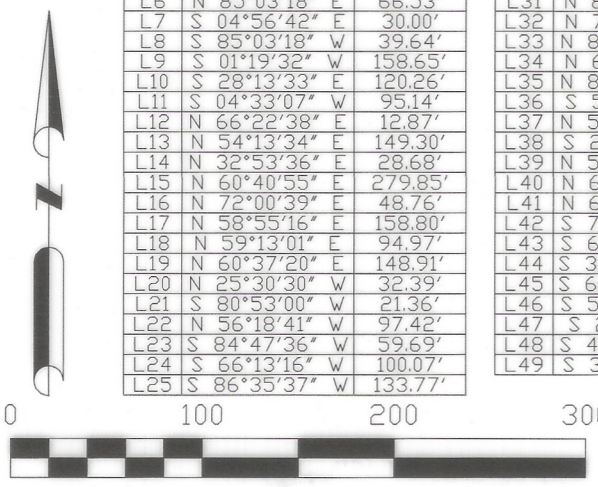
THE STATE OF TEXAS COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

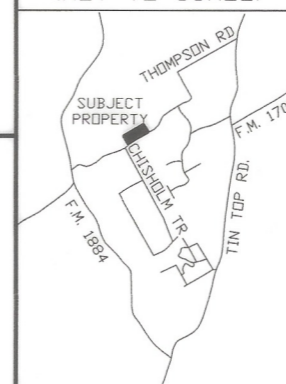
ON THIS THE 8th DAY OF August, 2022.

Signatures of County Judge George A. Corley and three Commissioners (Precinct #1, #2, #4).

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L25.



VICINITY MAP (NOT TO SCALE)



FINAL PLAT SUNRISE POINT PHASE 2 LOT 8 THRU LOT 13 BEING A SUBDIVISION OF 17.012 ACRES OUT OF THE T.E. BALLARD SURVEY, ABSTRACT NO. 2367 PARKER COUNTY, TX SURVEYOR PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841 PLAT DATE: JULY 5, 2022