

State of Texas
County of Parker

Whereas Honest Developments, LLC, being the sole owner of a 14.715 acre tract of land, out of the T. & P. R.R. CO. SURVEY, ABSTRACT No. 1423, Parker County, Texas; being all of those certain tracts conveyed to Honest Developments, LLC, as described in Clerk's File No. 202526409, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

BEGINNING at a found 3/4" iron pipe at the southeast corner of a certain tract of land conveyed to JANIS PEARL ALLEN REVOCABLE LIVING TRUST in Clerk's File No. 202430327, R.P.R.P.C.T., and in the west line of a certain tract of land conveyed to JOHNS in Volume 2046, Page 1424, R.P.R.P.C.T., for the northeast and beginning corner of this tract;

THENCE S 00°50'50" W, 403.66 feet, to a found 1/2" iron rod at the southwest corner of a certain tract conveyed to JOHNS in Clerk's File No. 20170138, R.P.R.P.C.T., and at the northwest corner of a certain LOT 6, ASH CREEK RANCH, according to the plat as recorded in Plat Cabinet E, Slide 123, Plat Records, Parker County, Texas (P.R.P.C.T.), for a corner of this tract;

THENCE S 01°08'21" W, 520.36 feet, to a found 1/2" iron rod in the north line of Sabathney Road (60 feet wide) and at the southwest corner of said LOT 6, for the southeast corner of this tract; WHENCE a found 1/2" iron rod at the southeast corner of said LOT 6 bears S 88°02'54" E, 85.36 feet;

THENCE S 89°45'37" W, 684.81 feet, with the north line of said road, to a found 1/2" iron pipe at the southeast corner of a certain tract of land conveyed to STONE in Volume 1186, Page 901, R.P.R.P.C.T., for the southwest corner of this tract;

THENCE N 00°11'33" W, 920.57 feet, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING, INC." at the northeast corner of said STONE tract, in the south line of said JANIS PEARL ALLEN REVOCABLE LIVING TRUST tract, for the northwest corner of this tract;

THENCE N 89°29'51" E, 704.24 feet, to the POINT OF BEGINNING, and containing 14.715 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2510015-P
Field Date: October 30, 2025
Revised Date: December 8, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

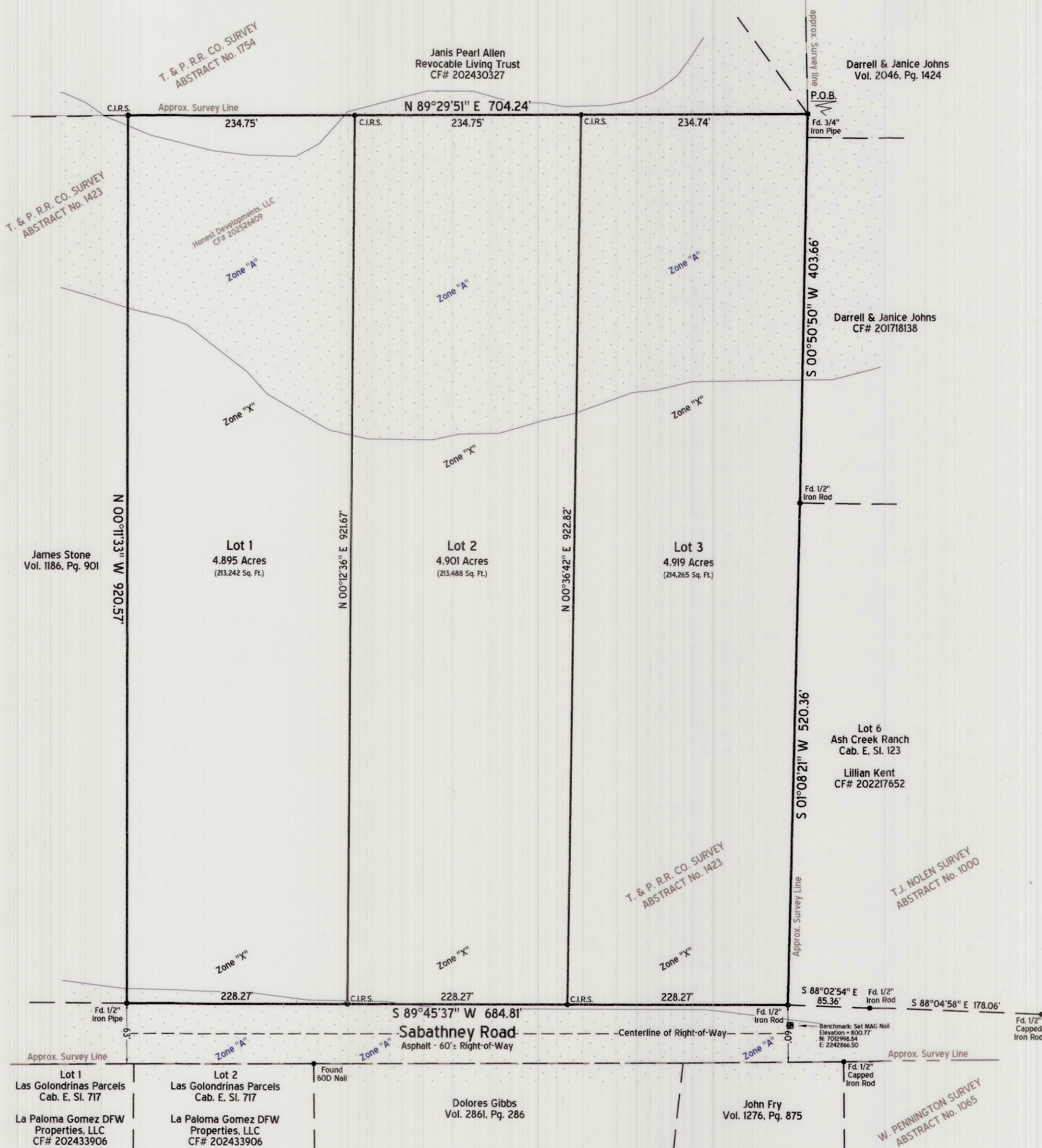
According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."



21423.003.000.00
21423.003.001.00
21423.003.000.50
21423.003.000.0*

Now, Therefore, Know All Men By These Presents:

That Honest Developments, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 1-3, Integrity Acres, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 18th day of December, 2025.

By:

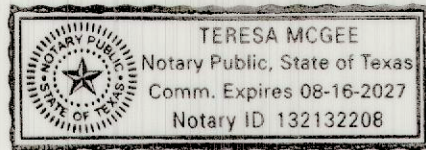
Alex App
Honest Developments, LLC (Owner)
Alexander App (Member)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Alexander App, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 18th day of December, 2025.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 22 day of December, 2025.

James T. Conley
Commissioner Precinct #1

James T. Conley
Commissioner Precinct #2

Lillian Kent
Commissioner Precinct #3

Lillian Kent
Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.
- C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- D) 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 availability.
- E) Water is to be provided by Walnut Creek Special Utility District.
- F) At time of plat, Sabathney Road has a posted speed limit of 30 miles per hour.
- G) At time of plat, no culverts are installed at the drive entrances on Sabathney Road. Owner is advised to consult with County Precinct Commissioner about drive entrance culvert size requirements and installation.
- H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

13907
AZ

M-8

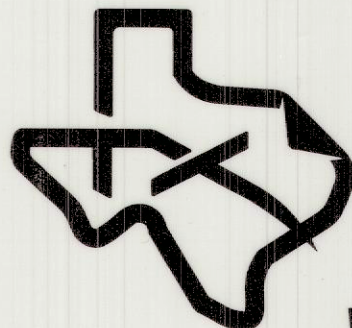
Final Plat
Lots 1-3

Integrity Acres

an addition to Parker County, Texas

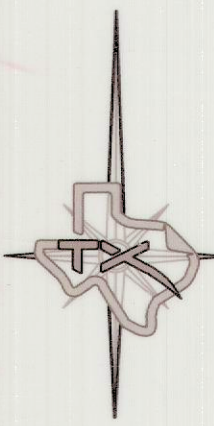
Being a 14.715 acre tract of land out of the T. & P. R.R. Co. Survey, Abstract No. 1423, Parker County, Texas

December 2025



TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586



0 100 200 300

1" = 100'

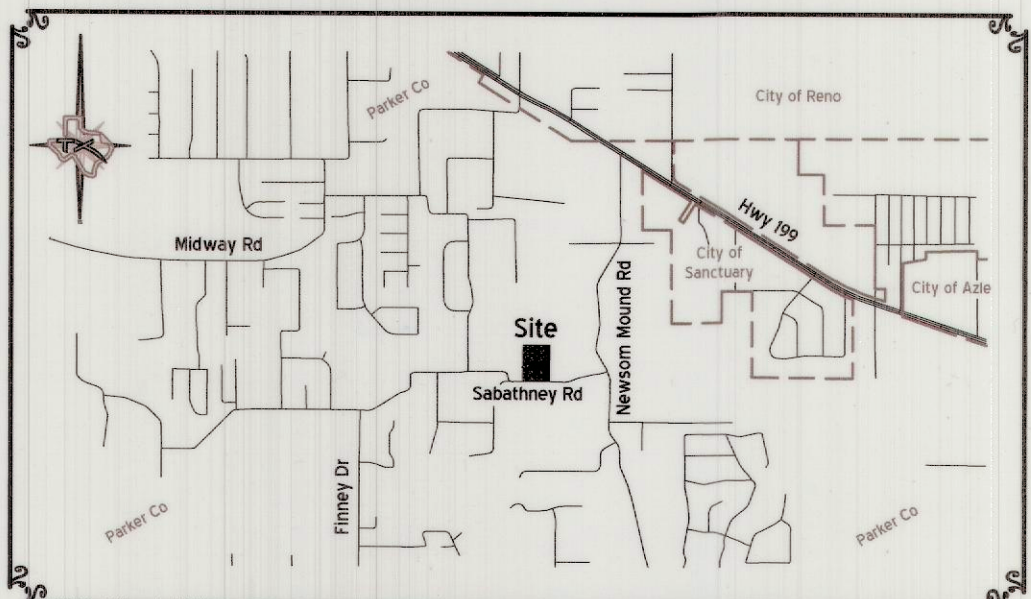
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202534702
12/22/2025 02:52 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 216



Vicinity Map (1" = 5,000')