

THE STATE OF TEXAS / COUNTY OF PARKER /
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 22 DAY OF June, 2018.
 COUNTY JUDGE
 George A. Conley
 Commissioner Precinct #1
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

I, TRIAD LAND & DEVELOPMENT, LLC, 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.
 Ty Beauchamp

201815394 PLAT Total Pages: 1

STATE OF TEXAS / COUNTY OF PARKER /
 WHEREAS Triad Land & Development, LLC being the owners of that certain 3.15 acre tract of land more particularly described as follows:
 Description for a 3.15 acre tract of land situated in the JOHN CULWELL SURVEY, Abstract No. 279, said tract being all of Lots 1 & 2, WOODY POINTE, recorded in Plat Cabinet E, Slide 73, Plat Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 1/2" iron found in the South line of J.E. Woody Road, said iron being by deed call, South, 1643.80 feet and East 15.30 feet from the Northeast corner of said John Culwell Survey, Abstract No. 279;
 THENCE S 00°20'41" E, 450.00 feet to a metal fence post for the POINT OF BEGINNING and being in the West line of Lot 3, J.E. Woody Estates, recorded in Cabinet B, Slide 511, Plat Records, Parker County, Texas;
 THENCE S 00°21'07" E, with the West line of said J.E. Woody Estates, 381.74 feet to a 1/2" iron found at the Southwest corner of Lot 4 of said J.E. Woody Estates and being in the North line of that certain tract of land described in deed to Richard Milam Hutcherson Trust, recorded in Clerks File No. 201618175, Real Records, Parker County, Texas;
 THENCE S 88°47'01" W, with the North line of said Clerks File No. 201618175, 270.02 feet to a capped iron found;
 THENCE N 00°21'07" W, 285.00 feet to a capped iron found;
 THENCE N 11°45'08" W, 263.59 feet to a capped iron found in the South line of said J.E. Woody Road and being for the beginning of a curve to the left whose radius is 1309.39 feet;
 THENCE with the South line of said J.E. Woody Road and with said curve to the left whose chord bears N 50°37'22" E, 140.00 feet and being an arc length of 140.07 feet to a capped iron found;
 THENCE S 40°46'50" E, 97.69 feet to a fence post;
 THENCE S 00°20'41" E, 171.35 feet to a metal fence post;
 THENCE N 89°39'19" E, 150.00 feet to the POINT OF BEGINNING and containing 3.15 acres of land.

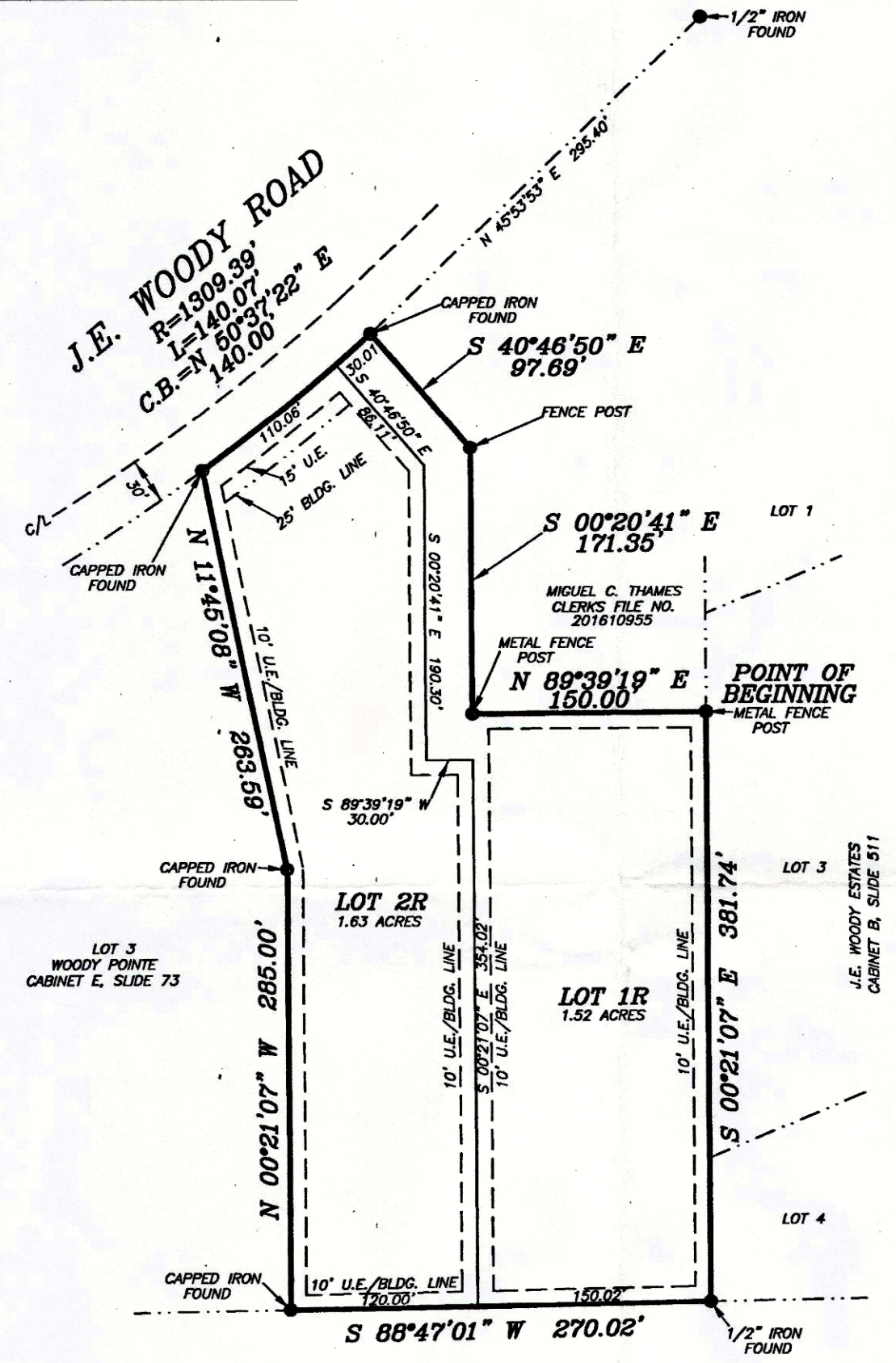
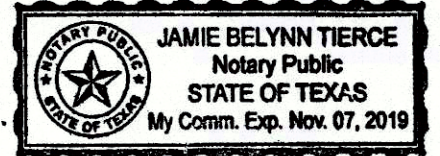
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Triad Land & Development, LLC acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....
 Lots 1R & 2R, WOODY POINTE, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
 Executed this the 22 day of June, 2018.

Ty Beauchamp
 Vice President of Triad Land & Development, LLC

STATE OF TEXAS / COUNTY OF PARKER /
 BEFORE ME, the undersigned authority, on this day personally appeared Ty Beauchamp, 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 20 day of June, 2018.
 Notary Public State of Texas



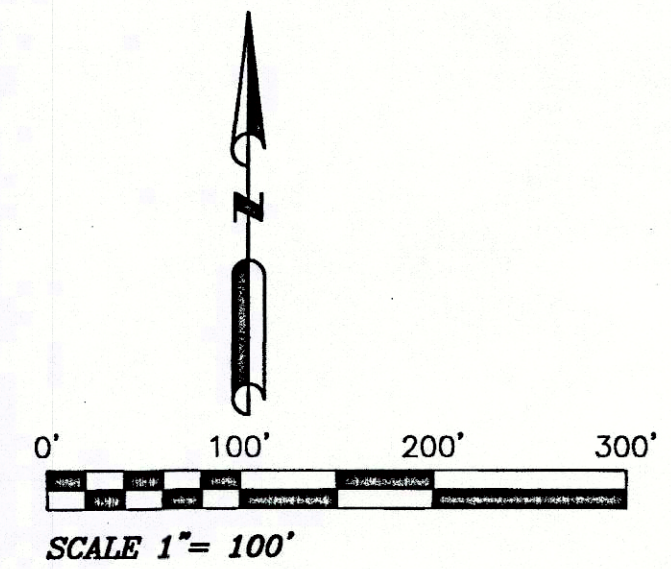
BASIS OF BEARING PER THE EAST LINE OF CLERKS FILE NO. 201302834, R.R.P.C.T.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2R-9000381800102-RAH, DATED MARCH 13, 2018.
 THE EASEMENTS RECORDED IN VOLUME 279, PAGE 349 AND VOLUME 661, PAGE 493, D.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.
 THE EASEMENT RECORDED IN VOLUME 1253, PAGE 1064, R.R.P.C.T., DOES NOT AFFECT.
 THE EASEMENT RECORDED IN VOLUME 2700, PAGE 632, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.
 ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
 SURVEYOR NOT RESPONSIBLE FOR UNDERGROUND UTILITIES AND GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
 ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-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.
 WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Jeane Brunson
 201815394
 06/25/2018 11:30 AM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

E 117
 OWNER/DEVELOPER
 TRIAD LAND & DEVELOPMENT, LLC
 182 P.R. 3590,
 BOYD, TEXAS 76023

ACCT. NO.: 19764
 SCH. DIST.: SP
 CITY: J-LP
 MAP NO.:

Re-Plat Showing
 Lots 1R & 2R,
 WOODY POINTE
 an Addition to Parker County, Texas
 and being 3.15 acres of land situated in the JOHN CULWELL SURVEY, Abstract No. 279, Parker County, Texas., and being a re-plat of Lots 1 & 2, WOODY POINTE, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet E, Slide 73, Plat Records, Parker County, Texas.



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
 Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 MAY 10, 2018

NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 RSB# 817-584-9027
 nrbsurvey@yahoo.com
 FIRM NO. 10186800

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