

LEGAL DESCRIPTION

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Maximum Design Ventures, LLC is the owner of a tract of land situated in the T&P RR CO Survey, Abstract Number 1465, the Joseph S. Amos Survey, Abstract No. 2, and the Henry P. Dubellett Survey, Abstract Number 2090, Parker County, Texas and being described in the General Warranty Deed with Vendor's Lien as recorded in Document Number 201718895, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

BEGINNING at a 1000 nail found for the southeast corner of Lot 5R, Block 1, Carter Hills, a subdivision in Parker County, Texas, according to the plat recorded on Slide B-579, Plat Records, Parker County, Texas (P.R.P.C.T.), the northwest corner of Lot 7, Block 1, Carter Hills, a subdivision in Parker County, Texas, according to the plat recorded in Slide B-497, P.R.P.C.T. and being the southernmost southwest corner of said Maximum Design Ventures tract;

THENCE North 00°02'51" West, with the common line of said Carter Hills (Slide B-579) and said Maximum Design Ventures tract, a distance of 70.53 feet to a 1/2 inch capped iron rod stamped "AAS RPLS 4857" found for the south corner of a tract of land described in the deed to HA&C, LLC, as recorded in Document Number 201609107, Deed Records, Parker County, Texas (D.R.P.C.T.) and being an angle point of said Maximum Design Ventures tract;

THENCE with the common line of said HA&C tract and said Maximum Design Ventures tract, the following courses and distances:

North 52°54'39" East, a distance of 1,109.13 feet to a 1/2 inch capped iron rod found (illegible) for the northeast corner of said HA&C tract and being an interior ell corner of said Maximum Design Ventures tract;

North 58°00'15" West, a distance of 1,089.06 feet to a 1/2 inch capped iron rod found (illegible) for the northwest corner of said HA&C tract and being the most northerly southwest corner of said Maximum Design Ventures tract and being on the easterly right-of-way line of Farm to Market Highway 51 (a 120' public right-of-way) described in the deed to the State of Texas as recorded in Volume 205, page 28, D.R.P.C.T.;

THENCE with the east Right-of-Way line of said F.M. 51 and the west line of said Maximum Design Ventures tract, the following courses and distances:

North 31°01'30" East, a distance of 3,060.72 feet to a 5/8 inch capped iron rod stamped "BHB INC" set from which a 1/2 inch iron rod found bears South 45°48'23" West, a distance of 0.65 feet, said point being the beginning of a curve to the right having a chord which bears North 37°47'43" East, a distance of 661.05 feet, and having a radius of 2,804.68 feet;

With said curve to the right having a central angle of 13°32'09", an arc length of 662.59 feet to a 5/8 inch capped iron rod stamped "BHB INC" set from which a 1/2 inch iron rod found bears North 43°36'21" East, a distance of 0.75 feet, said point being the north corner of said Maximum Design Ventures tract and the northwest corner of a tract of land described in the deed to Melvin Woody and wife, Sheila Woody as recorded in Volume 1342, Page 482, D.R.P.C.T.;

THENCE South 00°21'19" East, with the common line of said Maximum Design Ventures tract and said Melvin Woody tract, passing the ostensible southwest corner of said Melvin Woody tract and the northwest corner of a tract of land described in the deed to Woody Family Limited Partnership as recorded in Volume 1620, Page 1146, D.R.P.C.T., at a distance of 546.72 feet and continue with the common line of said Maximum Design Ventures tract and said Woody Family Limited Partnership tract, for a total distance of 4,438.91 feet to a 3 inch metal post found for the southeast corner of said Maximum Design Ventures tract, the southwest corner of said Woody Family Limited Partnership tract, the northwest corner of a tract of land described as Tract 1 (Exhibit D) and the northeast corner of a tract of land described as Tract 2 (Exhibit F) as recorded in the deed to The Dean and Jo Ann Engberg 1995 Trust recorded in Volume 1661, Page 1277, D.R.P.C.T.;

THENCE South 86°57'19" West, with the common line of said Maximum Design Ventures tract and said The Dean and Jo Ann Engberg 1995 Trust (Exhibit F, Tract 2) tract, a distance of 424.75 feet to a 2-1/2 inch metal post found for the northeast corner of Lot 16, Block 1 of said Carter Hills (Slide B-497), the northwest corner of said The Dean and Jo Ann Engberg 1995 Trust tract (Tract 2) and being an angle point of said Maximum Design Ventures tract;

THENCE South 89°59'30" West, with the common line of said Maximum Design Ventures tract and said Carter Hills (Slide B-497), a distance of 1,547.20 feet to the POINT OF BEGINNING and containing 5,321,615 square feet or 122.167 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Maximum Design Ventures, LLC, Owner, does hereby adopt that plat designating the hereinabove described property as LOTS 1 - 49 BLOCK 1, SKY VIEW RANCH, a subdivision in Parker County and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the utility easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same and do hereby dedicate to the existing pipeline easements, a 50.00 foot wide (maximum) easement centered on the existing buried pipes as located. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Parker County, Texas, this 23 day of April, 2018.

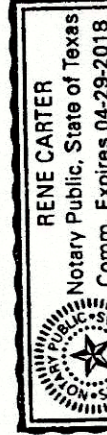
J. W. in Cotton
Maximum Design Ventures, Owner
COUNTY OF PARKER

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared J. W. in Cotton, Authorized Agent, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Witness our hands at Parker County, Texas, this 23 day of April, 2018.

Rene Carter
Notary Public, In and for the State of Texas
Notary ID: 6139653



CURVE DATA TABLE

Table with 4 columns: NO., DELTA, RADIUS, ARC DIST, CHORD BEARING, CHORD DIST. Rows 1-14.

CURVE DATA TABLE

Table with 4 columns: NO., DELTA, RADIUS, ARC DIST, CHORD BEARING, CHORD DIST. Rows 15-28.

CURVE DATA TABLE

Table with 4 columns: NO., DELTA, RADIUS, ARC DIST, CHORD BEARING, CHORD DIST. Rows 29-42.

LINE DATA TABLE

Table with 4 columns: NO., BEARING, DIST, CHORD DIST. Rows 1-19.

GENERAL NOTES

- 1. ALL INTERIOR STREETS HAVE A MINIMUM 60' RIGHT-OF-WAY.
2. WATER SERVICE PER INDIVIDUAL ON SITE WATER WELLS PER PARKER COUNTY REGULATIONS.
3. SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
4. FRONT BUILDING LINE SETBACK SHALL BE 30'
SIDE BUILDING LINE SETBACK SHALL BE 10'
REAR BUILDING LINE SETBACK SHALL BE 10'
10' UTILITY EASEMENT SHALL BE ALONG REAR LOT LINES OF EACH LOT.
5. 10' UTILITY & DRAINAGE EASEMENT SHALL BE ALONG SIDE (CENTERED) LINES OF EACH LOT.
6. LOT.
7. 15' UTILITY & DRAINAGE EASEMENT SHALL BE ALONG FRONT LINES OF EACH LOT.
8. LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
9. THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
10. PROPERTY IS LOCATED WITHIN PARKER COUNTY, TEXAS.
11. 5/8 INCH CAPPED IRON RODS STAMPED "BHB INC" SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
12. BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83 BY SCALED LOCATION OF FEMA FIRM MAP NO. 48367C0175D, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

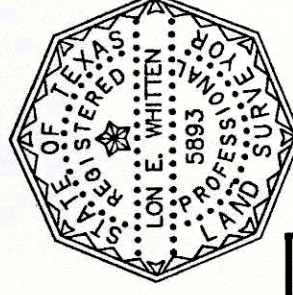
UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A GROUND UTILITY & CERTIFICATION STUDY FOR SKY VIEW RANCH HAS NOT BEEN PREPARED.

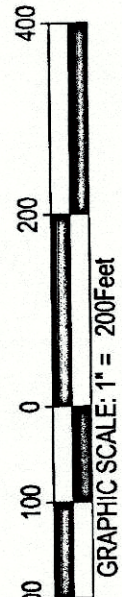
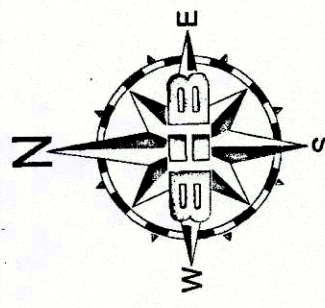
SURVEYOR'S CERTIFICATION

I, Lon E. Whitten, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.



Lon E. Whitten
Date: April 12, 2018
Registered Professional Land Surveyor #5893

NOTE:
SEE SHEET 3 OF 3 FOR GAS PIPELINE EASEMENT AND ABOVE GROUND GAS APPURTENANCE SETBACK DETAILS AND DIMENSIONS.



APPROXIMATE SURVEY LINE LOCATION
HENRY P. DUBELLET SURVEY
ABSTRACT NO. 2090

MELVIN WOODY AND WIFE,
SHEILA WOODY
VOL. 1342, PG. 482
D.R.P.C.T.

WOODY FAMILY LIMITED PARTNERSHIP
VOL. 1620, PG. 1146
D.R.P.C.T.

MATCHLINE A

MATCHLINE A

FINAL PLAT
SKY VIEW RANCH

LOTS 1 - 49, BLOCK 1
BEING 122.167 ACRES SITUATED IN THE
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1465,
& HENRY P. DUBELLET SURVEY, ABSTRACT NO. 2090
PARKER COUNTY, TEXAS
APRIL 2018

21465-002-002-00

OWNER/DEVELOPER
MAXIMUM DESIGN VENTURES, LLC
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FORT WORTH, TEXAS 76179
817-994-0768

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Engineering & Surveying
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www.bhbinc.com
817-338-1277
BHB Project # 2017-174-001 TBPE Firm F-44 TBPLS Firm 10011300

