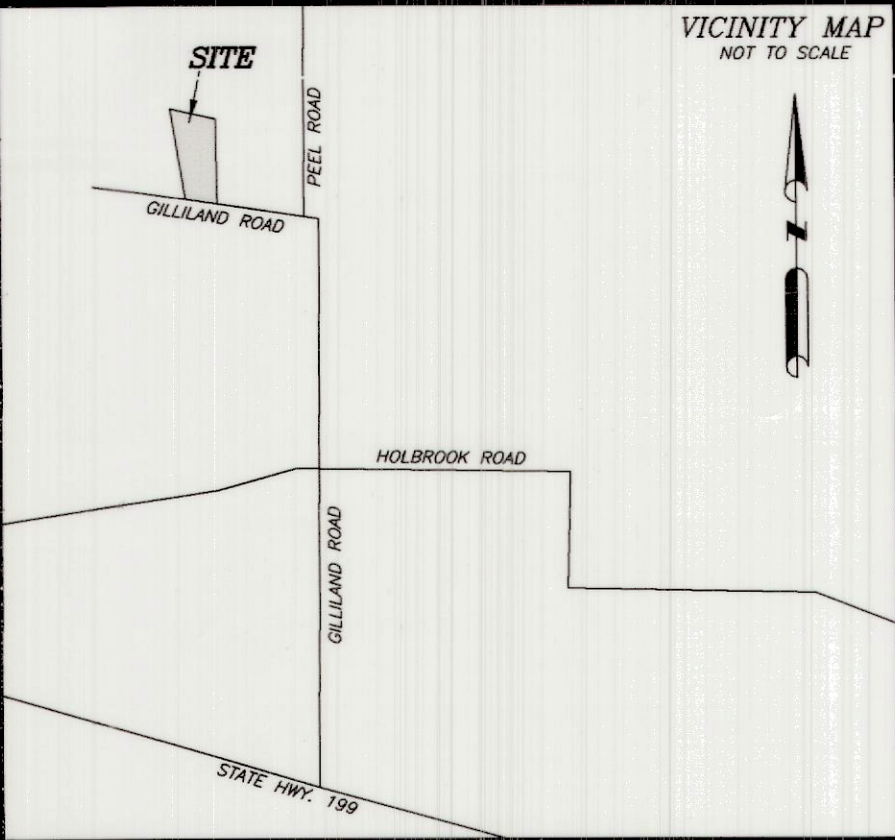




I, FRANK LAUX, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

FRANK LAUX

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

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.. ON LOTS 1R-1, 3R6-1 AND 3R5-1.

WATER TO BE SUPPLIED BY PRIVATE WATER WELLS ON LOTS 2R-1, 3R1-1, 3R2-1, 3R3-1 AND 3R4-1.

LOTS 2R2-1, 3R1-1 & 3R2-1 WILL SHARE A WATER WELL.

LOTS 3R3-1 & 3R4-1 WILL SHARE A WATER WELL.

WELL-SHARING AGREEMENTS TO BE FILED WITH COUNTY.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATES OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY REMOVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.00 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT. ANY SALE, CONVEYANCE, LEASE OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARD TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 20 DAY OF October, 2025.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202529172
10/27/2025 03:01 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 29, 2025

OWNER/DEVELOPER

SERIES 1730 GILLILAND, LLC
1118 MISTY OAK LANE
KELLER, TEXAS 76248

OWNER/DEVELOPER

SERIES 110 CARY, LLC
1118 MISTY OAK LANE
KELLER, TEXAS 76248

OWNER/DEVELOPER

FRIENDLY FRANK MANUFACTURED HOMES, LLC
P.O. BOX 1176
KELLER, TEXAS 76244

202529172 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Series 1730 Gilliland, LLC., Series 110 Cary, LLC., and Friendly Frank Manufactured Homes, LLC., being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the JOHN MONTGOMERY SURVEY, Abstract No. 878, Parker County, Texas, said tract being all of Lots 1R, 2R 3R1, 3R2, 3R3, 3R4, 3R5 & 3R6, Jamie Acres, an addition to Parker County, Texas, according to the plat recorded in Cabinet F, Slide 674, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northwest corner of said Lot 3R3, Jamie Acres, said iron being for the Northeast corner of that certain tract of land described in deed to Hughtett, recorded in Volume 1683, Page 742, Real Records, Parker County, Texas and being in the South line of that certain tract of land described in deed to 3 Open Gate, LLC., recorded in Volume 212, Page 706, Official Records, Wise County, Texas;

thence S 83°16'21" E, with the North line of said Jamie Acres and with the South line of said Volume 2012, Page 706 a distance of 647.09 feet to a 1/2" iron found at the Northeast corner of said Jamie Acres and at the Northwest corner of that certain tract of land described in deed to Logan Family Trust, recorded in Volume 1627, Page 825, Real Records, Parker County, Texas;

thence S 00°47'53" W, with the East line of said Jamie Acres and with the West line of said Volume 1627, Page 825, a distance of 1053.64 feet to a capped iron found in the North line of Gilliland Road;

thence N 83°00'33" W, with the North line of said Gilliland Road, a distance of 307.99 feet to a capped iron found at the Southwest corner of said Lot 1, Jamie Acres and being in the East line of said Volume 1683, Page 742;

thence N 16°26'37" W, with the West line of said Jamie Acres and with the East line of said Volume 1683, Page 742, a distance of 1138.42 feet to the POINT OF BEGINNING and containing 11.48 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Series-1730 Gilliland, LLC., Series 110 Cary, LLC, and Friendly Frank Manufactured Homes, LLC, acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1R1, 2R1, 3R1-1, 3R2-1, 3R3-1, 3R4-1, 3R5-1 & 3R6-1,
JAMIE ACRES,
Parker County, Texas

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

Executed this 20 day of October, 2025.

Frank Laux

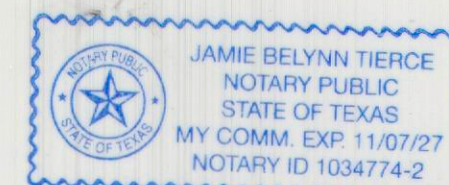
Susan Laux

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Frank Laux, 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 October, 2025.

Notary Public State of Texas

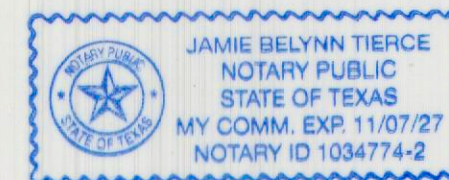


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Susan Laux, 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 October, 2025.

Notary Public State of Texas



13974.001.001.00
13974.001.002.00
13974.001.003.00
13974.001.003.20
13974.001.003.30
13974.001.003.40
13974.001.003.50
13974.001.003.60

13974
SP

H-4

THE PURPOSE OF THIS REPLAT IS TO REMOVE THE GAS PIPELINE EASEMENT THAT CROSSED LOTS 1R, 2R & 3R1, AND TO SHOW LOT 2R-1, 3R1-1, 3R2-1, 3R3-1 AND 3R4-1 ARE TO BE SERVICED BY PRIVATE WATER WELL.

Re-Plat Showing

Lots 1R-1, 2R-1, 3R1-1, 3R2-1, 3R3-1, 3R4-1, 3R5-1 & 3R6-1,
JAMIE ACRES

and being a re-plat of Lots 1R, 2R, 3R1, 3R2, 3R3, 3R4, 3R5 & 3R6, Block 1, Jamie Acres, recorded in Cabinet F, Slide 674, Plat Records, Parker County, Texas, and being situated in the John Montgomery Survey, Abstract No. 878, Parker County, Texas, and being 11.48 acres of land.