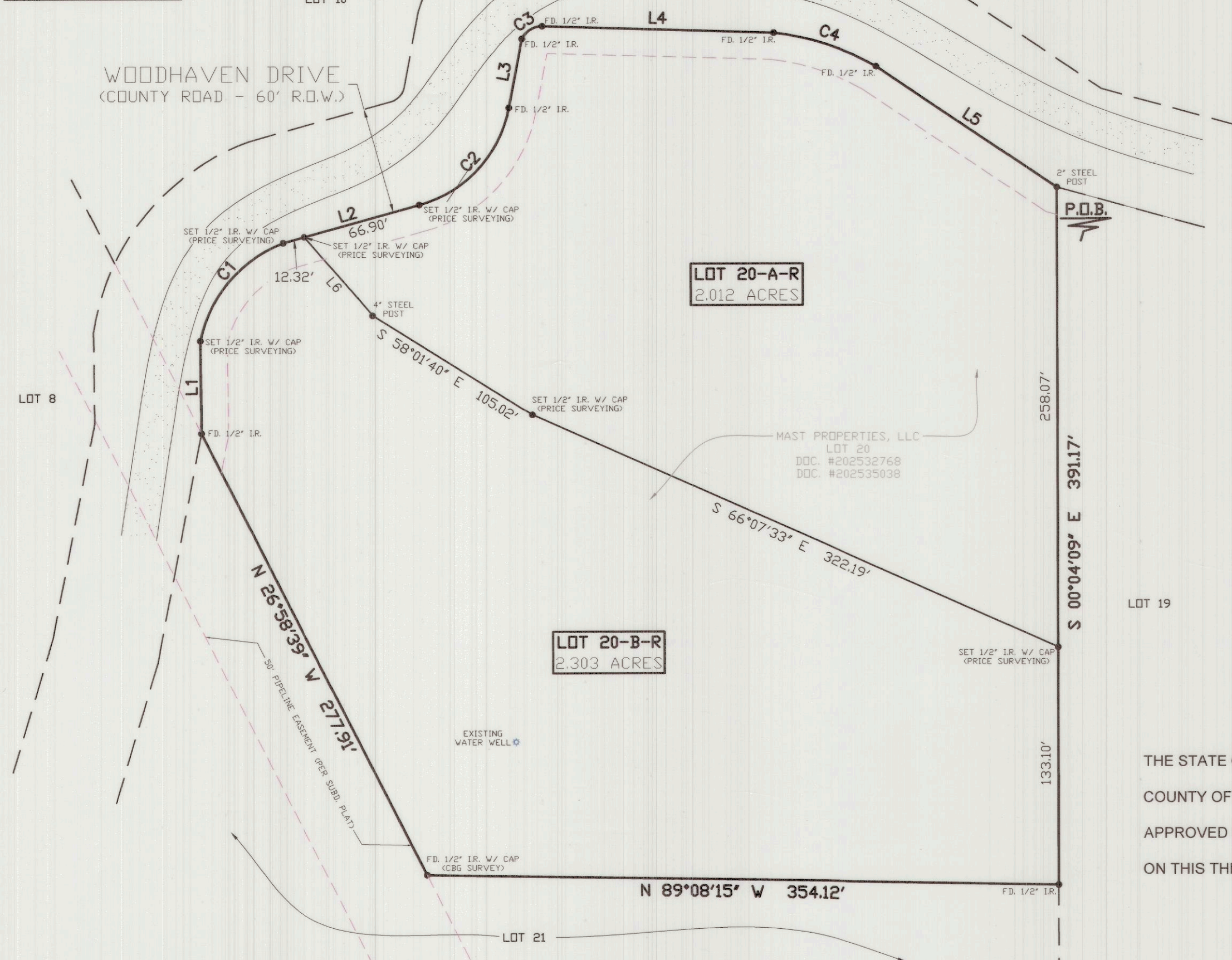


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	78°23'40"	75.00'	57°24'57"	N 40°12'48" E	72.05'	75.16'
C2	81°51'04"	70.00'	64°06'16"	N 43°00'39" E	74.30'	78.32'
C3	117°27'53"	12.00'	66°38'31"	N 57°36'42" E	13.18'	13.96'
C4	38°11'50"	150.00'	23°09'45"	S 71°57'00" E	60.23'	60.64'

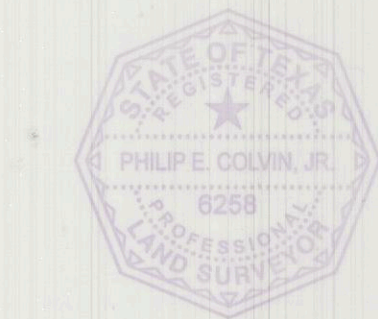
LINE	BEARING	DISTANCE
L1	N 00°59'35" W	52.03'
L2	N 74°15'22" E	79.22'
L3	N 10°39'58" E	39.26'
L4	S 88°14'52" E	129.96'
L5	S 56°13'45" E	121.81'
L6	S 41°00'17" E	58.68'



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 DECEMBER 16, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251228 FN251260



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

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

NOTE: 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

NOTE: SPEED LIMIT ON WOODHAVEN DRIVE IS 35 MPH.
DRIVEWAYS MUST BE 250 FEET APART.

NOTE: 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.

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT
ON DECEMBER 22, 2025

NOTE: WATER SOURCE IS PRIVATE WATER WELL

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: A MINIMUM CULVERT SIZE OF 16" DIAMETER WILL BE
REQUIRED FOR ANY NEW DRIVES

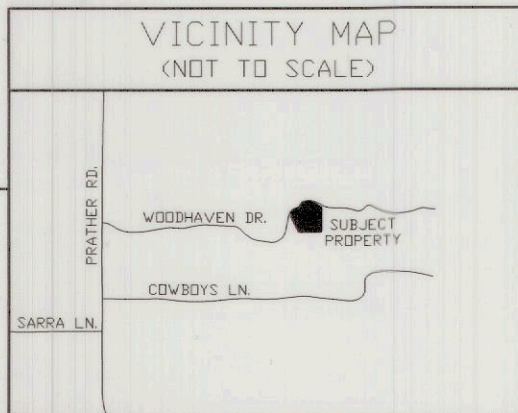
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202602272
01/29/2026 01:23 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 239
DATE 1/29/26



19775.001.020.00

19775
WE
I-7
NWE

OWNER	SURVEYOR
MAST PROPERTIES, LLC P.O. BOX 3147 MCKINNEY, TX 75070 817-805-4292	PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841

REPLAT
WOODHAVEN ADDITION LOT 20-A-R & LOT 20-B-R
BEING A REPLAT OF ALL OF LOT 20 OF WOODHAVEN ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 362-A, PAGE 108 AND CORRECTED IN VOLUME 363-A, PAGE 29 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
PLAT DATE: JANUARY 7, 2026

LEGAL DESCRIPTION

Of a 4.315 acres tract of land, being all of Lot 20 of Woodhaven Addition, according to plat recorded in Volume 362-A, Page 108 and corrected in Volume 363-A, Page 29 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a 2" steel post in the south right of way line of Woodhaven Drive (paved) and at the northwest corner of Lot 19 for the northeast and beginning corner of this tract.

Thence S. 00 deg. 04 min. 09 sec. E. 391.17 feet to a found 1/2" iron rod in the west line of said Lot 19 and at the most easterly northeast corner of Lot 21 for the southeast corner of this tract.

Thence N. 89 deg. 08 min. 15 sec. W. 354.12 feet to a found 1/2" iron rod with cap (CBG SURVEY) at an ell corner of said Lot 21 for the southwest corner of this tract.

Thence N. 26 deg. 58 min. 39 sec. W. 277.91 feet to a found 1/2" iron rod in the east right of way line of said Woodhaven Drive and at the most northerly northeast corner of said Lot 21 for the northwest corner of this tract.

Thence along the easterly and southerly right of way line of said Woodhaven Drive the following courses and distances:

- N. 00 deg. 39 min. 35 sec. W. 52.03 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northeasterly along the arc of a 76 deg. 23 min. 40 sec. curve to the right with a radius of 75.00 feet, a central angle of 57 deg. 24 min. 57 sec., a chord of N. 40 deg. 12 min. 48 sec. E. 72.05 feet and an arc length of 75.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 74 deg. 15 min. 22 sec. E. 79.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northeasterly along the arc of an 81 deg. 51 min. 04 sec. curve to the left with a radius of 70.00 feet, a central angle of 64 deg. 06 min. 16 sec., a chord of N. 43 deg. 00 min. 39 sec. E. 74.30 feet and an arc length of 78.32 feet to a found 1/2" iron rod
- N. 10 deg. 39 min. 58 sec. E. 39.26 feet to a found 1/2" iron rod
- Northeasterly along the arc of a 117 deg. 27 min. 53 sec. curve to the right with a radius of 12.00 feet, a central angle of 66 deg. 38 min. 31 sec., a chord of N. 57 deg. 36 min. 42 sec. E. 13.18 feet and an arc length of 13.96 feet to a found 1/2" iron rod
- S. 88 deg. 14 min. 52 sec. E. 129.96 feet to a found 1/2" iron rod
- Easterly along the arc of a 38 deg. 11 min. 50 sec. curve to the right with a radius of 150.00 feet, a central angle of 23 deg. 09 min. 45 sec., a chord of S. 71 deg. 57 min. 00 sec. E. 60.23 feet and an arc length of 60.64 feet to a found 1/2" iron rod
- S. 56 deg. 13 min. 45 sec. E. 121.81 feet to the place of beginning

OWNER'S CERTIFICATE

That I, MAST PROPERTIES, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 20-A-R AND LOT 20-B-R of WOODHAVEN ADDITION, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lot 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.

EXECUTED THIS THE 15^{22nd} DAY OF January, 2026

BY: Rob Peyton
ROB PEYTON, Managing Member

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 ROB PEYTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 15^{22nd} day of January, 2026

Signature

