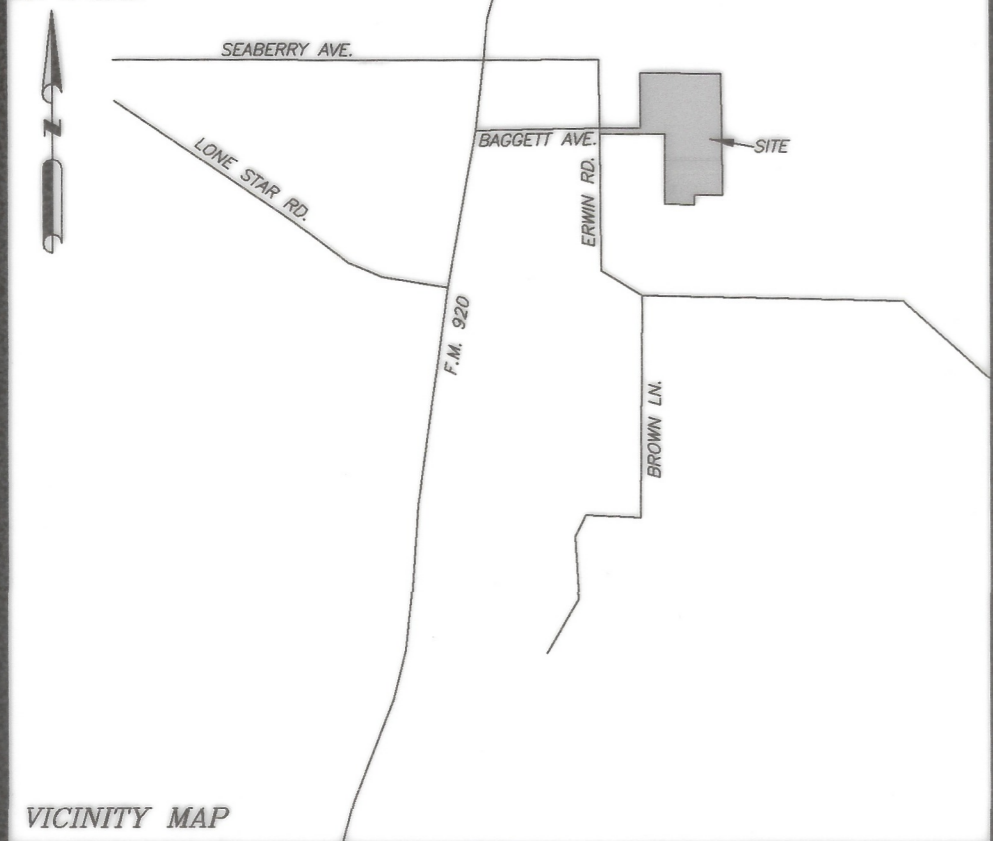


NOT TO SCALE



VICINITY MAP

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE. 5' BUILDING LINES ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE. 5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

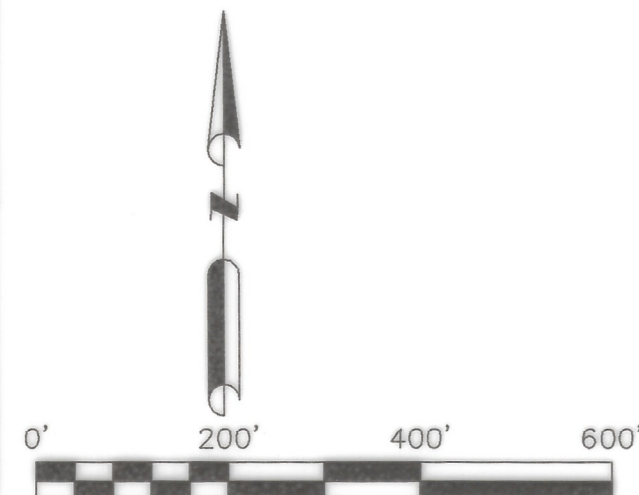
CEDAR TREE DR.=1,303.74' SPRUCE TREE CT.=523.12' MESQUITE TREE CT.=566.64' PECAN TREE CT.=1,202.81'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202138705 09/30/2021 03:21 PM Fee: 78.00 Lila Deakle, County Clerk Parker County, Texas PLAT



SCALE 1" = 200' HORIZON LAND SURVEYING

582 Balboa Trail Azle, Texas 76020 817-584-9027 horizonlandtx@gmail.com FIRM NO. 10194616

OWNER/DEVELOPER JHRH INVESTMENTS, INC. 902 CANTABRIA COURT WEST WORTH VILLAGE, TX, 76114



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 2023 AUGUST 23, 2021

THE STATE OF TEXAS; COUNTY OF PARKER;

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 24th DAY OF September, 2021.

George A. Conley, Commissioner Precinct #1; Craig Paul, Commissioner Precinct #2; James Holder, Commissioner Precinct #3; [Signature], Commissioner Precinct #4.

F59

DRAINAGE ESMT. LINE DETAIL

Table with 2 columns: Line ID (D1-D4) and Description (S 00°59'21" W 223.45', etc.)

JHRH INVESTMENTS, INC., 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.

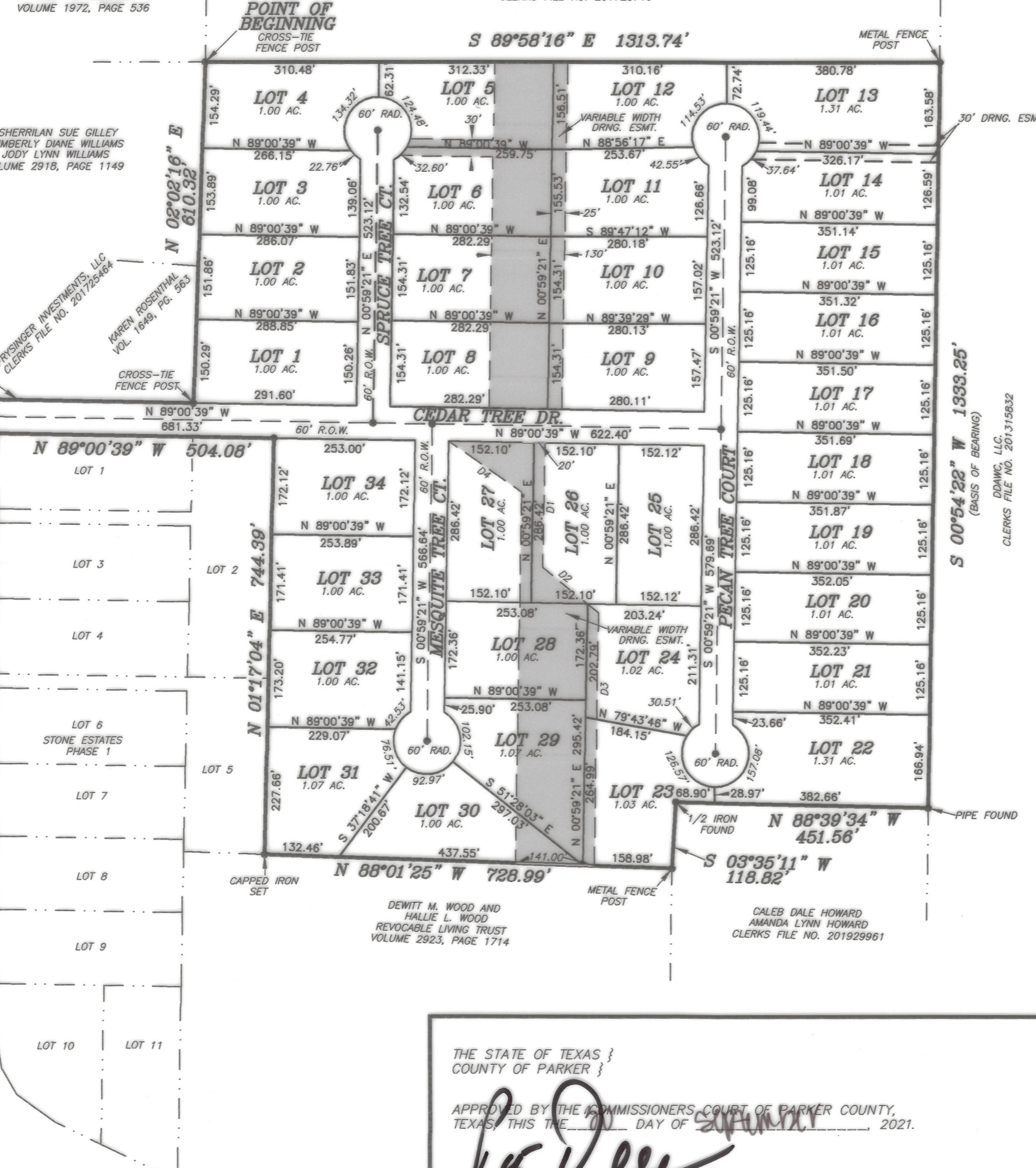
JEFF HESS

JIMMY E. WILLIAMS VOLUME 1972, PAGE 536

SHERRILAN SUE GILLEY, KIMBERLY DIANE WILLIAMS, JODY LYNN WILLIAMS VOLUME 2918, PAGE 1149

FRYSINGER INVESTMENTS, LLC, CLERKS FILE NO. 201725464; KAREN ROSSENTHAL, VOL. 1649, PG. 563

TODD A. PHILLIPS, CLERKS FILE NO. 201720710



STATE OF TEXAS; COUNTY OF PARKER;

202138705 PLAT Total Pages: 1

WHEREAS JHRH Investments, Inc., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the W.E. WINFREY SURVEY, Abstract No. 1591 and the Menon Mills Survey, Abstract No. 932, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to JHRH Investments, Inc., recorded in Clerks File No. 202115706, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a cross-tie fence post at the most Northerly Northwest corner of said Clerks File No. 202115706 and being at the Northeast corner of that certain tract of land described in deed to Sherrilan Sue Gilley, Kimberly Diane Williams and Jody Lynn Williams, recorded in Volume 2918, Page 1149, Real Records, Parker County, Texas, and being for the Southeast corner of that certain tract of land described in deed to Jimmy E. Williams, recorded in Volume 1972, Page 536, Real Records, Parker County, Texas, and being for the Southwest corner of that certain tract of land described in deed to Todd A. Phillips, recorded in Clerks File No. 201720710, Real Records, Parker County, Texas, said post being by deed call, S 01°02'03" W, 495.94 feet from the Northwest corner of said Menon Mills Survey;

THENCE S 89°58'16" E, with the common line of said Clerks File No. 202115706 and said Clerks File No. 201720710, 1313.74 feet to a metal fence post at the Northeast corner of said Clerks File No. 202115706 and the Southeast corner of said Clerks File No. 201720710, and being in the West line of that certain tract of land described in deed to DDAWC, LLC., recorded in Clerks File No. 201315832, Real Records, Parker County, Texas;

THENCE S 00°54'22" W, with the common line of said Clerks File No. 202115706 and said Clerks File No. 201315832, 1333.25 feet to a pipe found at the most Easterly Southeast corner of said Clerks File No. 202115706 and the Northeast corner of that certain tract of land described in deed to Caleb Dale Howard and Amanda Lynn Howard, recorded in Clerks File No. 201929961, Real Records, Parker County, Texas;

THENCE N 88°39'34" W, with the common line of said Clerks File No. 202115706 and said Clerks File No. 201929961, 451.56 feet to a 1/2" iron found at an ell corner of said Clerks File No. 202115706 and the Northwest corner of said Clerks File No. 201929961;

THENCE S 03°35'11" W, with the common line of said Clerks File No. 202115706 and said Clerks File No. 201929961, 118.82 feet to a metal fence post at the most Southerly Southeast corner of said Clerks File No. 202115706 and the Northeast corner of that certain tract of land described in deed to Dewitt M. Wood and Hallie L. Wood Revocable Living Trust, recorded in Volume 2923, Page 1714, Real Records, Parker County, Texas;

THENCE N 88°01'25" W, with the common line of said Clerks File No. 202115706, and said Volume 2923, Page 1714, 728.99 feet to a capped iron set;

THENCE N 01°17'04" E, 744.39 feet to a capped iron set;

THENCE N 89°00'39" W, 504.08 feet to a capped iron set;

THENCE N 00°21'16" E, with the East line of said Erwin Road, 60.00 feet to a capped iron set at the most Westerly Northwest corner of said Clerks File No. 202115706;

THENCE S 89°00'39" E, with the common line of said Clerks File No. 202115706 and that certain tract of land described in deed to Frysinger Investments, LLC., recorded in Clerks File No. 201725464, Real Records, Parker County, Texas, and that certain tract of land described in deed to Karen Rosenthal, recorded in Volume 1649, Page 563, Real Records, Parker County, Texas, 360.06 feet to a cross-tie fence post at an ell corner of said Clerks File No. 202115706 and being for the Southeast corner of said Volume 1649, Page 563;

THENCE N 02°02'16" E, with the common line of said Clerks File No. 202115706 and said Volume 1649, Page 563 and said Volume 2918, Page 1149, 610.32 feet to the POINT OF BEGINNING and containing 40.377 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that JHRH Investments, Inc., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-34, Block 1, STONE ESTATES, Phase 2, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 24th day of September, 2021.

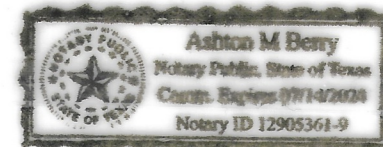
Jeff Hess

STATE OF TEXAS; COUNTY OF PARKER;

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Hess, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2021.

Notary Public State of Texas



17947 PO F-5

THE PURPOSE OF THIS AMENDMENT IS TO SHOW A VARIABLE WIDTH DRAINAGE EASEMENT.

17947.000.000.00

Amended Plat Lots 1-34, Block 1, STONE ESTATES, Phase 2, Being 40.377 acres of land situated in the W.E. WINFREY SURVEY, Abstract No. 1591 and the MENON MILLS SURVEY, Abstract No. 932, Parker County, Texas.