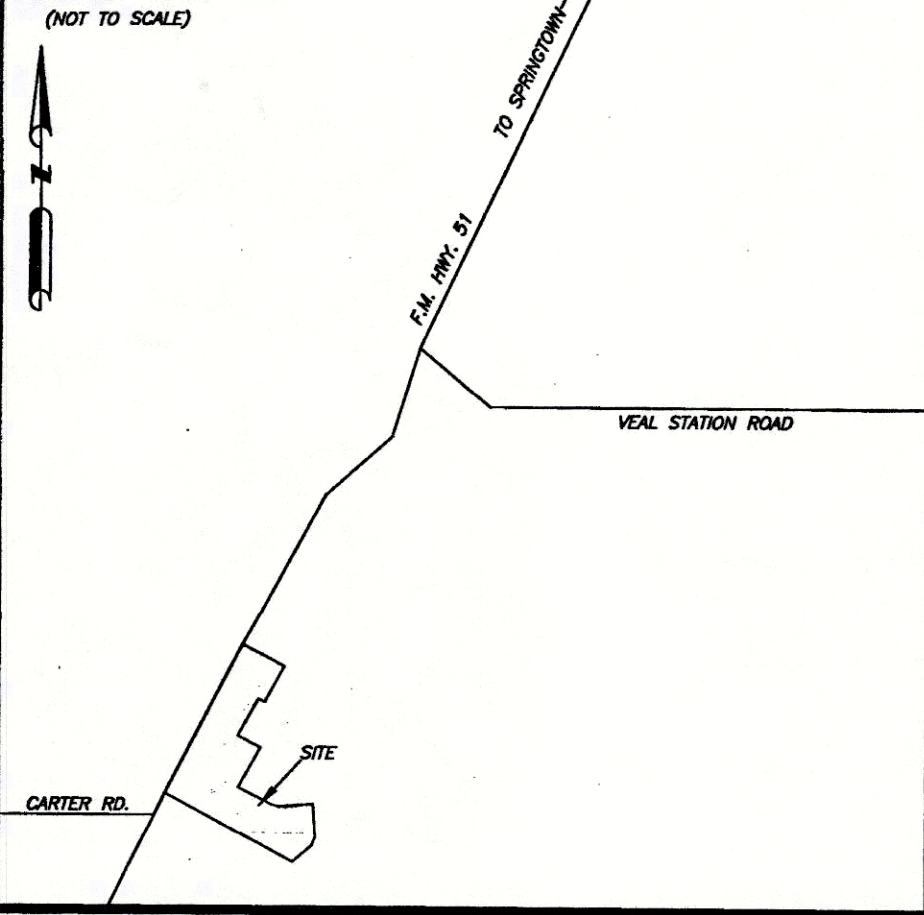


VICINITY MAP
(NOT TO SCALE)



CURVE DETAIL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	200.28'	196.58'	S 39°50'51" E	38°15'02"
C2	300.00'	195.21'	191.78'	N 39°21'47" W	37°18'55"

LINE DETAIL

LINE	BEARING	LENGTH
L1	S 58°58'22" E	98.04'
L2	S 20°43'20" E	63.70'
L3	S 57°58'10" E	137.14'
L4	S 57°59'57" E	126.50'
L5	N 76°08'49" E	14.09'
L6	S 13°58'22" E	14.09'

201916903 PLAT Total Pages: 1

STATE OF TEXAS } OWNER'S ACKNOWLEDGMENT AND DEDICATION

COUNTY OF PARKER }

We, Maximum Design Ventures, LLC, the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for a 32.00 acre tract of land said tract being all of Lots 1 & 2, Block 1, all of Lots 9 through 18, Block 1 and all of Lots 48 & 49, Block 1, and a portion of Stormy Lane, and a portion of Stormy Court, SKY VIEW RANCH, according to the plat thereof recorded in Plat Cabinet E, Slide 83, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the Easterly line of Farm-to-Market Highway No. 51, said iron being for the Southwesterly corner of Lots 12 & 13 of said SKY VIEW RANCH, and being for the Northwest corner of that certain tract of land described in deed to HA&C, LLC, recorded in Clerks File No. 201609107, Real Records, Parker County, Texas;

THENCE N 31°01'51" E, with the Easterly line of said Farm-to-Market Highway No. 51, 1748.20 feet to a capped iron found at the Northwest corner of said Lot 49;

THENCE S 57°59'57" E, 486.44 feet to a capped iron found at the Northeast corner of said Lot 48 and the Northwest corner of Lot 47;

THENCE S 32°00'57" W, with the common line of said Lot 47 & 48, 423.74 feet to a point in the South line of Sky Lane and being in the North line of Lot 3;

THENCE N 57°59'57" W, with the South line of said Sky Lane, 74.54 feet to a capped iron found at the Northwest corner of said Lot 3 and the Northeast corner of said Lot 2;

THENCE S 31°59'06" W, with the common line of said Lot 2 & 3, 436.38 feet to a capped iron found at the Southeast corner of said Lot 2 and the Southwest corner of said Lot 3 and being in the North line of said Lot 10;

THENCE S 57°59'57" E, 261.79 feet to a capped iron found at the Northeast corner of said Lot 9 and the Northwest corner of Lot 8;

THENCE S 32°00'13" W, with the common line of said Lot 8 & 9, 468.85 feet to a point in the South line of Stormy Lane and being in the North line of said Lot 14;

THENCE S 57°58'10" E, with the South line of said Stormy Lane, 374.16 feet to a capped iron found, said iron being for the beginning of a curve to the left whose radius is 160.00 feet;

THENCE with the South line of said Stormy Lane and with said curve to the left whose chord bears S 74°15'36" E, 89.19 feet and being an arc length of 90.34 feet to a capped iron found;

THENCE N 89°38'56" E, with the South line of said Stormy Lane, 352.98 feet to a capped iron found at the Northeast corner of said Lot 18 and being at the intersection of the South line of said Stormy Lane and the West line of Cloudy Court;

THENCE S 00°21'04" E, with the West line of said Cloudy Court, 348.70 feet to a capped iron found at the beginning of a curve to the right whose radius is 100.00 feet;

THENCE with the West line of said Cloudy Court and with said curve to the right whose chord bears S 26°14'51" W, 89.67 feet and being an arc length of 92.97 feet to a capped iron found;

THENCE S 52°51'45" W, with the West line of said Cloudy Court, 266.17 feet to a capped iron found at the common corner of Lots 17, 18 & 19;

THENCE N 58°00'15" W, 1502.86 feet to the POINT OF BEGINNING and containing 32.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Maximum Design Ventures, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1R & 2R, Lots 9R thru 18R and Lots 48R & 49R, Block 1 SKY VIEW RANCH, Parker County, Texas.

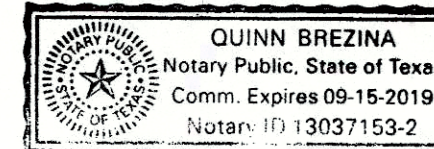
Chuck Worrell
Chuck Worrell
(Managing Partner)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Chuck Worrell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30 day of July, 2019.

Quinn Brezina
Quinn Brezina
Notary Public
Parker County, Texas.



ACCT. NO.: 17493
SCH. DIST.: WE
CITY: JR
MAP NO.: NWE

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 30 DAY OF JULY, 2019.

COUNTY JUDGE: *George A. Guley*

COMMISSIONER PRECINCT #1: *Amrik*

COMMISSIONER PRECINCT #2: *Amrik*

COMMISSIONER PRECINCT #3: *Amrik*

COMMISSIONER PRECINCT #4: *Amrik*

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OWNER/DEVELOPER
MAXIMUM DESIGN VENTURES, LLC
12075 ALYSSE WAY
FORT WORTH, TEXAS 76179
(817)994-0768

Re-Plat
Lots 1R, 2R, 9R thru 18R and Lots 48R & 49R, Block 1
SKY VIEW RANCH
an Addition to Parker County, Texas and being a re-plat of
Lots 1, 2, 9 thru 18 & Lots 48 & 49, Block 1, of
SKY VIEW RANCH,
an Addition to Parker County, Texas, according to the plat
thereof recorded in Cabinet E, Slide 83, Plat Records, Parker
County, Texas.

BASE BEARING PER PLAT.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

30' BUILDING LINES ALONG ALL ROADS.

10' BUILDING LINES ALONG ALL SIDE & REAR LOT LINES.

5' UTILITY & DRAINAGE EASEMENTS INSIDE ALL SIDE LOT LINES.

10' UTILITY EASEMENTS ALONG ALL REAR LOT LINES.

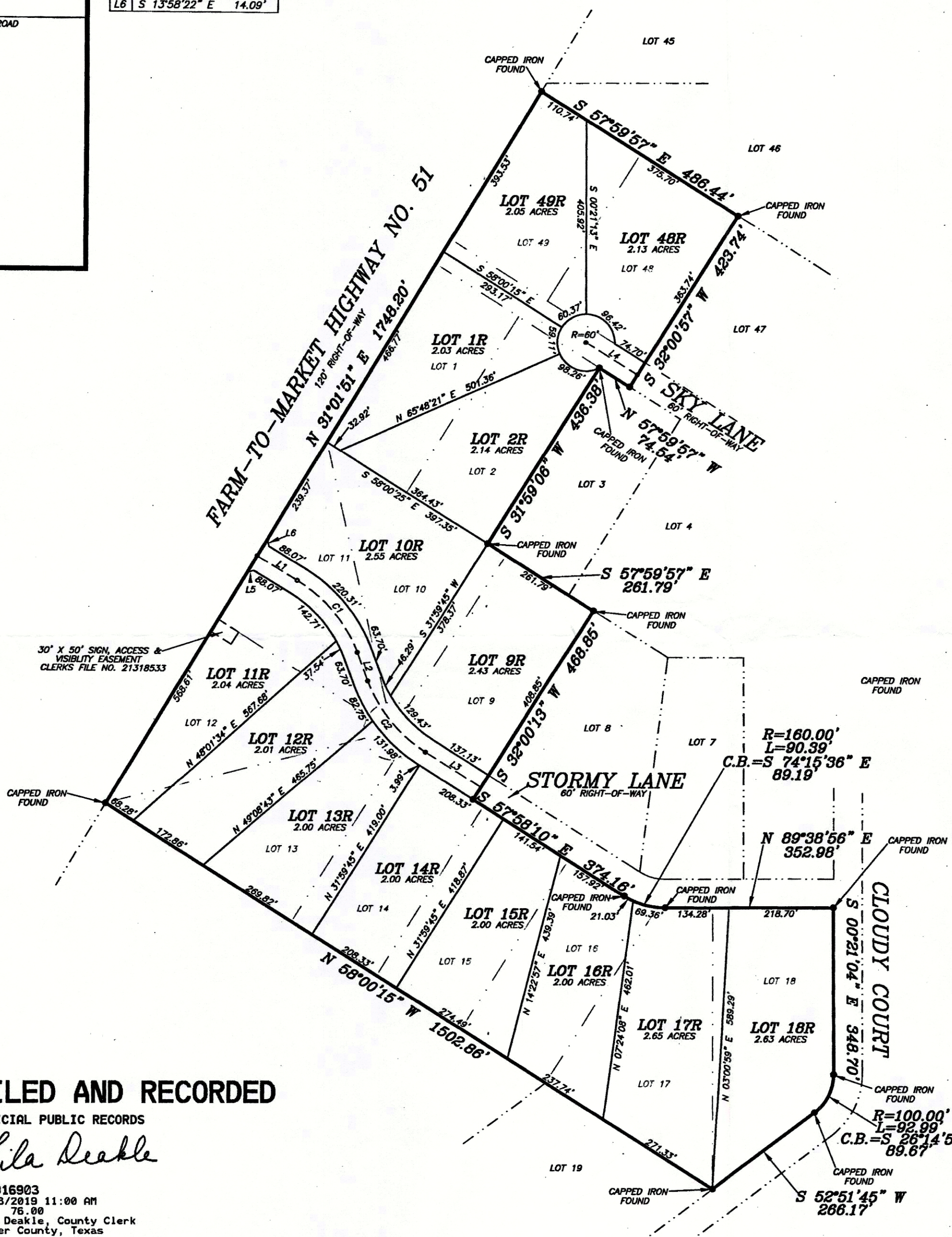
15' DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT LOT LINES.

ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

WATER TO BE PROVIDED BY PRIVATE WATER WELLS.

SEWER TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.

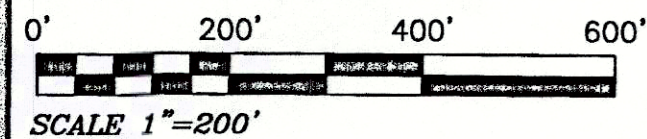


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201916903
07/08/2019 11:00 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 1018600



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 04, 2019

MAXIMUM DESIGN VENTURES, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Chuck Worrell
CHUCK WORRELL