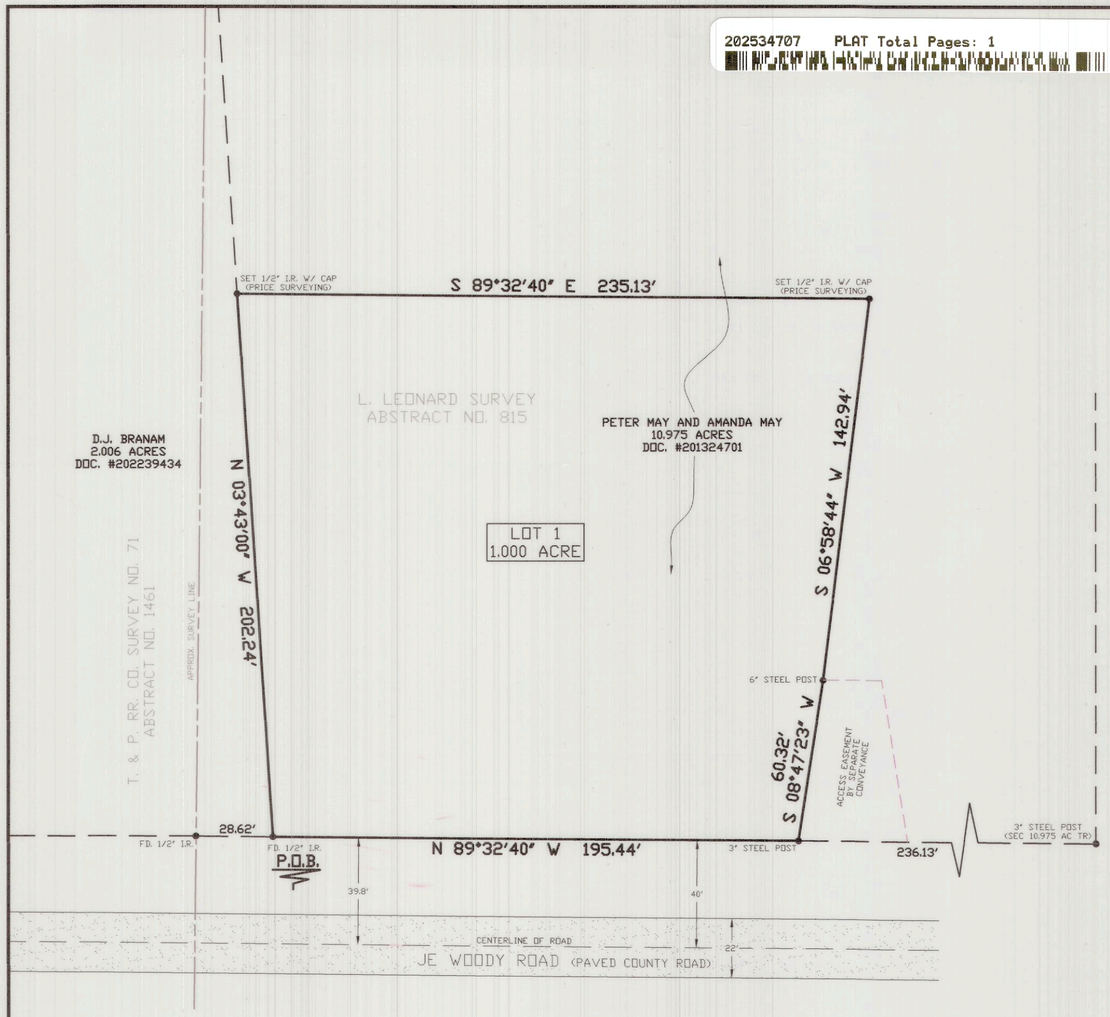
202534707 PLAT Total Pages: 1



LEGAL DESCRIPTION

Of a 1.000 acre tract of land out of the L. Leonard Survey, Abstract No. 815, Parker County, Texas; being part of a certain 10.975 acres tract described in Document No. 201324701 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the north line of JE Woody Road (paved) and at the occupied southwest corner of said 10.975 acres tract for the southwest and beginning corner of this tract.

Thence N. 03 deg. 43 min. 00 sec. W. 202.24 feet along the occupied west line of said 10.975 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract.

Thence S. 89 deg. 32 min. 40 sec. E. 235.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract.

Thence S. 06 deg. 58 min. 44 sec. W. 142.94 feet to a 6" steel post for a corner of this tract.

Thence S. 08 deg. 47 min. 23 sec. W. 60.32 feet to a 3" steel post in the north line of said JE Woody Road and in the south line of said 10.975 acres tract for the southeast corner of this tract.

Thence N. 89 deg. 32 min. 40 sec. W. 195.44 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, PETER W. MAY, JR. and AMANDA J. MAY, the owners 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 THE FORGE. This plat being a subdivision of 1.000 acre out of the L. Leonard Survey, Abstract No. 815, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 16 DAY OF December, 2025

BY: _____
PETER W. MAY, JR.

BY: _____
AMANDA J. MAY

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 4, 2025.

_____
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25200 FN250423

STATE OF TEXAS REGISTERED PHILIP E. COLVIN, JR. 6258 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PETER W. MAY, JR. and AMANDA J. MAY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16 day of December, 2025

_____
Signature

Yendicela OBannon
Notary Public, State of Texas
Notary ID 13230564-6
My Commission Exp. 12-27-2027

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 22 DAY OF December, 2025.

_____
COUNTY JUDGE

_____ COMR. PRECINCT #1

_____ COMR. PRECINCT #2

_____ COMR. PRECINCT #3

_____ COMR. PRECINCT #4

LIEN HOLDER STATEMENT

FIRST FINANCIAL BANK, N.A., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

N/A _____
Signature

_____
Printed

_____
Title

STATE OF TEXAS

COUNTY OF N/a

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

personally appeared _____, 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 stated.

GIVEN under my hand and seal of office this _____ day of _____, 2025

_____
Signature

SURVEYOR'S NOTES:

1) BEARING BASIS IS TEXAS SPC, NAD83, NORTH CENTRAL TX ZONE. ALL DISTANCES ARE SURFACE DISTANCES.

2) THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0175E, DATED SEPTEMBER 26, 2008

3) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

4) 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.

5) WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON _____, 2025

6) WATER IS SUPPLIED BY WALNUT CREEK S.U.D.
1155 W. HIGHWAY 199
SPRINGTOWN, TX 76082
PH. 817-220-7707

7) SEWER SERVICE WILL BY ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

8) REFLECTIVE ADDRESS NUMBERS ARE REQUIRED AND SHALL BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

9) EXISTING CULVERT SIZE IS 16"

10) CURRENT SPEED LIMIT ON JE WOODY ROAD IS 40 MPH

0 40 80 120

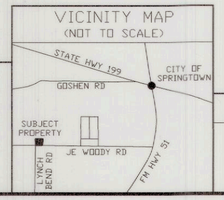
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202534707
12/22/2025 03:07 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

12196
SP

K-6

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 218
DATE 12/22/25

VICINITY MAP
(NOT TO SCALE)



OWNER
PETER MAY AND AMANDA MAY
PO BOX 1324
SPRINGTOWN, TX 76082
PH. 918-399-0531

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT

THE FORGE
LOT 1

BEING A SUBDIVISION OF 1.000 ACRE OUT OF THE L. LEONARD SURVEY, ABSTRACT NO. 815 PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 15, 2025