

Whereas Feather Edge Holdings LLC, being the sole owner of a certain 35.171 acre tract of land out of the R. MCCAIN SURVEY, ABSTRACT No. 995, Parker County, Texas; being all of that certain tract conveyed to Feather Edge Holdings LLC in Clerk's File No. 202035817, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING found 60D nail in Stafford Road (a paved surface) at the southeast corner of that certain Salmons tract described in Clerk's File No. 201927875, being the northeast corner of said Feather Edge Holdings LLC tract, for the northeast and beginning corner of this tract.

THENCE S 01°18'50" E 725.41 feet to a point at the southeast corner of said Feather Edge Holdings LLC tract, also being the calculated Northeast corner of the A. J. EDWARDS SURVEY, ABSTRACT No. 2303, for the southeast corner of this tract.

THENCE N 89°39'51" W along the south line of said Feather Edge Holdings LLC tract at 25.04 feet pass a found brass disk stamped "WOLTER'S AFB", at 1324.46 feet pass a found 1/2" iron rod and at 1791.23 feet pass a found 1/2" iron rod, for a total distance of 2185.54 feet to a found brass disk stamped "WOLTER'S AFB", for the southwest corner of this tract.

THENCE N 00°30'42" W 724.75 feet to a found 1/2" capped iron rod at the westerly common corner of said Feather Edge Holdings LLC and Salmons tract, for the northwest corner of this tract.

THENCE S 89°40'35" E along the common line of said Feather Edge Holdings LLC and Salmons tract at 2085.84 feet pass a found 1/2" iron rod in the monumented west line of said Stafford Road, for a total distance of 2108.37 feet to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

[Signature]
Kyle Rucker, Registered Professional Land Surveyor No. 6444

Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: August 31, 2020 - JN080725P



- Notes:
1) Currently this tract appears to be located within one or more of the following areas: Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 46367C000F, dated April 5, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID)
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
6) 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 availability.
7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
9) No abstract of title or title commitment was provided to this surveyor; record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels; record documents other than those shown on this survey may exist and encumber this property.
10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
11) There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

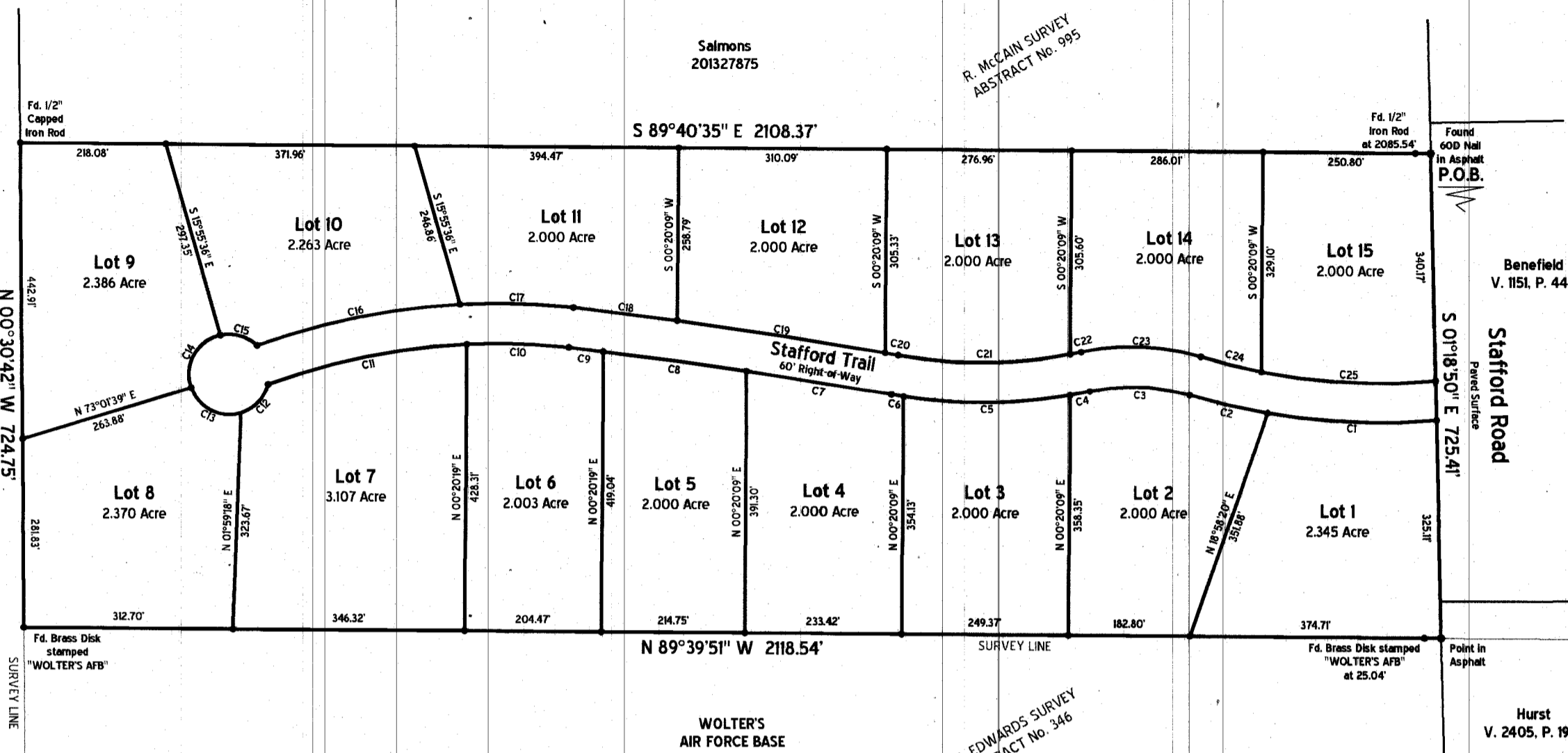


Table with 5 columns: CURVE, RADIUS, ARC, CHORD BEARING, CHORD. Lists curves C1 through C25 with their respective measurements.

Now, Therefore, Know All Men By These Presents:
That FEATHER EDGE HOLDINGS LLC, herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-15, Block 1, Stafford Farm Estates, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 18th day of DECEMBER, 2020.

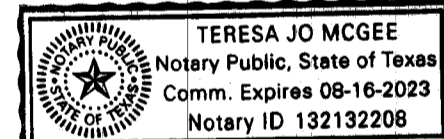
By: *[Signature]*
Feather Edge Holdings LLC
Wayne Lee

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Wayne Lee, 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 purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 18th day of December, 2020.

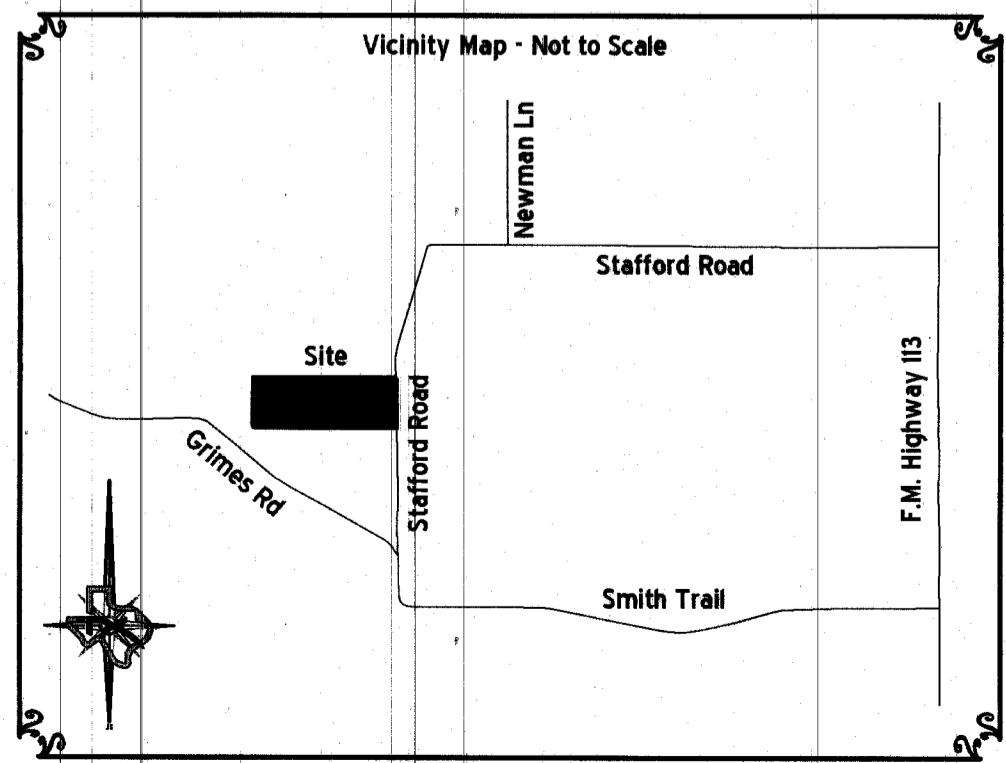
[Signature]
Notary Public in and for the State of Texas



ACCT NO: 17898
SCH DIST: PW
20995.002.001.00
20955.002.001.50

Plat Cabinet E Slide 643

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202100272
01/04/2021 01:46 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Lots 1-15, Block 1
Stafford Farm Estates
an Addition in Parker County, Texas
Being a 35.171 acre tract out of the
R. MCCAIN SURVEY, ABSTRACT No. 995,
Parker County, Texas.

December 2020

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM No. 01010000 - WWW.TXSURVEYING.COM

Surveyor: Kyle Rucker, R.P.L.S. 104 S. Walnut Street Weatherford, TX, 76086 817-594-0400
Owner/Developer: Feather Edge Holdings LLC Wayne Lee 560 N. Kimball Ave., Ste. 140 Southlake, TX 76082-6685 (817) 994-0688
Scale bar: 0, 200, 400, 600