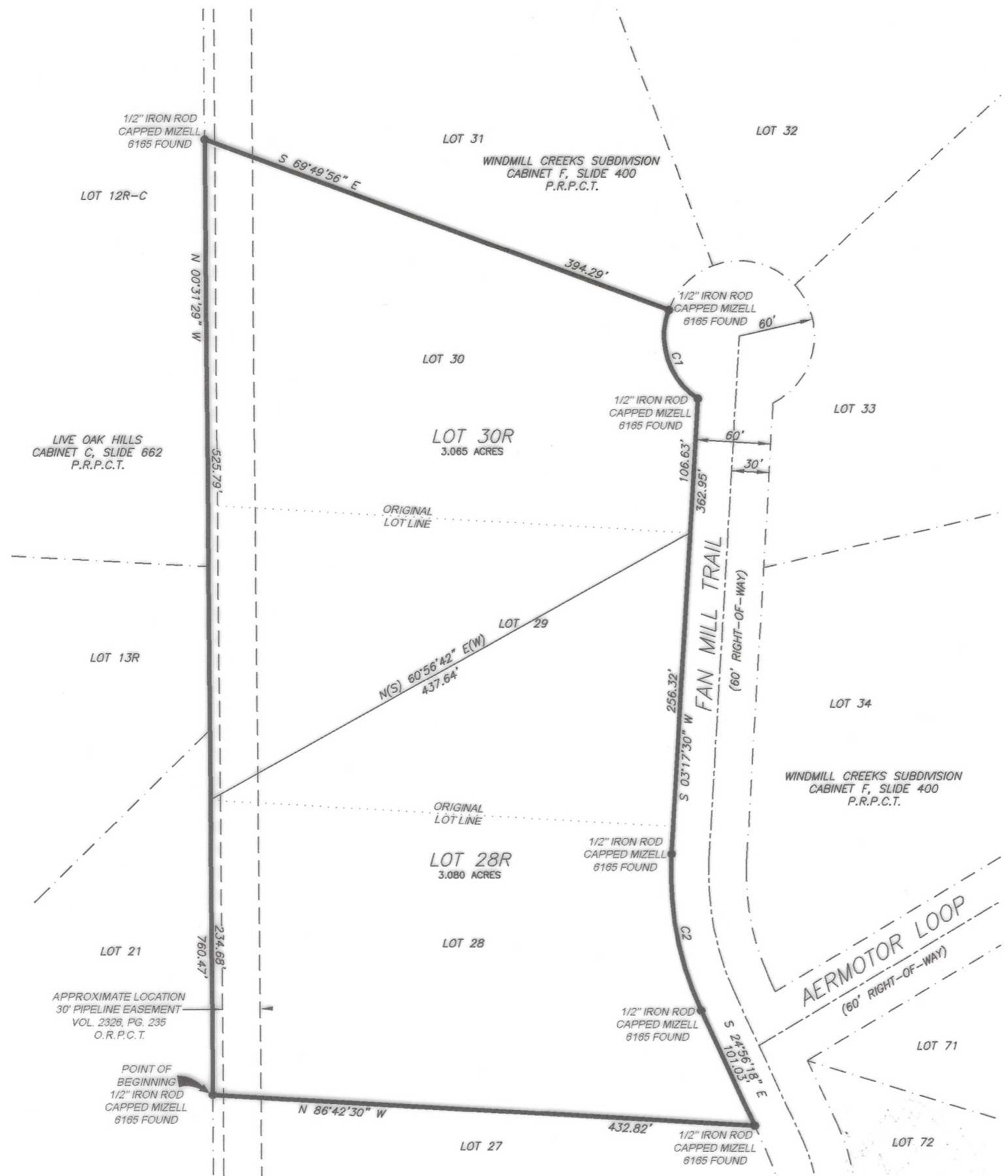


**NOTES:**  
 BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.  
 TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY IN TITLE COMMITMENT NO. 22-1671, EFFECTIVE DATE JUNE 17, 2022, ISSUED JULY 01, 2022.  
 SCHEDULE B ITEMS:  
 10G. THE EASEMENT AND RIGHT OF WAY TO ETC TEXAS PIPELINE, LTD., RECORDED IN VOLUME 2925, PAGE 1285, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.  
 10J. THE EASEMENT RECORDED IN VOLUME 301, PAGE 55, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.  
 10K. 30' PIPELINE EASEMENT RECORDED IN VOLUME 2326, PAGE 235, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AS SHOWN ON MAP. LOCATION SHOWN IS APPROXIMATE, BASED ON PIPELINE MARKERS OBSERVED ONSITE AT TIME OF SURVEY.  
 THE EASEMENT RECORDED IN VOLUME 2326, PAGE 241, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.  
 UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811, BEFORE DIGGING, TRENCHING, OR EXCAVATING.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0175E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
 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 PROPERTY CORNERS ARE 1/2" IRON ROD CAPPED MIZELL 6165 SET UNLESS NOTED.  
 WATER SHALL BE PROVIDED BY PRIVATE WATER WELLS.  
 SEWER SHALL BE PROVIDED BY ON-SITE PRIVATE SEPTIC SYSTEM.  
 SUBJECT PROPERTY DOES NOT LIE WITHIN ANY ETJ JURISDICTION.  
 50' BUILDING LINE ALONG ALL ROADS.  
 25' BUILDING LINE ALONG ALL REAR LOT LINES.  
 10' BUILDING LINE ALONG ALL SIDE LOT LINES.  
 10' UTILITY EASEMENT ALONG ALL FRONT, SIDE, AND REAR LOT LINES.  
 MAILBOXES WILL BE CLUSTER BOX UNITS (CBU'S).



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	80.50'	74.60'	S 18°16'13" E	76°52'34"
C2	260.00'	128.10'	126.81'	S 10°49'24" E	28°13'48"

STATE OF TEXAS;  
 COUNTY OF PARKER;

KNOWALL MEN BY THESE PRESENTS, Windmill Creeks Partners, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of following described real property, to wit:

**FIELD NOTES:**

6.145 acres, being Lots 28, 29, and 30, WINDMILL CREEKS SUBDIVISION, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet F, Slide 400, Plat Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped MIZELL 6165 found, the southwest corner of said Lot 28, the northwest corner of Lot 27, said WINDMILL CREEKS SUBDIVISION, for the east line of Lot 21, LIVE OAK HILLS, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet C, Slide 662, Plat Records, Parker County, Texas;

THENCE N 00°31'29" W, along the west line of said Lot 28, passing the northwest corner of said Lot 28 and the southwest corner of said Lot 29, continuing along the west line of said Lot 29, passing the northwest corner of said Lot 29 and the southwest corner of said Lot 30, continuing along the west line of said Lot 30, in all, a distance of 760.47 feet to a 1/2" iron rod capped MIZELL 6165 found, the northwest corner of said Lot 30 and the most westerly southwest corner of Lot 31, said WINDMILL CREEKS SUBDIVISION;

THENCE S 69°49'56" E, along the common line of said Lots 30 and 31, 394.29 feet to a 1/2" iron rod capped MIZELL 6165 found, the most southerly corner of said Lot 31, the most northerly northeast corner of said Lot 30, in the west line of FAN MILL TRAIL (a 60' Right-of-Way), at the beginning of a curve to the left whose radius is 60.00 feet and whose long chord bears S 18°16'13" E, 74.60 feet;

THENCE along the common line of said Lot 30 and FAN MILL TRAIL, along said curve, in a southeasterly direction, through a central angle of 76°52'34", a distance of 80.50 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve;

THENCE S 03°17'30" W, along the common line of said Lot 30 and FAN MILL TRAIL, passing the southeast corner of said Lot 30 and the northeast corner of said Lot 29, continuing along the common line of said Lot 29 and FAN MILL TRAIL, passing the southeast corner of said Lot 29 and the northeast corner of said Lot 28, continuing along the common line of said Lot 28 and FAN MILL TRAIL, in all, a distance of 362.95 feet to a 1/2" iron rod capped MIZELL 6165 found at the beginning of a curve to the left whose radius is 260.00 feet and whose long chord bears S 10°49'24" E, 126.81 feet;

THENCE along the common line of said Lot 28 and FAN MILL TRAIL, along said curve, in a southeasterly direction, through a central angle of 28°13'48", a distance of 128.10 feet to a 1/2" iron rod capped MIZELL 6165 found at the end of said curve;

THENCE S 24°56'18" E, along the common line of said Lot 28 and FAN MILL TRAIL, 101.03 feet to a 1/2" iron rod capped MIZELL 6165 found, the southeast corner of said Lot 28, the northeast corner of said Lot 27;

THENCE N 86°42'30" W, along the common line of said Lots 27 and 28, 432.82 feet to the POINT OF BEGINNING and containing 6.145 acres of land.

**NOW, THEREFORE, KNOWALL MEN BY THESE PRESENTS:**

That, Windmill Creeks Partners, LLC does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 28R and 30R,  
 Windmill Creeks Subdivision

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

EXECUTED this the 5th day of April, 2023

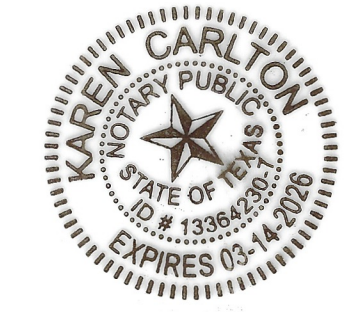
*Ryan Henning*  
 Ryan Henning, President Windmill Creeks Partners, LLC

STATE OF TEXAS;  
 COUNTY OF PARKER;

BEFORE ME, the undersigned authority on this day personally appeared Ryan Henning, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 5th day of April, 2023.

*Karen Carlton*  
 Notary Public, Parker County, Texas  
 My Commission Expires 3/14/26



**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
 202310194  
 04/24/2023 02:59 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

F408

19631.001.028.00  
 19631.001.030.00  
 19631.001.029.00

19631  
 SP  
 K-9

Final Plat  
 Lots 28R and 30R,  
 WINDMILL CREEKS SUBDIVISION,  
 being a Replat of Lots 28, 29, and 30,  
 WINDMILL CREEKS SUBDIVISION,  
 an Addition to Parker County, Texas,  
 according to the Plat thereof recorded in  
 Plat Cabinet F, Slide 400, Plat Records,  
 Parker County, Texas.

SCALE 1" = 100'  
**TEXAS GEOSPATIAL**  
**LAND SURVEYING, LLC**  
 STEPHEN@TXGEO.COM  
 P.O. BOX 2598  
 GLEN ROSE, TX 76043  
 817-819-7887  
 TBPELS FIRM NO. 10083300

OWNER/DEVELOPER  
 WINDMILL CREEK PARTNERS, LLC  
 708 ROSEWOOD PLACE  
 ALEDO, TX 76009

THE STATE OF TEXAS;  
 COUNTY OF PARKER;

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 24th DAY OF April, 2023.

*George A. Corley*  
 COUNTY JUDGE

*James Walden*  
 COMMISSIONER PRECINCT #1

*[Signature]*  
 COMMISSIONER PRECINCT #3

*[Signature]*  
 COMMISSIONER PRECINCT #2

*[Signature]*  
 COMMISSIONER PRECINCT #4

LIENHOLDER

*[Signature]*

Signature of Lienholder

This the 5th day of April, 2023

*[Signature]*  
 Notary Public, State of Texas

JACQUELINE RANIGEL  
 Notary Public, State of Texas  
 Notary ID 1312377-9  
 My Commission Exp. 08-07-2025



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

*Stephen Mizell*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 9185  
 PLAT PREPARED MARCH 30, 2023