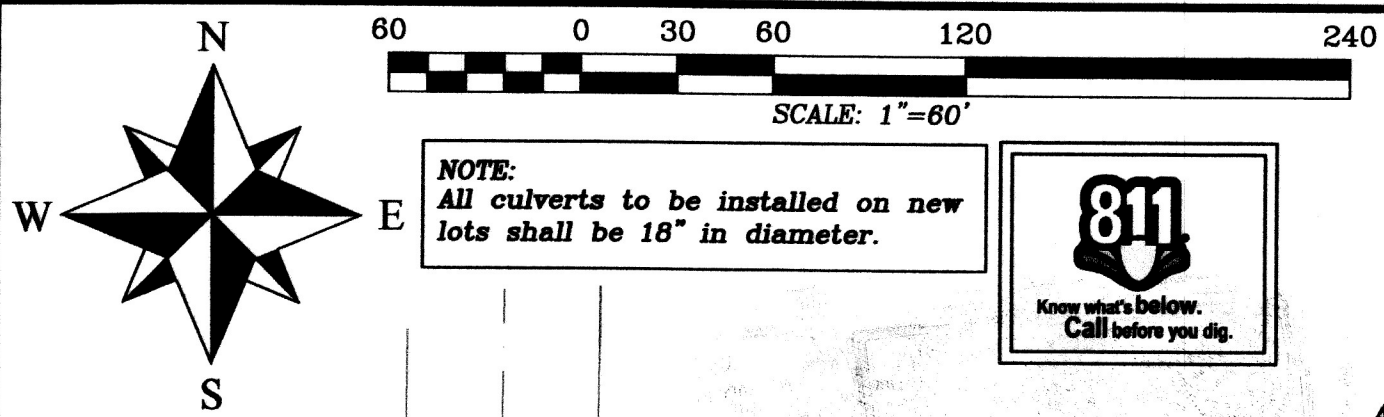
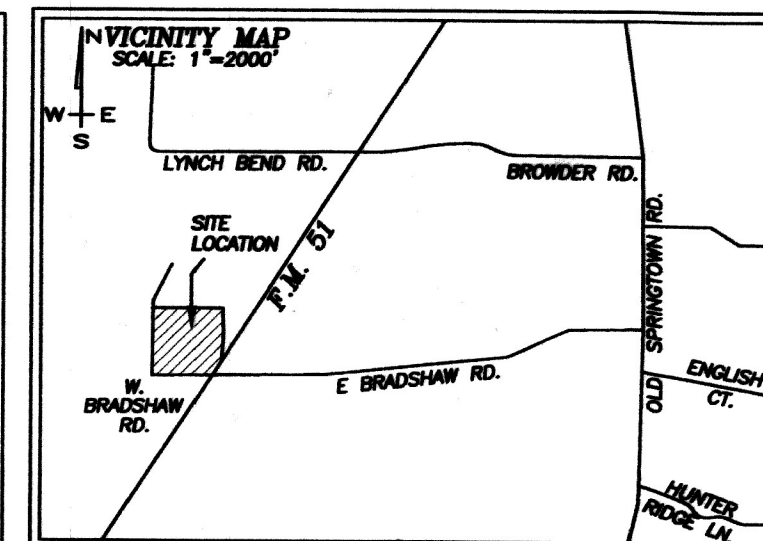




- NOTES:
- 1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, this tract is in Zone X, an area not in the 1% annual chance flood.
 - 2) This plat represents property which has been platted with groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
 - 3) Water source is going to be public water supply (Walnut Creek SUD).
 - 4) Sewage are to be On Site Sewage Facilities (septic systems).
 - 5) Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted, and also set at perimeter of road easement for Atticus Court.
 - 6) B.L. = BUILDING LINE
D.U.E. = DRAINAGE & UTILITY EASEMENT
 - 7) Reflective house numbers shall be erected by the landowners driveway to be visible and readable day and night from the public road.

THE STATE OF TEXAS }
COUNTY OF PARKER }
Wayne Carroll
Signature of Owner
THE STATE OF TEXAS }
COUNTY OF PARKER }
Crystal Wright
Notary Public, State of Texas
Comm. Expires 08-23-2025
I, *Wayne Carroll*, being the undersigned authority on this day personally appeared *Wayne Carroll*, 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 18th day of March, 2025.
Crystal Wright
Notary Public in and for State of Texas



Ambition Group, LLC
Doc# 202403317,
O.R.P.C.T.

21984.006.000.00

Sadash Corporation
Doc# 20141186,
O.R.P.C.T.

STATE OF TEXAS
PARKER COUNTY

202507609 PLAT Total Pages: 1

WHEREAS We, Meat Us Investments, LLC, being the owners of 7.762 acres of land in the International and Great Northern Railroad Company Survey, Abstract Number 1984, Parker County, Texas and being more particularly described by metes and bounds as follows:

Legal Description:
Description for a tract of land situated in the International and Great Northern Railroad Company Survey, Abstract Number 1984, Parker County, Texas and being the same tract of land described in a deed to Steven J. Larimore and wife, Sherry E. Larimore recorded in Volume 1581, Page 1090, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the east line of West Bradshaw Road, an existing 60 feet wide right of way, and being the northwest corner of a tract of land described in a deed to Southside Church of Christ recorded in Volume 1251, Page 567, Official Records, Parker County, Texas, and from which a 1/2" rebar rod found (Control Monument) for the original southwest corner of the parent tract of the Larimore Tract bears S00°32'48"W., 155.00 feet;

THENCE N00°32'48"E., 477.92 feet along the east line of West Bradshaw Road to a 5/8" rebar rod found for the northwest corner of the Larimore Tract, same being the southwest corner of a tract of land described in a deed to Ambition Group, LLC recorded in Document Number 202403317, Official Records, Parker County, Texas;

THENCE N89°52'47"E., 652.84 feet along the common line of the Larimore Tract and the Ambition Group Tract to a 1/2" rebar rod found for the northeast corner of the Larimore Tract, same being the southeast corner of the Ambition Group Tract, and being in the west line of a tract of land described in a deed to Sadash Corporation recorded in Document Number 20141186, Official Records, Parker County, Texas;

THENCE S00°30'54"W., 253.97 feet along the common line of the Larimore Tract and the Sadash Tract to a 1/2" rebar rod found for the southwest corner of the Sadash Tract, and being the northwest corner of a tract of land described in a divorce decree to Linda K. Peel recorded in Volume 1581, Page 1094, Official Records, Parker County, Texas;

THENCE S09°34'10"W., 195.38 feet along the common line of the Larimore Tract and the Peel Tract to a 1/2" rebar rod found for an "all" corner of the Larimore Tract, same being the south corner of the Peel Tract, and being in the northwest line of Farm to Market 51, an existing 120 feet wide right of way;

THENCE S33°19'46"W., 227.88 feet along the northwest line of Farm to Market 51 to a 1/2" rebar rod found (Control Monument) for the southeast corner of the Larimore Tract and being at the intersection of the northwest line of Farm to Market 51 and the north line of West Bradshaw Road;

THENCE N89°41'00"W. (BASIS FOR DIRECTIONAL CONTROL), 140.14 feet (DEED-489.25') along the north line of West Bradshaw Road to a 1/2" capped "RPLS 2023" rebar rod found for the southeast corner of a tract of land described in a deed to Alton W. Klaus, Jr. recorded in Volume 2361, Page 832, Official Records, Parker County, Texas, and from which a 5/8" rebar rod found for the southwest corner of the Klaus Tract bears N89°41'00"W., 135.42 feet;

THENCE N01°51'31"E., 139.57 feet along the common line of the Larimore Tract and the Klaus Tract to a 1/2" capped "RPLS 2023" rebar rod found;

THENCE N79°43'16"W., 131.71 feet along the common line of the Larimore Tract and the Klaus Tract to a 1/2" capped "RPLS 2023" rebar rod found;

THENCE S87°54'16"W., 25.09 feet along the common line of the Larimore Tract and the Klaus Tract to a 1/2" capped "RPLS 2023" rebar rod found for the northwest corner of the Klaus Tract, same being the northeast corner of the remainder of the Southside Church of Christ Tract;

THENCE S88°35'20"W., 207.20 feet along the common line of the Larimore Tract and the Southside Church of Christ Tract to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Representative for Meat Us Investments, LLC, do hereby adopt this plat designating the herein described real property as Lots 1-7, Block 1, MASON MEADOWS, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 18th day of March, 2025.

Wayne Carroll
Representative for Meat Us Investments, LLC

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 *Wayne Carroll*, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 18th day of March, 2025.

Crystal Wright
Notary Public My Commission Expires 08-23-25

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202507609
03/24/2025 02:44 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT SHOWING
LOTS 1-7, BLOCK 1,
Mason Meadows

AN ADDITION IN PARKER COUNTY, AND BEING 7.762 ACRES OF
LAND SITUATED IN THE INTERNATIONAL AND GREAT NORTHERN
RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 1984, PARKER
COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET G, SLIDE 081, DATE 3/24/2025

Ownership:
Meat Us Investments, LLC
1030 Crown Valley Drive
Weatherford, TX 76087

W Bradshaw Road

I, Lonnie Reed, hereby certify that the following changes were necessary to eliminate errors which appear on the plat MORRIS ESTATES recorded in Cabinet F, Slide 734, Plat Records, Parker County, Texas on 06-11-2024.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277

11-18-2024



International and Great Northern
Railroad Company Survey,
Abstract# 1984,
Parker County, Texas

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 24th DAY
OF April, 2025
George A. Conley
COUNTY JUDGE
Pat Depp
PRECINCT #1 COMMISSIONER
George Conley
PRECINCT #2 COMMISSIONER
Jacob Holt
PRECINCT #3 COMMISSIONER
Larry Walden
PRECINCT #4 COMMISSIONER
Mike Hale

TRI
COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
ton4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 24110521