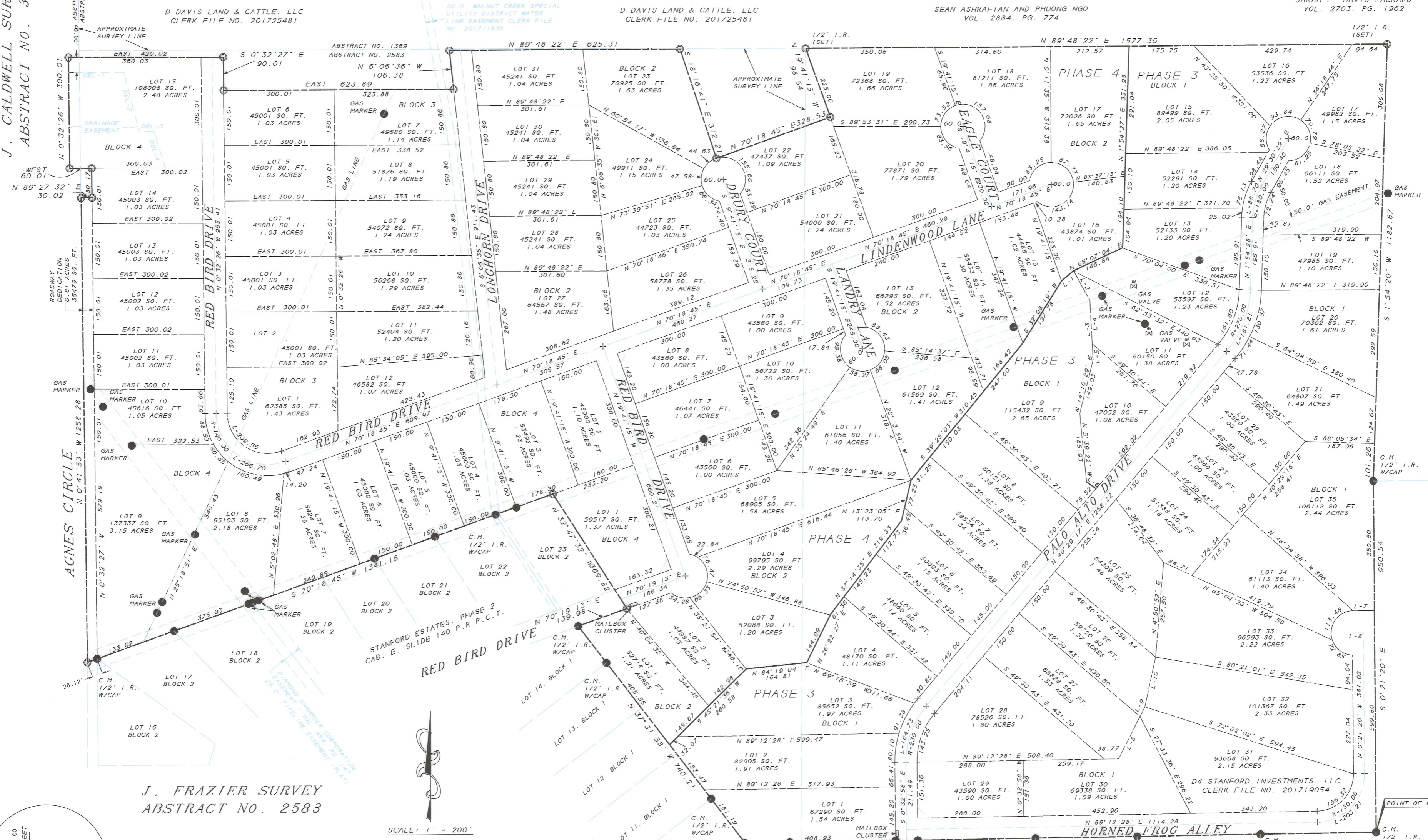


T. & P. RR. CO. SURVEY
ABSTRACT NO. 1369

J. CALDWELL SURVEY
ABSTRACT NO. 321



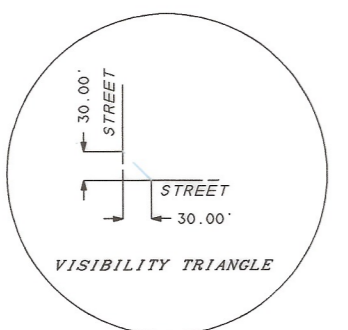
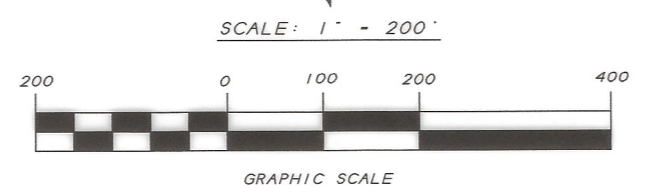
J. FRAZIER SURVEY
ABSTRACT NO. 2583

J. SHADLE SURVEY
ABSTRACT NO. 2602

STANFORD ESTATES, PHASE 3 & 4
AN ADDITION IN PARKER COUNTY, AND BEING 143.67 ACRES OF
LAND SITUATED IN THE J. FRAZIER SURVEY, ABSTRACT NO. 2583;
THE J. SHADLE SURVEY, ABSTRACT NO. 2602; AND THE
J. CALDWELL SURVEY, ABSTRACT NO. 321, PARKER COUNTY, TEXAS

LINE NO.	DIRECTION	LENGTH
1	N 49° 45' 20" E	42.72
2	S 29° 08' 54" E	91.24
3	N 02° 53' 38" W	162.39
4	S 02° 53' 38" E	118.47
5	S 02° 53' 38" E	43.92
6	S 53° 42' 06" E	31.55
7	N 89° 39' 45" E	57.47
8	N 89° 39' 45" E	27.05
9	N 27° 02' 43" E	127.93
10	N 27° 02' 43" E	29.31
11	N 12° 21' 41" E	137.78

DRAINAGE EASEMENT LOT 15, BLOCK 4	DIRECTION	LENGTH
1	EAST	150.02
2	S 14° 32' 37" E	165.30
3	EAST	40.00
4	S 17° 11' 49" E	104.88



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

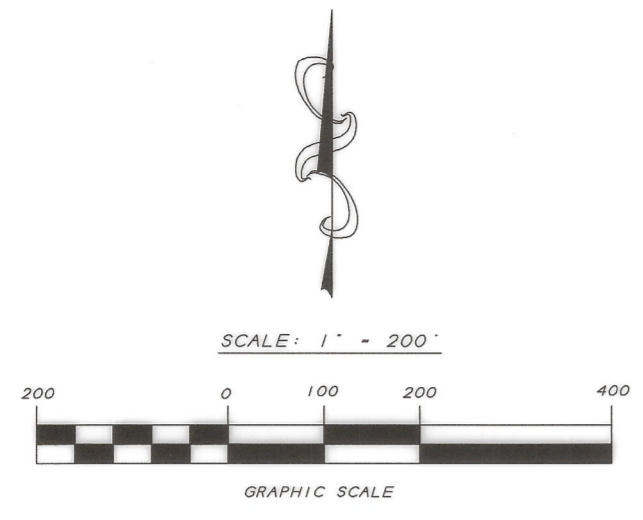
STANFORD ESTATES, PHASE 2
CAB. E. SLIDE 140 P.R.P.C.T.

OWNERSHIP AND
DEVELOPMENT REPRESENTATIVE
D4 STANFORD INVESTMENTS, LLC
12061 CLEBURNE HIGHWAY
CRESSON, TEXAS 76035-3125

STANFORD ESTATES
CAB. D. SLIDE 643 P.R.P.C.T.

NOTE:
LENGTH OF ROADS
PHASE 3 - 4194.17 LINEAR FEET
PHASE 4 - 5988.12 LINEAR FEET

THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 115 DATE 12-21-21



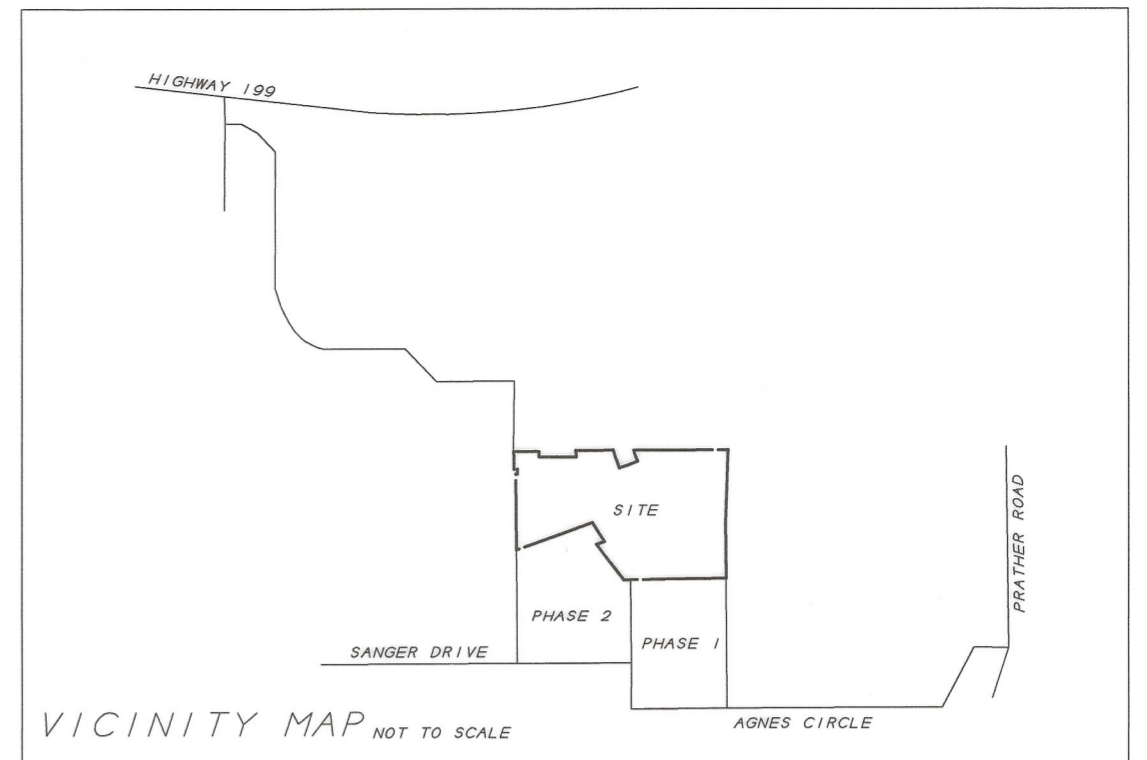
THE STATE OF TEXAS !!
 COUNTY OF PARKER !!
 I, DANIEL DAVIS, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within 0 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except 0 miles from said Parker County, Texas.

[Signature]
 Signature of Owner

THE STATE OF TEXAS !!
 COUNTY OF PARKER !!
 Before me, the undersigned authority on the day personally appeared Daniel Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal on this the 17 day of December, 2021.

JAMIE TIERCE
 Notary Public, State of Texas
 Comm. Expires 11-07-2023
 Notary ID 10347742

[Signature]
 Notary Public in and for State of Texas



STATE OF TEXAS
 PARKER COUNTY

WHEREAS I, Representative for D4 Stanford Investments, LLC being the owner of 143.67 acres of land situated in the J. Frazier Survey, Abstract No. 2583; the J. Shadle Survey, Abstract No. 2602, and J. Caldwell Survey, Abstract No. 321, Parker County, Texas and being a part of that certain tract conveyed to D4 Stanford Investments, LLC by deed recorded in Clerk File Number 201719054 and a part of that certain tract conveyed to D. Davis Land & Cattle, LLC by deed recorded in Clerk File Number 201725481 and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with cap, found in place, on the West line of that certain tract conveyed to Covered Bridge Villas, LLC by deed recorded in Clerk File Number 202130821, said point being the Northeast corner of Lot 14, Block 2, Stanford Estates, an addition to Parker County, Texas according to the Plat recorded in Plat Cabinet D, Slide 643 of the Plat Records of Parker County, Texas, for the Southeast corner of this tract:

Thence S 89D 12' 28" W, along and with the North line of said Stanford Estates, a distance of 1712.08 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northwest corner of Lot 9, Block 1, Stanford Estates, Phase 2, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 140 of the Plat Records of Parker County, Texas, for the most Southerly Southwest corner of this tract:

Thence N 37D 31' 58" W, along and with said Stanford Estates, Phase 2, a distance of 740.21 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northeast corner of Lot 14, Block 1, on the South line of Red Bird Drive, for an angle point of this tract:

Thence N 70D 19' 13" E, along and with the South line of said Red Bird Drive, a distance of 139.98 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

Thence N 32D 47' 32" W, a distance of 369.82 feet to a 1/2 inch iron rod, set, said point being the Northeast corner of Lot 23, Block 2, for an angle point of this tract:

Thence S 70D 18' 45" W, along and with the North line of said Stanford Estates, Phase 2, a distance of 1341.16 feet to a point in Agnes Circle, for the most Northerly Southwest corner of this tract:

Thence N 00D 41' 53" W, along and with said Agnes Circle, a distance of 1258.28 feet to a point, for an ell corner of this tract:

Thence N 89D 27' 32" E, a distance of 30.02 feet to a point, for an ell corner of this tract:

Thence N 00D 32' 27" W, a distance of 80.17 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence N 00D 32' 26" W, a distance of 300.01 feet to a 1/2 inch iron rod, set, for the Northwest corner of this tract:

Thence East, a distance of 360.03 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence S 00D 32' 27" E, a distance of 90.01 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence East, a distance of 623.89 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence N 06D 06' 36" W, a distance of 106.38 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence N 89D 48' 22" E, a distance of 625.31 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence S 18D 16' 41" E, a distance of 312.21 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

Thence N 70D 18' 45" E, a distance of 328.53 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

Thence N 19D 41' 15" W, a distance of 198.54 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

Thence N 89D 48' 22" E, along and with the South line of that certain tract conveyed to Sean Ashrafian and Phuong Ngo by deed recorded in Volume 2884, Page 774 and along with the South line of that certain tract conveyed to Sarah E. Davis Packard by deed recorded in Volume 2703, Page 1962, a distance of 1577.36 feet to a 1/2 inch iron rod, set, for the Northeast corner of this tract:

Thence S 01D 54' 20" W, along and with the West line of that certain tract conveyed to Andrew B. Henderson, Elizabeth Ann Henderson Brown, Forrest Murroe Henderson, Christy Lee Henderson Ross, Chad Michael Henderson, and Deborah Lynn Henderson Maples by deed recorded in Clerk File Number 201202079, a distance of 1182.67 feet to a 1/2 inch iron rod, found in place, said point being the Northwest corner of said Covered Bridge Villas, LLC tract, for an angle point of this tract:

Thence S 00D 21' 20" E, along and with the West line of said Covered Bridge Villas, LLC tract, a distance of 950.54 feet to the place of beginning and containing 143.67 acres.

FINAL PLAT
 LOTS 1-35, BLOCK 1
 PHASE 3
 LOTS 1-31, BLOCK 2
 LOTS 1-12, BLOCK 3 &
 LOTS 1-15, BLOCK 4
 PHASE 4

STANFORD ESTATES, PHASE 3 & 4
 AN ADDITION IN PARKER COUNTY, AND BEING 143.67 ACRES OF LAND SITUATED IN THE J. FRAZIER SURVEY, ABSTRACT NO. 2583; THE J. SHADLE SURVEY, ABSTRACT NO. 2602; AND THE J. CALDWELL SURVEY, ABSTRACT NO. 321, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 115, DATE 12-21-21

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for D4 Stanford Investments, LLC, do hereby adopt this plat designating the herein described real property as Stanford Estates, Phase 3 and 4, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 17 day of December, 2021.

[Signature]
 Representative for D4 Stanford Investments, LLC

STATE OF Texas
 COUNTY OF Parker
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for D4 Stanford Investments, LLC, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17 day of December, 2021
[Signature]
 Notary Public My Commission Expires 11-7-2023

JAMIE TIERCE
 Notary Public, State of Texas
 Comm. Expires 11-07-2023
 Notary ID 10347742

APPROVED BY THE
 COMMISSIONERS COURT
 OF PARKER COUNTY, TEXAS
 ON THIS THE 15 DAY
 OF December, 2021.

[Signature]
 COUNTY JUDGE
 PAT DEEN

[Signature]
 PRECINCT # 1 COMMISSIONER
 GEORGE CONLEY

[Signature]
 PRECINCT # 2 COMMISSIONER
 CRAIG PEACOCK

[Signature]
 PRECINCT # 3 COMMISSIONER
 LARRY WALDEN

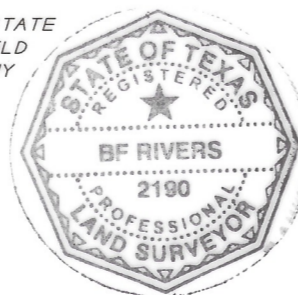
[Signature]
 PRECINCT # 4 COMMISSIONER
 STEVE DUGAN

CLERK STICKER:
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202149607
 12/21/2021 09:16 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-8613
 FIRM# 10012400

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2021.

[Signature]
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS
 FIRM NO. 10012400



OWNERSHIP AND
 DEVELOPMENT REPRESENTATIVE
 D4 STANFORD INVESTMENTS, LLC
 12061 CLEBURNE HIGHWAY
 CRESSON, TEXAS 76035-3125