

Notes:

- 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. 48347C0100F, dated April 5, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." - unless otherwise noted.
- 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)
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- 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.
- Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committees, municipal departments, home owners assoc., etc.)
- 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.
- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Utility Easement:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

Now, Therefore, Know All Men By These Presents:

That Daniel Morgan acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 7R, 8R, 9R, 10R1 and 10R2, 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 26th day of March, 2021.

By:

[Signature]
 Feather Edge Holdings LLC
 Daniel Morgan

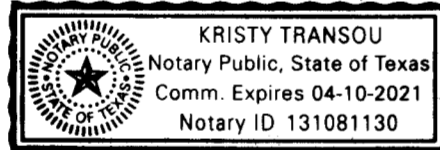
State of Texas

County of Parker

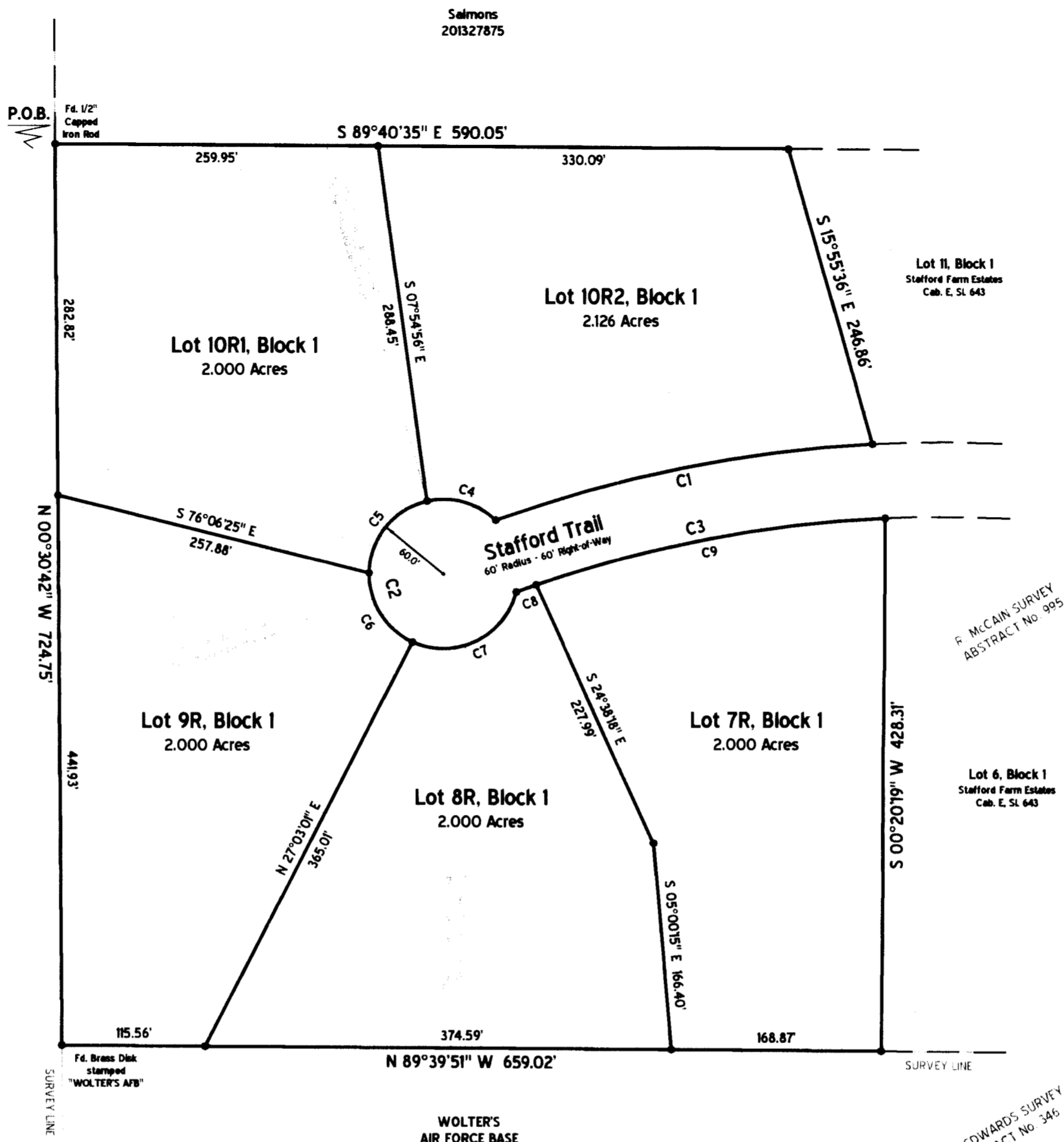
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Daniel Morgan known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 26 day of March, 2021.

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



CURVE	RADIUS	ARC	CHORD	CHORD
C1	1060.00'	310.63'	S 78°29'23" W	309.52'
C2	60.00'	313.99'	S 15°59'27" E	60.15'
C3	1000.00'	304.15'	N 78°34'20" E	302.97'
C4	60.00'	59.29'	N 74°22'55" W	56.91'
C5	60.00'	79.98'	S 39°07'03" W	74.19'
C6	60.00'	69.61'	S 32°18'43" E	65.77'
C7	60.00'	105.09'	N 64°16'09" E	92.16'
C8	1000.00'	17.00'	N 70°20'46" E	17.00'
C9	1000.00'	287.14'	N 79°03'33" E	286.16'



State of Texas
 County of Parker

Whereas Feather Edge Holdings LLC, being the sole owner of a certain 10.126 acre tract of land out of the R. McCain Survey, Abstract No. 995, Parker County, Texas; being all of Lots 7, 8, 9 and 10, Block 1, Stafford Farm Estates, according to the Plat as recorded in Cabinet E, Slide 643, Plat Records, Parker County, Texas; being a portion 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 at a found 1/2" capped iron rod at the southwest corner of that certain Salmons tract described in Clerk's File No. 201327875, being the northwest corner of said Lot 9, Block 1, Stafford Farm Estates, for the northwest and beginning corner of this tract.

THENCE S 89°40'35" E 590.05 feet along the south line of said Salmons tract to a set 1/2" capped iron rod "Texas Surveying, Inc." at the northerly common corner of said Lot 10 and Lot II of said Stafford Farm Estates, for the northeast corner of this tract.

THENCE S 15°55'36" E 246.86 feet, along the common line of said Lots 10 and II to a set 1/2" capped iron rod "Texas Surveying, Inc." being the southerly common corner, at the beginning of a curve to the left and being in the north line of Stafford Trail a 60' R.O.W. for a corner of this tract.

THENCE along said Stafford Trail the following courses and distances:
 along the arc of said curve to the left having a radius of 1060.00 feet, an arc length of 310.63 feet, and whose chord bears S 78°29'23" W 309.52 feet to a set 1/2" capped iron rod "Texas Surveying, Inc." at the beginning of a curve to the left, for a corner of this tract.
 along the arc of said curve to the left having a radius of 60.00 feet an arc length of 313.99 feet and whose chord bears S 15°59'27" E 60.15 feet to a set 1/2" capped iron rod "Texas Surveying, Inc." to a point at the beginning of a curve to the right, for a corner of this tract.
 along the arc of said curve to the right having a radius of 1000.00 feet an arc length of 304.15 feet and whose chord bears N 78°34'20" E 302.97 feet to a set 1/2" capped iron rod "Texas Surveying, Inc." in the south line of said Stafford Trail at the northerly common corner of said Lot 7 and Lot 6 of said Stafford Farm Estates, for a corner of this tract.

THENCE S 00°20'19" W 428.31 feet, along the common line of said Lots 7 and 6, to a set 1/2" capped iron rod "Texas Surveying, Inc." in the north line of Wolter's Air Force Base, at the southerly common corner of said Lots, for the southeast corner of this tract.

THENCE N 89°39'51" W 659.02 feet to a found brass disk stamped "WOLTER'S AFB", for the southwest corner of this tract.

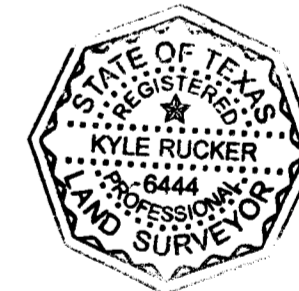
THENCE N 00°30'42" W 724.75 feet to the POINT OF BEGINNING.

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 - JN080725-RP

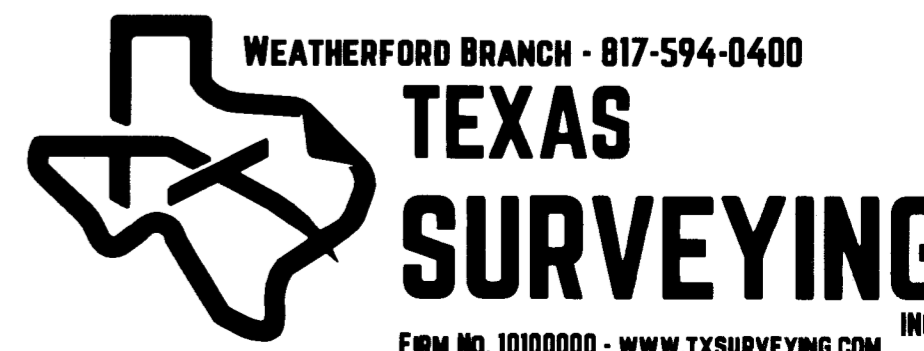


ACCT NO: 17898
 SCH DIST: PW

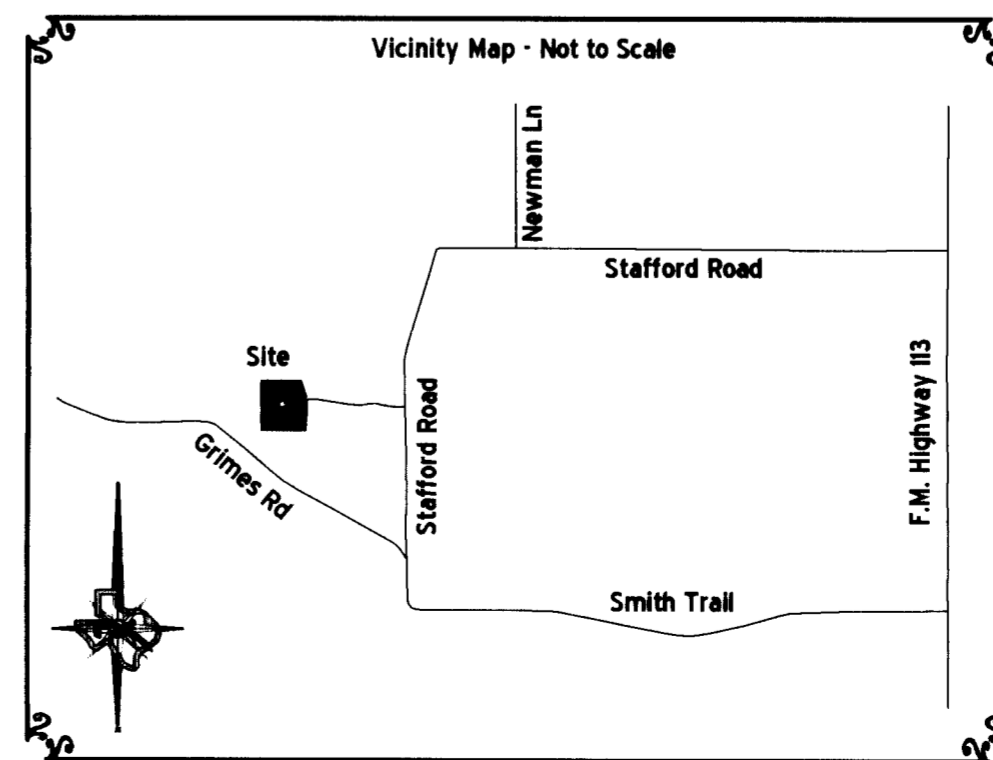
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**Lots 7R, 8R, 9R, 10R1 & 10R2, Block 1
 Stafford Farm Estates**
 an Addition in Parker County, Texas
 Being a Replat of Lots 7-10, Block 1, Stafford Farm Estates,
 an Addition in Parker County, Texas;
 according to the Plat as Recorded in
 Cabinet E, Slide 643, Plat Records, Parker County, Texas.

March 2021



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202114140
 04/12/2021 03:45 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



Plat Cabinet E Slide 711

Surveyor:
 Kyle Rucker, R.P.L.S.
 104 S. Walnut Street
 Weatherford, TX 76086
 (817) 594-0400

Owner/Developer:
 Feather Edge Holdings LLC
 Daniel Morgan
 200 Cochran Road
 Weatherford, TX 76085
 (817) 680-9556