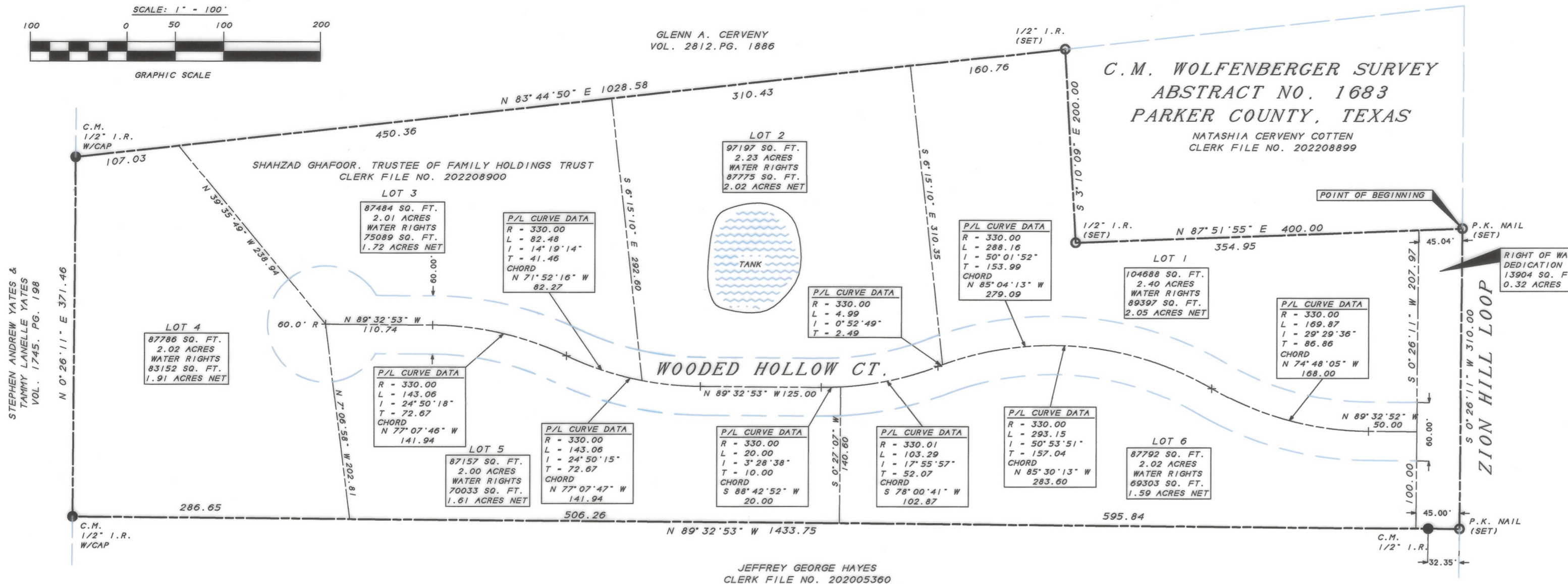
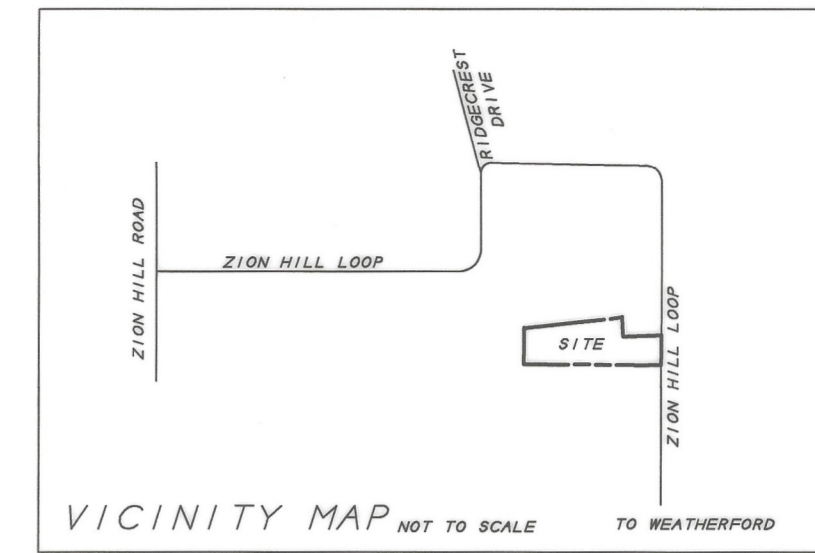
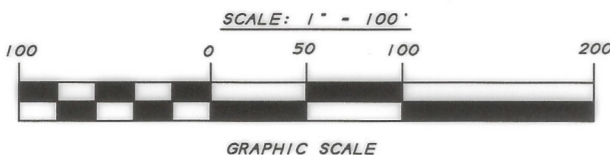


NOTES:
1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
2) Water source is from private water wells.
3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
4) 10 foot wide utility and drainage easements along all property lines.

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0275E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 12th DAY OF September 2022.
COUNTY JUDGE PAT DEEN
PRECINCT #1 COMMISSIONER GEORGE CONLEY
PRECINCT #2 COMMISSIONER CRAIG PEACOCK
PRECINCT #3 COMMISSIONER LARRY WALDEN
PRECINCT #4 COMMISSIONER STEVE DUGAN

STATE OF TEXAS
PARKER COUNTY

WHEREAS J. Representative for Shahzad Ghafoor, Trustee of Family Holdings Trust, being the owner of 12.99 acres of land situated in the C.M. Wolfenberger Survey, Abstract No. 1683, Parker County, Texas, and being that certain tract conveyed to Shahzad Ghafoor, Trustee of Family Holdings Trust by deed recorded in Clerk File Number 202208900, Parker County, Texas and being more particularly described as follows:

Beginning at a P.K. nail, set, in Zion Hill Loop, said point being S 00D 26' 11" W, a distance of 667.60 feet from the Northeast corner of said Wolfenberger Survey, for the Northeast corner of this tract:

THENCE S 00D 26' 11" W, along and with said Zion Hill Loop, a distance of 310.00 feet to a P.K. nail, set, said point being the Northeast corner of that certain tract conveyed to Jeffrey George Hayes by deed recorded in Clerk File Number 202005360, Parker County, Texas, for the Southeast corner of this tract:

THENCE N 89D 32' 53" W, along and with the North line of said Hayes tract, at 32.35 feet a 1/2 inch iron rod, found in place, on the West line of said Zion Hill Loop, a total distance of 1433.75 feet to a 1/2 inch iron rod with cap, found in place, on the East line of that certain tract conveyed to Stephen Andrew Yates and Tammy Lanell Yates by deed recorded in Volume 1745, Page 198 of the Real Records of Parker County, Texas, said point being the Northwest corner of said Hayes tract, for the Southwest corner of this tract:

THENCE N 00D 26' 11" E, generally along an existing fence and along and with the East line of said Yates tract, a distance of 371.46 feet to a 1/2 inch iron rod with cap, found in place, said point being the Southwest corner of that certain tract conveyed to Glenn A. Cerveny by deed recorded in Volume 2812, Page 1886 of the Real Records of Parker County, Texas, for the Northwest corner of this tract:

THENCE N 83D 44' 50" E, along and with the South line of said Cerveny tract, a distance of 1028.58 feet to a 1/2 inch iron rod, set, said point being the present Northwest corner of that certain tract conveyed to Natashaia Cerveny Cotten by deed recorded in Clerk File Number 202208899, Parker County, Texas, for an angle point of this tract:

THENCE S 03D 10' 09" E, along and with the present West line of said Cotten tract, a distance of 200.00 feet to a 1/2 inch iron rod, set, said point being the present Southwest corner of said Cotten tract, for an angle point of this tract:

THENCE N 87D 51' 55" E, along and with the present South line of said Cotten tract, a distance of 400.00 feet to the place of beginning and containing 12.99 acres.

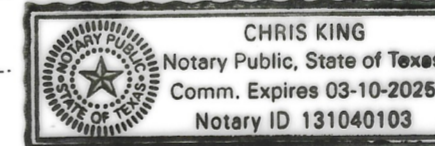
Ownership and Development Representative
Shahzad Ghafoor, Trustee of Family Holdings Trust
3053 Crestwater Ridge
Keller, Texas 76248

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for Family Holdings Trust, do hereby adopt this plat designating the herein described real property as Lots 1 through 6, Block 1, in 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 3 day of Sep, 2022.
Representative for Shahzad Ghafoor

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 J. Representative for Family Holdings Trust, 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 my hand and seal of office this 3rd day of September 2022.
Notary Public My Commission Expires 3-10-25



CLERK STICKER:
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202233760
09/12/2022 03:31 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

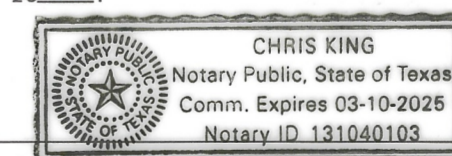
LIENHOLDER:
N/A
Signature of Lienholder
This the ___ day of ___, 20__
Notary Public, State of Texas

NOTE:
1158.17 LINER FEET OF ROAD

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
I, S. Ghafoor being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Signature of Owner

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
Before me, the undersigned authority on the day personally appeared Shahzad Ghafoor, 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 3rd day of September, 2022.



Signature of Notary Public

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 DESCRIBED FULLY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION ON JULY, 2022.
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



FINAL PLAT SHOWING
LOTS 1 - 6, BLOCK 1
WOLFENBERGER HILLS
AN ADDITION IN PARKER COUNTY, AND BEING 12.99 ACRES OF LAND SITUATED IN THE C.M. WOLFENBERGER SURVEY, ABSTRACT NO. 1683, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 324, DATE 9-12-2022