

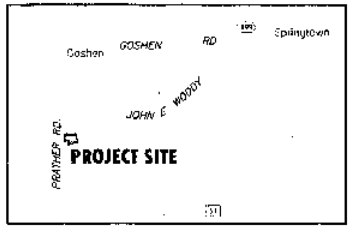


CURVE TABLE

CURVE NO.	BEARING	DISTANCE	CHORD	CHORD BEARING	CURVE LENGTH
C1	S 71°49'38" E	170.00	33.84	N 18°28'48" W	33.87
C2	S 109°42' 00" E	430.00	87.72	N 21°32'23" W	97.92
C3	S 291°6'37" E	430.00	152.10	N 16°48'53" W	151.38
C4	S 102°14'50" E	60.00	107.67	N 69°32'20" W	84.97
C5	S 47°44'58" E	60.00	60.00	N 69°36'58" W	84.97
C6	S 71°49'38" E	60.00	74.49	N 58°06'51" W	69.30
C7	S 78°14'45" E	60.00	62.58	N 59°32'05" W	76.21
C8	S 37°42'00" E	370.00	18.84	S 12°30'58" E	19.94
C9	S 182°14'00" E	370.00	118.80	S 17°06'14" E	118.16
C10	S 01°07'57" E	46.10	44.31	N 81°34'08" W	61.30
C11	S 42°58'10" E	60.00	45.00	N 69°25'48" E	45.98
C12	S 47°44'58" E	60.00	45.00	N 69°36'58" E	45.98
C13	S 47°44'58" E	60.00	60.00	N 69°40'28" E	45.97
C14	S 71°49'38" E	60.00	91.30	S 23°43'38" E	62.74
C15	S 290°07'53" E	60.00	58.86	S 28°51'58" W	18.78
C16	S 55°47'38" E	60.00	58.86	S 24°16'37" E	60.00
C17	S 60°03'40" E	40.00	62.92	S 03°36'40" W	60.00
C18	S 48°41'18" E	60.00	48.91	S 56°56'55" W	47.27
C19	S 47°34'40" E	80.00	48.91	N 78°54'34" W	48.97
C20	S 51°45'00" E	130.00	39.30	S 18°21'49" E	30.37

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S 83°13'09" W	95.48
L2	S 75°04'58" W	72.80
L3	S 66°29'28" W	138.64
L4	S 59°24'23" W	144.30
L5	S 41°09'11" W	88.41
L6	S 42°30'44" W	158.34
L7	S 43°24'07" W	174.23
L8	S 71°45'17" W	114.71
L9	S 16°52'22" E	195.31
L10	S 22°07'51" E	176.07
L11	S 57°22' 00" E	110.28



OWNER DEDICATION
 THE STATE OF TEXAS ()
 COUNTY OF PARKER ()

WHEREAS ADG Capital Holdings, LTD, is the sole owner of 58.921 acres in the M. GRAHAM SURVEY, A-2307, Parker County, Texas, and being a remainder of a called 68.966 acre tract described in a deed to Gatlin Family Living Trust, recorded in Volume 1919, Page 1780, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the occupied North right-of-way line of John L. Woods Rd to variable width public right-of-way) for the southeast corner of a called 10.021 acre tract of land described in a deed to Jesse C. and Fannie Kuhn, recorded in Instrument No. 2014-08234, Deed Records, Parker County, Texas, said iron rod also being the most southerly South-west corner of said remainder tract and the South corner of the tract herein described, from which a 1/2-inch iron rod found at the intersection of said John E. Woody Road and Prather Road (to variable width public right-of-way) for the South corner of said Kuhn tract bears South 79°08'28" West, a distance of 105.92 feet and South 72°39'51" West, a distance of 553.85 feet;

THENCE North 00°05'45" West bearing said right-of-way line and with the East line of said Kuhn tract a distance of 588.36 feet to a 1/2-inch iron rod found for the Northeast corner of said Kuhn tract and an old corner of the tract herein described;

THENCE South 89°52'47" West with the North line of said Kuhn tract a distance of 638.93 feet to a 1/2-inch iron rod found in the occupied East right-of-way line of Prather Road for the Northeast corner of said Kuhn tract and the most westerly South-west corner of the tract herein described, from which a 1/2-inch iron rod found for the South corner of said Kuhn tract bears South 00°34'48" East, a distance of 66.90 feet and South 00°44'15" East, a distance of 722.70;

THENCE North 00°40'55" West with said east right-of-way line of and the West line of said Gatlin Family Living Trust a distance of 989.39 feet to a 1/2-inch capped iron rod (stamped "MIS 5799") set for corner of the West line of said Gatlin Family Living Trust and the Northwest corner of the tract herein described;

THENCE North 00°05'45" West bearing said East right-of-way line and along a fence a distance of 828.16 feet to a 1/2-inch capped iron rod (stamped "MIS 5799") set for corner;

THENCE North 89°21'00" East containing along said fence a distance of 938.58 feet to a 1/2-inch capped iron rod (stamped "MIS 5799") set for corner;

THENCE North 89°48'08" East containing along said fence a distance of 146.80 feet to a metal fence corner; just found for the Northeast corner of said Gatlin Family Living Trust and the Northwest corner of called 32.650 acre tract of land described in a deed to Bobby Dean Howell and Josie Howell, recorded in Volume 2877, Page 173, Deed Records, Parker County, Texas; from which a 1/2-inch iron rod found for a Southwest corner of a called 109.759 acre tract described in a deed to Tom Woody, recorded in Volume 596, Page 611, Deed Records, Parker County, Texas, bears North 29°15'14" East, a distance of 66.02 feet;

THENCE South 12°36'22" East along a fence a distance of 1151.78 feet to a 20-rib cap found at the south base of a metal fence corner past in said North right-of-way line of John E. Woody Road;

THENCE South 72°54'15" West with said right-of-way line of a distance of 557.82 feet to a 1/2-inch capped iron rod (stamped "MIS 5799") set for corner;

THENCE South 73°07'32" West containing with said right-of-way line a distance of 1048.80 feet to the POINT OF BEGINNING and CONTAINING 58.921 acres of land, more or less.

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT:

ADG Capital Holdings, LTD, of the land shown on this plat and whose name is subscribed hereon, and in part or through a duly authorized agent, declares to the use of the Public forever all streets, alleys, parks, boulevards, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

[Signature]
 ADG Capital Holdings, LTD
 Scott Schumacher - Owner

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()

I, *[Signature]*, the undersigned authority on this day personally appeared *Michael Wells*, 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 22nd day of *October*, 2021.

[Signature]
 Notary Public in and for the State of Texas

ADG Capital Holdings, LTD
 Scott Schumacher - Owner

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()

I, *[Signature]*, being the notary 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.

ADG Capital Holdings, LTD
 Scott Schumacher - Owner

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared *Michael Wells*, 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 22nd day of *October*, 2021.

[Signature]
 Notary Public in and for the State of Texas

- SURVEY NOTES:**
1. Basis of bearing and coordinate shown are referenced to the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Foot, and the footcords shown hereon were derived from observations made on the ground. Distances shown are grid.
 2. Combined Scale Factor for project observed at POB: 0.99960948653
 3. Vertical information shown refers to the North American Vertical Datum of 1988 (NAVD 88)
 4. All "CDS" are a 1/2-inch capped iron rod with plastic cap marked "MIS 5799" unless otherwise noted.
 5. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from others, and underground utility locator markers in place during time of survey. MICRO TAND SURVEYS, INC. provides no warranty as to location or the extent of underground utilities for this site.
 6. Water to be provided by Walnut Creek Special Utility District.
 7. This plat represents property which has been platted without a groundwater certification as provided in the Texas Local Government Code, Section 212.0032.
 8. Sanitary sewer is to be provided by on-site facilities.

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()

APPROVED by the Commission Court of Parker County, Texas, on this 22nd day of *October*, 2021.

[Signature]
 Pat Beck, County Judge

[Signature]
 George C. Carley
 County Clerk

[Signature]
 Craig Preece
 Commissioner Precinct #2

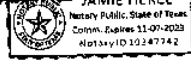
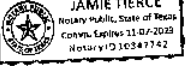
[Signature]
 Steve Dagon
 Commissioner Precinct #4

[Signature]
 Jana Walden
 Commissioner Precinct #3

CERTIFICATION:

I, Douglas A. McKay, Registered Professional Land Surveyor No. 5799, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground on 2021.02.05, and that such map is an accurate representation of the subject property.

[Signature]
 Douglas A. McKay, R.P.L.S. No. 5799
 Date: *22.10.21*



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle

202143819
 11:40:23:01 AM
 Fax: 76.00
 Lila Deakle, County Clerk

PLAT CABINET F SLIDE 80

CIVIL ENGINEER
 TACKWILL INC
 6000 N. Central Exp, Ste 500
 Dallas, TX 75226
 214.226.4877

SURVEYOR
 McKay Land Surveys, Inc.
 9321 Albers Dr.
 Angleton, TX 77616
 409.308.4540

OWNER/DEVELOPER
 ADG Capital Holdings, LTD
 3751 Kruger Dr., Ste H293
 Keller, TX 76248
 817.681.0459

PROJECT: 2021.0025 PARKER - GATLIN RANCH ON WOODY ROAD
 DRAWING: EP
 REVISION: 5 - update d.m., and dedication

M
 LAND SURVEYS
 9321 Albers Drive
 Angleton, TX 77616
 409.308.4540

DRAWN BY: DM | DATE: 2021.07.13
 CHECKED BY: GM | DATE: 2021.10.20
 SCALE: 1" = 200' PAGE 1 OF 1

FINAL PLAT
 GATLIN RANCH ADDITION
 Lots 1 - 44 cont'd on Plat A
 58.921 ACRES IN THE
 M. GRAHAM SURVEY, A-2307
 PARKER COUNTY, TX
 OCT 2021