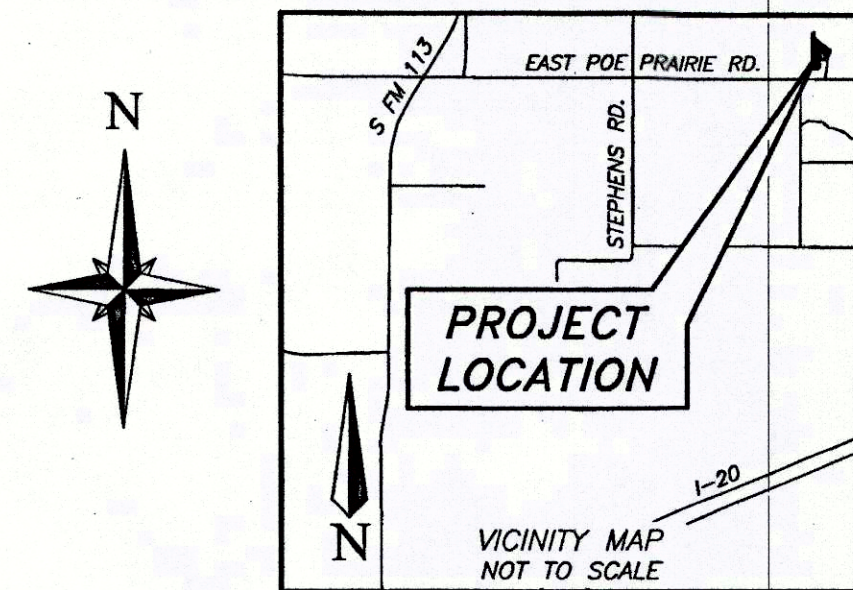


KNOW ALL MEN BY THESE PRESENTS, R. D. TOWE, JR. AND KARAN ANN TOWE ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:
 BEING 2.819 ACRES (122,804 SQUARE FEET) OF LAND, SITUATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 1534, PARKER COUNTY, TEXAS, BEING ALL OF TRACT 1, ACCORDING TO THE PLAT OF SPRING CREEK, AN ADDITION TO PARKER COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 673, PLAT RECORDS OF PARKER COUNTY, TEXAS. SAID 2.819 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

ID	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	DISTANCE
C1	120.43'	131.13'	52°37'12"	S 26°31'58" E	116.24'
C2	31.62'	20.17'	89°48'34"	S 07°56'47" E	28.48'
C3	116.03'	174.72'	38°02'50"	S 18°04'40" W	113.91'
C4	92.64'	392.27'	13°31'53"	S 05°38'03" W	92.43'



BEGINNING AT A NAIL FOUND UNDER THE PAVED SURFACE OF EAST POE PRAIRIE ROAD (VARIABLE-WIDTH RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED TRACT 1, SPRING CREEK, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT NO. 1 (CALLED 30.0 ACRES) CONVEYED TO RUTH BARTON IN A WARRANTY DEED RECORDED IN VOLUME 1536, PAGE 1511, DEED RECORDS OF PARKER COUNTY, TEXAS, BEING IN THE NORTH LINE OF THAT CERTAIN 11.72 ACRE TRACT CONVEYED TO BRANDON LISK AND MARY-MARGARET LISK IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 201516905, DEED RECORDS OF PARKER COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 12 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF SAID BARTON TRACT, A DISTANCE OF 719.67 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID TRACT 1, BEING IN THE EAST LINE OF THAT CERTAIN CALLED 10.516 ACRE TRACT CONVEYED TO DANA SUE TAYLOR AND JIM JOSHUA TAYLOR, ACCORDING TO THE WARRANTY DEED RECORDED IN VOLUME 1487, PAGE 1895, DEED RECORDS OF PARKER COUNTY, TEXAS, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF PARADISE COURT (60-FOOT RIGHT-OF-WAY) AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 131.13 FEET;

THENCE ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF PARADISE COURT, AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 120.44 FEET, A DELTA ANGLE OF 52 DEGREES 37 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 26 DEGREES 31 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 116.24 FEET, TO A 5/8-INCH IRON ROD FOUND;

THENCE SOUTH 52 DEGREES 50 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF PARADISE COURT, A DISTANCE OF 261.25 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PIONEER MAPPING" SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.17 FEET;

THENCE ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF PARADISE COURT THE FOLLOWING SIX COURSES AND DISTANCES:
 ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.62 FEET, A DELTA ANGLE OF 89 DEGREES 48 MINUTES 34 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 56 MINUTES 47 SECONDS EAST, AND A CHORD LENGTH OF 28.48 FEET, TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PIONEER MAPPING" SET,

SOUTH 36 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 29.13 FEET TO A 5/8-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 174.72 FEET,

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 116.03 FEET, A DELTA ANGLE OF 38 DEGREES 02 MINUTES 50 SECONDS, A CHORD BEARING OF SOUTH 18 DEGREES 04 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 113.91 FEET, TO A 5/8-INCH IRON ROD FOUND,

SOUTH 00 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 68.78 FEET TO A 5/8-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 392.27 FEET,

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 92.64 FEET, A DELTA ANGLE OF 13 DEGREES 31 MINUTES 53 SECONDS, A CHORD BEARING OF SOUTH 05 DEGREES 38 MINUTES 03 SECONDS WEST, AND A CHORD LENGTH OF 92.43 FEET, TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PIONEER MAPPING" SET,

AND SOUTH 12 DEGREES 24 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF PARADISE COURT, A DISTANCE OF 143.18 FEET TO A MAG-NAIL SET AT THE SOUTHWEST CORNER OF SAID TRACT 1, SAME BEING IN THE NORTH LINE OF THE ABOVE MENTIONED LISK TRACT AND IN THE PAVED SURFACE OF EAST POE PRAIRIE ROAD, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT 5, SPRING CREEK, BEARS SOUTH 89 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 310.24 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE NORTH LINE OF SAID LISK TRACT, A DISTANCE OF 170.37 FEET TO THE POINT OF BEGINNING, CONTAINING 2.819 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, R. D. TOWE, JR. AND KARAN ANN TOWE, DO HEREBY ADOPT THIS PLAT OF THE HEREINABOVE DESCRIBED REAL PROPERTY AS...

TRACTS 1A AND 1B
 SPRING CREEK
 PARKER COUNTY, TEXAS.

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON.
 EXECUTED THIS THE 08th DAY OF August, 2018.

R. D. Towe, Jr.
 R. D. TOWE, JR.
Karan Ann Towe
 KARAN ANN TOWE

STATE OF TEXAS } COUNTY OF PARKER }
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R. D. TOWE, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 08th DAY OF August, 2018.

Jamie Belynn Tierce
 NOTARY PUBLIC STATE OF TEXAS
 STATE OF TEXAS } COUNTY OF PARKER }
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARAN ANN TOWE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 08th DAY OF August, 2018.

Jamie Belynn Tierce
 NOTARY PUBLIC STATE OF TEXAS
 STATE OF TEXAS } COUNTY OF PARKER }

SUBJECT TRACT DEED
 CALL: TRACT 1, SPRING CREEK
 TIM MADDUX TO
 R. D. TOWE, JR. AND KARAN ANN TOWE
 VOLUME 1737, PAGE 450 D.R.P.C.T.
 SUBJECT TRACT OWNERS
 R. D. TOWE, JR. AND KARAN ANN TOWE
 121 PARADISE CT
 MILLSAP, TX 76066

LIENHOLDER
 UNITED BUILT HOMES
 10305 S. FREEWAY
 FT WORTH, TX 76140

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED FROM A SURVEY MADE ON THE GROUND DURING THE MONTHS OF MAY AND JUNE, 2018.

Stuart L. Warnock
 STUART L. WARNOCK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6579

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Jeane Brunson
 201820257
 08/13/2018 11:29 AM
 Fee: 75.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT
 ACCT. NO.: 17743
 SOH. DIST.: 17743
 CITY: 17743
 MAP NO.: 17743

17743.001-001-00

- NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010, ZONE 4202 (TEXAS NORTH CENTRAL).
 - SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - SURVEYOR WAS NOT PROVIDED WITH A COMMITMENT FOR TITLE INSURANCE. EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
 - THE SUBJECT PROPERTY FALLS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48367 C 0375 E, DATED SEPTEMBER 26, 2008.
 - 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 GROUNDWATER AVAILABILITY.
 - WATER BY PARKER COUNTY SPECIAL UTILITIES DISTRICT.
 (500 BROCK SPUR, MILSAP, TX 76066 - (817) 594-2900)

I, R. D. TOWE, JR., 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.

R. D. Towe, Jr.
 R. D. TOWE, JR.

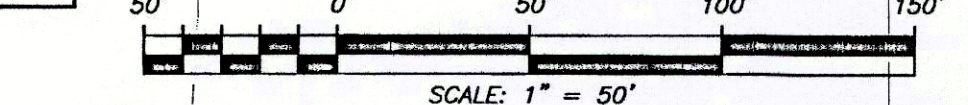
I, KARAN ANN TOWE, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Karan Ann Towe
 KARAN ANN TOWE

STATE OF TEXAS } COUNTY OF PARKER }
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 08th DAY OF August, 2018.
M. J. De...
 COUNTY JUDGE
Gene A. Guley
 COMMISSIONER PRECINCT #1
James...
 COMMISSIONER PRECINCT #2
...
 COMMISSIONER PRECINCT #3
...
 COMMISSIONER PRECINCT #4

LEGEND
 BOUNDARY LINE
 ADJOINER LINE
 SURVEY LINE
 EASEMENT CENTERLINE
 D.R.P.C.T.
 P.R.P.C.T.

FINAL PLAT
 TRACTS 1A AND 1B
 SPRING CREEK
 BEING A REPLAT OF
 TRACT 1, SPRING CREEK
 T. & P. R.R. CO. SURVEY,
 ABSTRACT 1534
 PARKER COUNTY, TEXAS



PIONEER MAPPING
 SURVEYING | CONSULTING | GEOSPATIAL
 PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550
 www.pioneermapping.com - info@pioneermapping.com
 TX-FIRM# 10194188

JOB: 18-026 DRAWN BY: GDF DATE: JULY 10, 2018
 DWG: 18-026 PLAT_7-10-18_R3.DWG REVISION: 3

CALL: 10.516 AC.
 DANA SUE TAYLOR AND
 JIM JOSHUA TAYLOR
 VOL. 1487, PG. 1895 D.R.P.C.T.

TRACT NO. 1 (CALL: 30.0 AC.) - RUTH BARTON
 VOL. 1536, PG. 1511 D.R.P.C.T.

POINT OF BEGINNING
 FND. NAIL UNDER ASPHALT

EAST POE PRAIRIE ROAD
 ROBERT CURRAN SURVEY A-1730

CALL: 11.72 AC. - BRANDON LISK AND MARY-MARGARET LISK INST. NO. 201516905 D.R.P.C.T.

E 137

