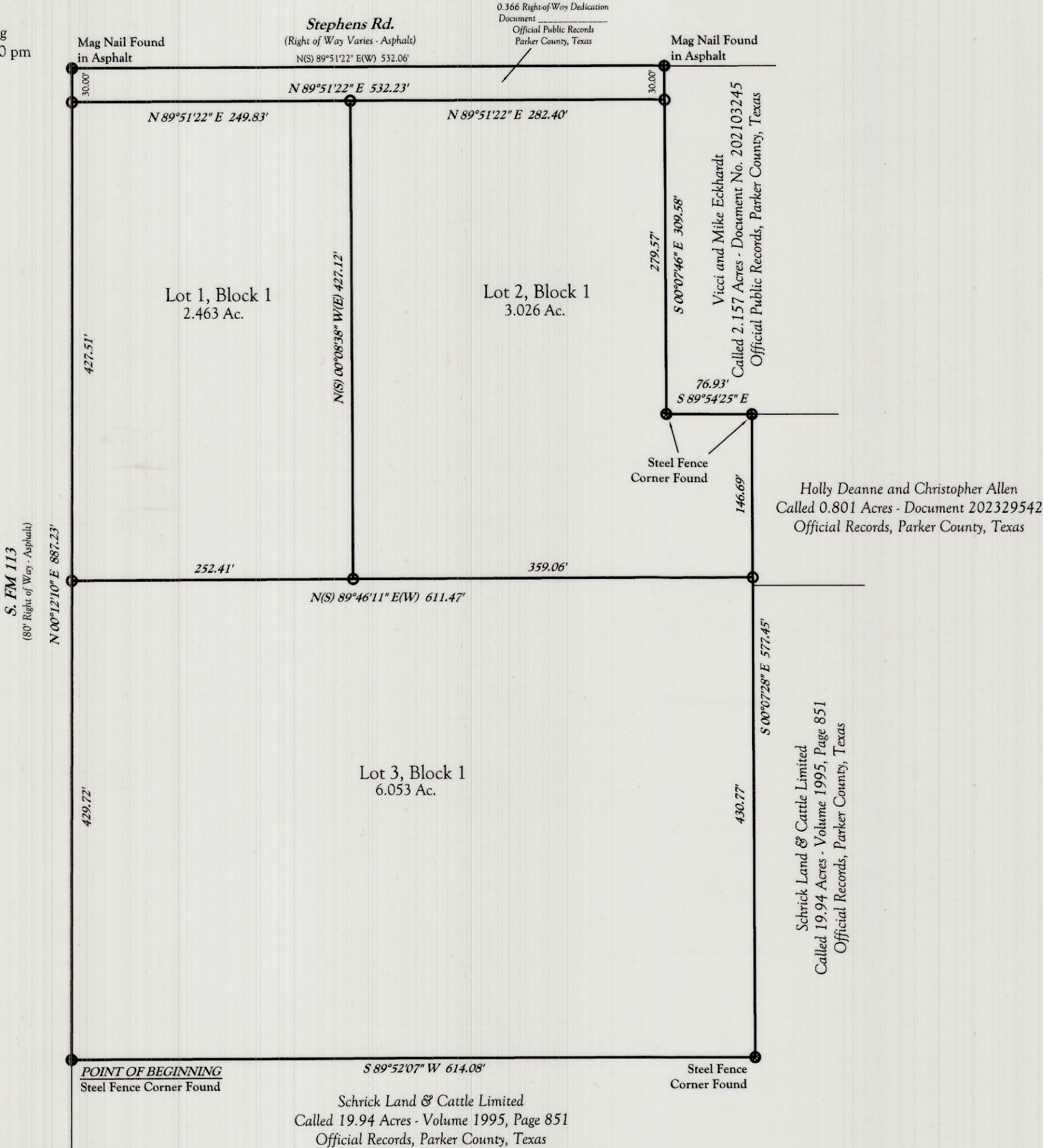




Job No. 202510011
200 Stephens Road_Platting
Plot Date: 09/30/2025 1:00 pm
Scale: 1" = 100'



GROUNDWATER AVAILABILITY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

HOUSE NUMBER VISIBILITY
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISIBILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 6(k).

DRIVEWAY NOTE
ALL NEW DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES AND/OR ADHERE TO TxDOT STANDARDS IN REGARDS TO SIZING AND SPACING.

GENERAL PLAT NOTES
1) THIS PROPERTY IS CURRENTLY SERVICED BY MILLSAP WATER SUPPLY CORPORATION.
2) THIS PROPERTY ITO BE SERVICED BY PRIVATE ONSITE SEPTIC FACILITIES.
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
4) SPEED LIMIT ALONG STEPHENS ROAD IS POSTED AS 35 MPH.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X AS SHOWN ON FEMA FIRM No. 4836C0350R, EFFECTIVE 04/05/2019.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202533301
12/08/2025 03:54 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND SEPTEMBER 2025. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

21864.002.003.00
21864.002.003.50

17922
MI

C-17

CABINET *G*, SLIDE *209*

FINAL PLAT OF

LOTS 1 - 3, BLOCK 1, STEPHENS CROSSING

11.542 ACRES OF LAND, SITUATED IN THE T & P R.R. Co. SURVEY (D.B. NUTTALL SURVEY), ABSTRACT NUMBER 1864, PARKER COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 11.912 ACRES TRACT OF LAND CONVEYED TO MAKE HOLDINGS, LLC AND DESCRIBED IN DOCUMENT NUMBER 202031990, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS SAVE AND ACCEPT THAT CERTAIN 0.366 ACRES TRACT OF LAND CONVEYED TO PARKER COUNTY BY SEPARATE INSTRUMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL FENCE CORNER POST FOUND IN THE EAST LINE OF FARM TO MARKET HIGHWAY No. 113 AND AT THE NORTHWEST CORNER OF A CALLED 19.94 ACRES TRACT OF LAND CONVEYED TO SCHRICK LAND CATTLE LIMITED AS DESCRIBED IN VOLUME 1995, PAGE 851, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH THE CALLED xx CORNER OF THE T & P R.R. Co. SURVEY (D.B. NUTTALL SURVEY), ABSTRACT NUMBER 1864, PARKER COUNTY, TEXAS BEARS N 00°12'10" E - 887.23 FEET AND S 89°51'22" W - 40.00 FEET.

THENCE ALONG THE EAST LINE OF SAID FARM TO MARKET HIGHWAY No. 113, N 00°12'10" E - 857.23 FEET TO A 3/8 INCH STEEL SPIKE SET WITH CAP MARKED "JRP 5959" IN THE NEWLY OCCUPIED SOUTH LINE STEPHENS ROAD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A MAG NAIL FOUND IN ASPHALT BEARS N 00°12'10" E - 30.00 FEET.

THENCE ALONG THE NEWLY OCCUPIED SOUTHERN LINE OF SAID STEPHENS ROAD, N 89°51'22" E - 532.23 FEET TO A 3/8 INCH STEEL SPIKE SET WITH CAP MARKED "JRP 5959" IN THE NEWLY OCCUPIED SOUTH LINE STEPHENS ROAD AND IN THE WEST LINE OF A CALLED 2.157 ACRES TRACT OF LAND CONVEYED TO VICCI AND MIKE ECKHARDT AS DESCRIBED IN DOCUMENT 202103245, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A MAG NAIL FOUND IN ASPHALT BEARS N 00°07'46" W - 30.00 FEET;

THENCE ALONG THE WEST LINE OF SAID CALLED 2.157 ACRES, S 00°07'46" E - 279.57 FEET TO A STEEL FENCE CORNER POST FOUND AT THE SOUTH WEST CORNER OF SAID CALLED 2.157 ACRES TRACT FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID CALLED 2.157 ACRES TRACT, S 89°54'25" E - 76.93 FEET TO A STEEL FENCE CORNER POST FOUND AT A NORTHWEST CORNER OF A CALLED 0.801 ACRES TRACT OF LAND CONVEYED TO HOLLY AND CHRISTOPHER ALLEN AS DESCRIBED IN DOCUMENT 202329542, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG A WEST LINE OF SAID CALLED 0.801 ACRES TRACT AND A WEST LINE OF SAID CALLED 19.94 ACRES TRACT, S 00°07'28" E 577.45 FEET TO A STEEL FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG A NORTH LINE OF SAID CALLED 19.94 ACRES TRACT, S 89°52'07" W - 614.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.542 ACRES OF LAND.

DEVELOPER
MAKE HOLDINGS, LLC
101 HONDO CIRCLE
MILLSAP, TEXAS 76066
Phone No. 817-771-4860

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
Phone No. 361-813-1888

OWNERS CERTIFICATE

THAT, MAKE HOLDINGS, LLC, THE OWNER OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS:

LOTS 1 - 3, BLOCK 1, STEPHENS CROSSING, BEING A SUBDIVISION OF 11.542 ACRES OF LAND BEING A PORTION OF A CALLED 11.912 ACRES TRACT OF LAND, SITUATED IN THE T & P R.R. Co. SURVEY (D.B. NUTTALL SURVEY), ABSTRACT NUMBER 1864, PARKER COUNTY, TEXAS AND BEING DESCRIBED IN DOCUMENT NUMBER 202031990 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 8 DAY OF December 2025.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

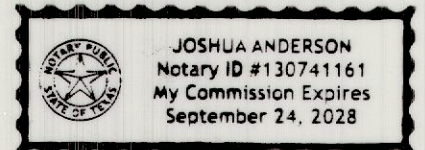
COMMISSIONER PRECINCT #4

OWNER/TRUSTEE

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL GARCIA, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 10 DAY OF NOV, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



EXTRA-TERRITORIAL JURISDICTION STATEMENT

THE STATE OF TEXAS
COUNTY OF PARKER

I, Make Holdings LLC, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

Make Holdings LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY

OF December 2025
NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: 11/7/2027

