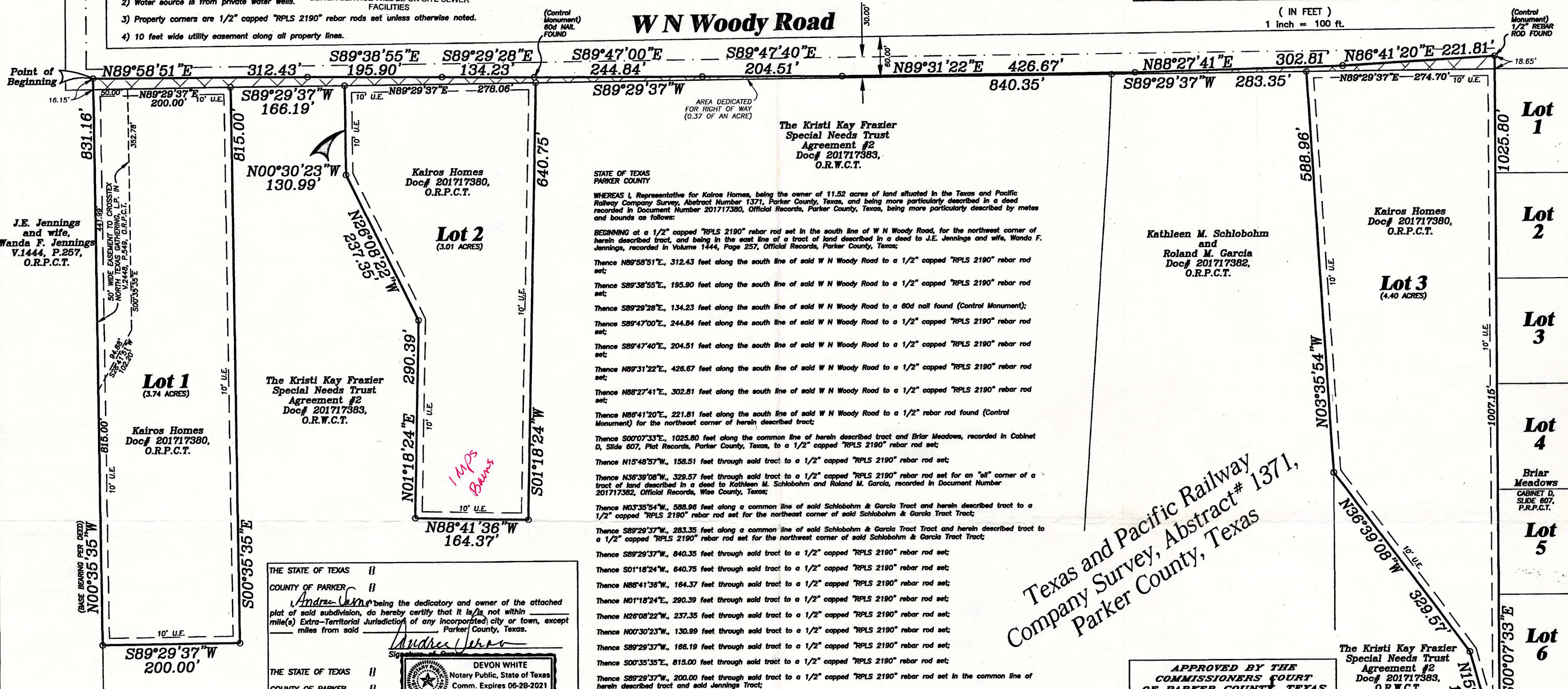
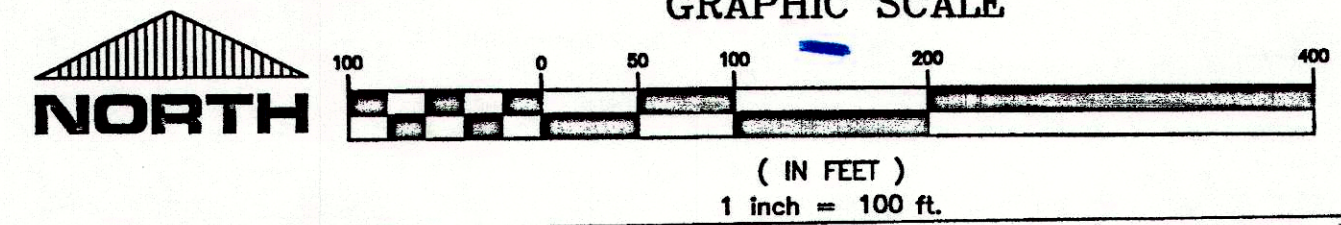


NOTES:
 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
 2) Water source is from private water wells. SEWER SERVICE WILL BE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

201717924 PLAT Total Pages: 1



J.E. Jennings and wife, Wanda F. Jennings, V.1444, P.257, O.R.P.C.T.

Lot 1
(3.74 ACRES)
Kairos Homes
Doc# 201717380,
O.R.P.C.T.

Lot 2
(3.01 ACRES)
Kairos Homes
Doc# 201717380,
O.R.P.C.T.

The Kristi Kay Frazier
Special Needs Trust
Agreement #2
Doc# 201717383,
O.R.W.C.T.

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Representative for Kairos Homes, being the owner of 11.52 acres of land situated in the Texas and Pacific Railway Company Survey, Abstract Number 1371, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201717380, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "RPLS 2190" rebar rod set in the south line of W N Woody Road, for the northwest corner of herein described tract, and being in the east line of a tract of land described in a deed to J.E. Jennings and wife, Wanda F. Jennings, recorded in Volume 1444, Page 257, Official Records, Parker County, Texas;

Thence N89°58'51"E, 312.43 feet along the south line of said W N Woody Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S89°38'55"E, 195.90 feet along the south line of said W N Woody Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S89°29'28"E, 134.23 feet along the south line of said W N Woody Road to a 60d nail found (Control Monument);

Thence S89°47'00"E, 244.84 feet along the south line of said W N Woody Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S89°47'40"E, 204.51 feet along the south line of said W N Woody Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N89°31'22"E, 426.67 feet along the south line of said W N Woody Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N88°27'41"E, 302.81 feet along the south line of said W N Woody Road to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N88°41'20"E, 221.81 feet along the south line of said W N Woody Road to a 1/2" rebar rod found (Control Monument) for the northeast corner of herein described tract;

Thence S00°07'33"E, 1025.80 feet along the common line of herein described tract and Briar Meadows, recorded in Cabinet D, Slide 607, Plat Records, Parker County, Texas, to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N15°48'57"W, 158.51 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N38°39'08"W, 329.57 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set for an "el" corner of a tract of land described in a deed to Kathleen M. Schlobohm and Roland M. Garcia, recorded in Document Number 201717382, Official Records, Wise County, Texas;

Thence N03°35'54"W, 588.96 feet along a common line of said Schlobohm & Garcia Tract and herein described tract to a 1/2" capped "RPLS 2190" rebar rod set for the northeast corner of said Schlobohm & Garcia Tract;

Thence S89°29'37"W, 283.35 feet along a common line of said Schlobohm & Garcia Tract and herein described tract to a 1/2" capped "RPLS 2190" rebar rod set for the northwest corner of said Schlobohm & Garcia Tract;

Thence S89°29'37"W, 840.35 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S01°18'24"W, 640.75 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N88°41'36"W, 164.37 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N01°18'24"E, 290.39 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N26°08'22"W, 237.35 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N00°30'23"W, 130.99 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S89°29'37"W, 166.19 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S00°35'35"E, 815.00 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S89°29'37"W, 200.00 feet through said tract to a 1/2" capped "RPLS 2190" rebar rod set in the common line of herein described tract and said Jennings Tract;

Thence N00°35'35"W, 831.16 feet along the common line of herein described tract and said Jennings Tract to the point of beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Representative for Kairos Homes, do hereby adopt this plat designating the herein described real property as Lots 1 through 3, Woody Ranch Estates, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 20th day of July, 2017.

Andree Vera
Representative for Kairos Homes

DEVON WHITE
Notary Public, State of Texas
Comm. Expires 06-28-2021
Notary ID 131189701

Given under my hand and seal of office this 20 day of July, 2017.

Jeane Brunson
Notary Public

My Commission Expires

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

Kathleen M. Schlobohm and Roland M. Garcia
Doc# 201717382,
O.R.P.C.T.

Kairos Homes
Doc# 201717380,
O.R.P.C.T.

Lot 3
(4.40 ACRES)

Texas and Pacific Railway
Company Survey, Abstract # 1371,
Parker County, Texas

The Kristi Kay Frazier
Special Needs Trust
Agreement #2
Doc# 201717383,
O.R.W.C.T.

THE STATE OF TEXAS
COUNTY OF PARKER

Andree Vera being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said Parker County, Texas.

Signature of Andree Vera

THE STATE OF TEXAS
COUNTY OF PARKER

DEVON WHITE
Notary Public, State of Texas
Comm. Expires 06-28-2021
Notary ID 131189701

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Andree Vera, 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 20 day of July, 2017.

Signature of Devon White
Notary Public in and for State of Texas

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 21 DAY OF July 2017

Mark Riley
COUNTY JUDGE

George Conley
PRECINCT #1 COMMISSIONER

George Feacock
PRECINCT #2 COMMISSIONER

Larry Walden
PRECINCT #3 COMMISSIONER

Steve Dugan
PRECINCT #4 COMMISSIONER

AB667.08: 19763
SCH. DIST.: AZ
CITY:
MAP NO.: N-4

21371.028.002.00

Ownership and Development Representative
Kairos Homes
3345 Western Center Blvd #160
Fort Worth, TX 76137
(817) 847-7851

CLERK STICKER:
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

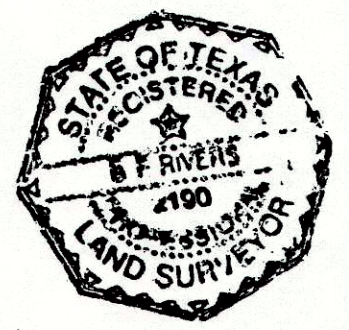
Jeane Brunson
201717924
07/24/2017 10:08 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

LIENHOLDER:
Kristi Kay Frazier Special Needs Trust

Signature of Lienholder

This the 20th day of July, 2017

Robert Halloran
Notary Public, State of Texas



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 BY APRIL, 2017.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

FINAL PLAT SHOWING
Lots 1 through 3,
Woody Ranch Estates

AN ADDITION IN PARKER COUNTY, AND BEING 11.52 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NUMBER 1371, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 751, DATE