

**CURVE DETAIL**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	200.28'	198.58'	S 39°50'51" E	38°15'02"
C2	300.00'	195.21'	191.78'	N 39°21'47" W	37°16'55"

**LINE DETAIL**

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'

201923544 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 Sky 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 92.99 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.

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.

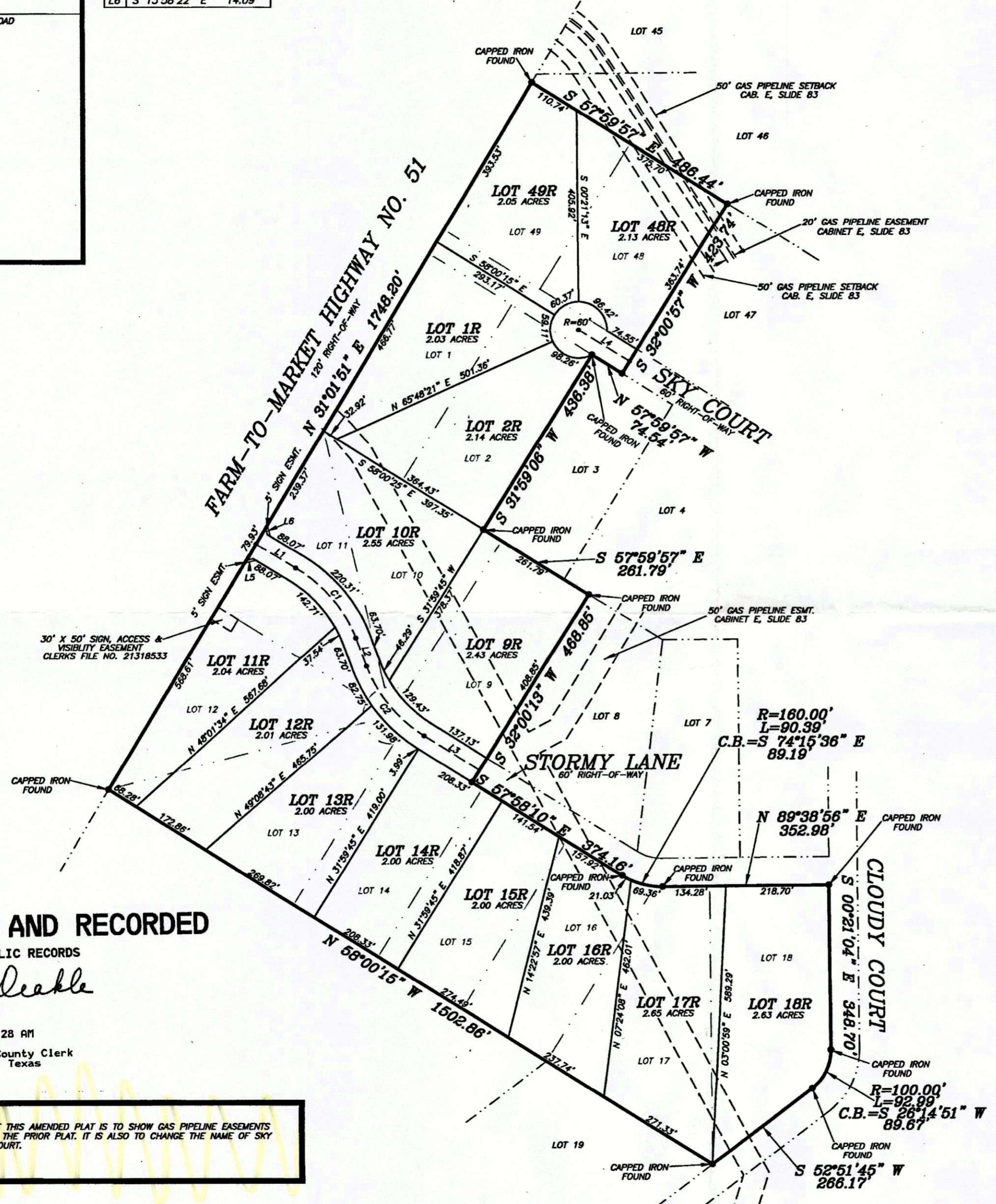
15' DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT LOT LINES.

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.

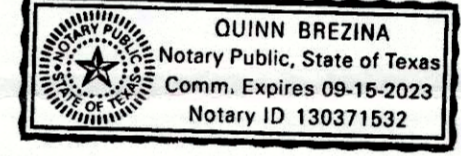
SEWER TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.



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 29th day of August, 2019.

*Quinn Brezina*  
 Quinn Brezina  
 Notary Public  
 Parker County, Texas.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

201923544  
 09/09/2019 11:28 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO SHOW GAS PIPELINE EASEMENTS OMITTED FROM THE PRIOR PLAT. IT IS ALSO TO CHANGE THE NAME OF SKY LANE TO SKY COURT.

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

THE STATE OF TEXAS }  
 COUNTY OF PARKER }

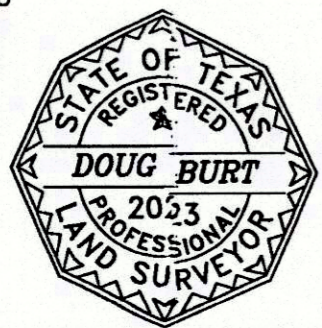
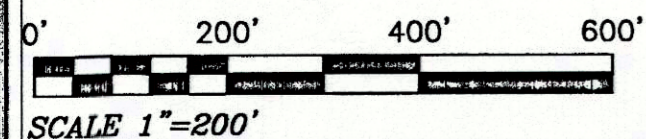
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 29th DAY OF August, 2019.

*George A. Conley*  
 George A. Conley  
 COMMISSIONER PRECINCT #1

*Sam Walker*  
 Sam Walker  
 COMMISSIONER PRECINCT #3

*Chris...*  
 COMMISSIONER PRECINCT #2

*...*  
 COMMISSIONER PRECINCT #4



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  
 AUGUST 28, 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

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

**AMENDED PLAT**  
 Lots 1R, 2R, 9R thru 18R and Lots 48R & 49R, Block 1  
**SKY VIEW RANCH**  
 an Addition to Parker County, Texas and being an amended plat of  
**SKY VIEW RANCH,**  
 an Addition to Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 325, Plat Records, Parker County, Texas.