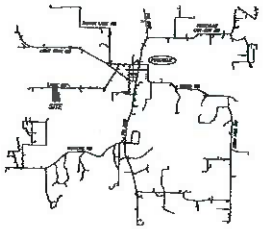


VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS }}
COUNTY OF PARKER }}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2022.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

LIEN HOLDER

JOHN DOE
PO BOX XXX
WEATHERFORD, TX 76086

SIGNATURE OF LIEN HOLDER

THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS }}
COUNTY OF PARKER }}

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

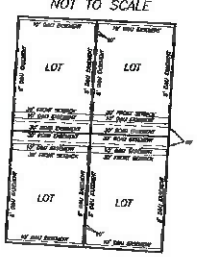
MATTHEW LOUGHREY

THE STATE OF TEXAS }}
COUNTY OF PARKER }}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW LOUGHREY, 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 ___ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT TYPICAL
NOT TO SCALE



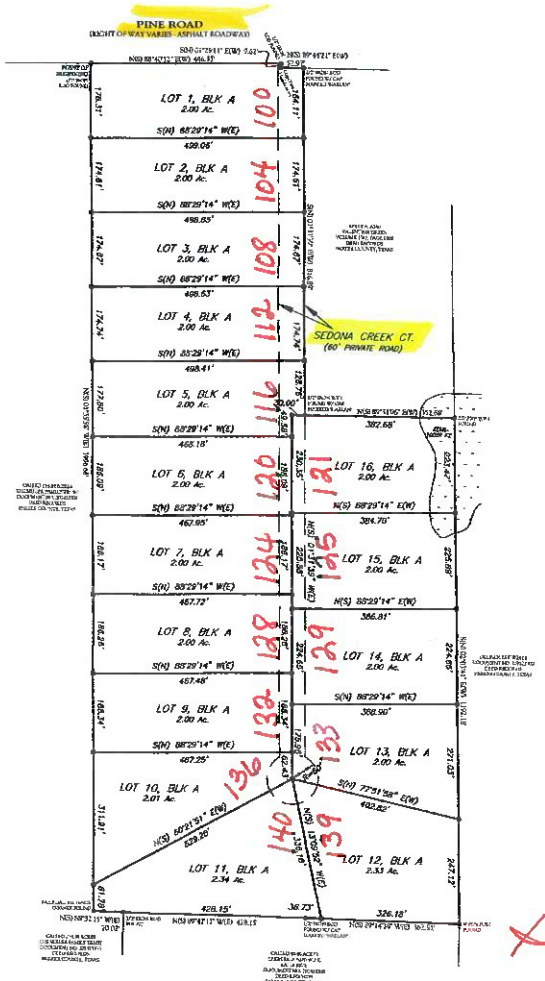
DEVELOPED BY
MATT & KENDALL LOUGHREY
3600 ADVANCE ROAD
POOLVILLE, TEXAS 76487

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087

0' 200' 400' 600'
Scale: 1" = 200'

*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.



PRELIMINARY PLAT

SEDONA CREEK
LOTS 1–16, BLOCK A
32.676 ACRES OUT OF THE T & P RR Co. SURVEY
SECTION No. 239, ABSTRACT No. 1487,
PARKER COUNTY, TEXAS

32.676 ACRES OF LAND LOCATED IN SECTION 239, T.&P. RR. CO. SURVEY, A1487, PARKER COUNTY, TEXAS. BEING ALL OF A CALLED 32.72 ACRES TRACT DESCRIBED IN VOLUME 2396, PAGE 1174, DEED RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF PINE ROAD AND BEING THE NORTHEAST CORNER OF A CALLED 254.44 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201413700, DEED RECORDS, PARKER COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID CALLED 32.72 ACRES AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF PINE ROAD AND THE TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS AND DISTANCES:
N 88°46'12" E - 446.35 FEET TO A 1/2 INCH IRON ROD FOUND,
S 01°25'11" E - 9.62 FEET TO A LARGE TREE FOUND, AND
N 89°45'21" E - 52.97 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN" FOR THE NORTHEAST CORNER OF SAID CALLED 32.72 ACRES AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 1587, PAGE 1360, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF SAID CALLED 32.72 ACRES TRACT THE FOLLOWING BEARINGS AND DISTANCES:
S 01°31'39" E - 816.89 FEET, AND
N 69°17'05" E - 357.68 FEET TO A 2.5 INCH PIPE POST FOUND FOR AN EAST CORNER OF SAID CALLED 32.72 ACRES AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201827900, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING AN EAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF SAID CALLED 32.72 ACRES, S 02°03'41" E - 1192.38 FEET TO A 6 INCH PIPE POST FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 32.72 ACRES AND THE NORTHEAST CORNER OF A CALLED 40.46 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201416568, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 32.72 ACRES AND SAID CALLED 40.46 ACRES THE FOLLOWING BEARINGS AND DISTANCES:
N 89°14'38" W - 362.94 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "HARLAN", AND
N 89°47'17" W - 428.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 40.46 ACRES AND BEING AN EAST CORNER OF A CALLED 254.44 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201413700, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING A SOUTH CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 32.72 ACRES AND SAID CALLED 254.44 ACRES THE FOLLOWING BEARINGS AND DISTANCES:
N 88°32'15" W - 70.02 FEET TO A RAILROAD TIE FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 32.72 ACRES AND THE TRACT DESCRIBED HEREIN,
N 01°35'58" W - 1996.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.676 ACRES OF LAND.

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 OCTOBER 20, 2022. 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.

PRELIMINARY

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@HOCTUAMAPS.COM

SURVEYORS NOTES:
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION. ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (0868)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) 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.
5) 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://pls.texas.gov
Email: info@pls.texas.gov
Phone: 512-463-7223

Sedona Creek Ct.

21487.014.000.00
76487 (2)

PLAT NOTES:
1. PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE, ACCORDING TO MAP NO. 48367C0225F, DATED APRIL 5, 2018.
2. ALL LOT CORNERS ARE SET 1/2" IRON RODS.
3. 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES AS SHOWN (SEE LOT TYPICAL).
4. 30' RESIDENTIAL FRONT BUILDING SETBACK LINES (SEE LOT TYPICAL).
5. ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
6. WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
7. NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
8. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHALL ANY SUCH OWNER EXCEPT PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
9. MINIMUM FINISHED FLOOR ELEVATIONS PER FLOOD STUDY PROVIDED BY JORDAN ENGINEERING.
10. USPS CLUSTER BOXES TO BE LOCATED WITHIN PRIVATE ROAD EASEMENT NEAR THE INTERSECTION OF PINE ROAD AND SEDONA CREEK COURT.

CABINET_____, SLIDE_____