

State of Texas  
County of Parker

Whereas, Marjon Holdings, LLC, being the sole owner of a certain 40.397 surface acres tract of land out of the J. A. MCCLUNG SURVEY, ABSTRACT No. 2334, Parker County, Texas; being a portion of that certain tract conveyed to Marjon Holdings, LLC, in Tract I, Doc.#201818935, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings and Distances derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found concrete monument, for the northwest corner of that certain tract conveyed to Peggy Grimes A Living Trust in V. 2320, P. 1934, R.P.R.P.C.T., for the southwest and beginning corner of this tract. WHENCE the southeast corner of the T&P RR COMPANY SURVEY, ABSTRACT 1455, is called to bear N 00°56'12" W 800.48 feet and a found 3/8" iron rod for the southernmost southwest corner of said Tract I, Doc.#201818935 bears S 23°42'03" W 1682.06 feet.

THENCE N 00°13'32" W 822.87 feet, over and across said Tract I, Doc.#201818935, to a found 1/2" iron rod in the south line of that certain tract conveyed to Dollison in V. 2411, P. 124, R.P.R.P.C.T., for the northwest corner of this tract.

THENCE N 89°06'34" E 532.57 feet, along the south line of said V. 2411, P. 124, to a found 1/2" iron rod at the southerly common corner of said V. 2411, P. 124 and that certain tract conveyed to Dollison in V. 2068, P. 1108, for a corner of this tract.

THENCE N 89°26'48" E with south line of said V. 2068, P. 1108, passing a found 1/2" capped iron rod at 325.53 feet, in total 1526.73 feet to a 5" cedar post, for the southeast corner of that certain tract conveyed to Tracy in Doc.#201615053, the northeast corner of said Tract I, Doc.#201818935, and in the west line of Grimes Road (Paved Surface), for the northeast corner of this tract.

THENCE S 18°43'44" E 819.98 feet, with the west line of said Grimes Road, to a 5" cedar post, for the southeast corner of this tract.

THENCE S 88°17'16" W, along the north line of said V. 2320, P. 1934, passing a found 1/2" capped iron rod at 1019.9 feet, in total 2320.25 feet, to the POINT OF BEGINNING, describing 40.387 grid acres for a total of 40.397 surface acres using the Texas Department of Transportation Surface Adjustment Factor of 1.00012

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com · 817-594-0400  
Field Date: February 10, 2022 - W2201042-P2

**Now, Therefore, Know All Men By These Presents:**

That \_\_\_\_\_ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lots 1-4, Block 1, Drover's Ridge**, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, right-of-way and other improvements intended for public use shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
By: \_\_\_\_\_

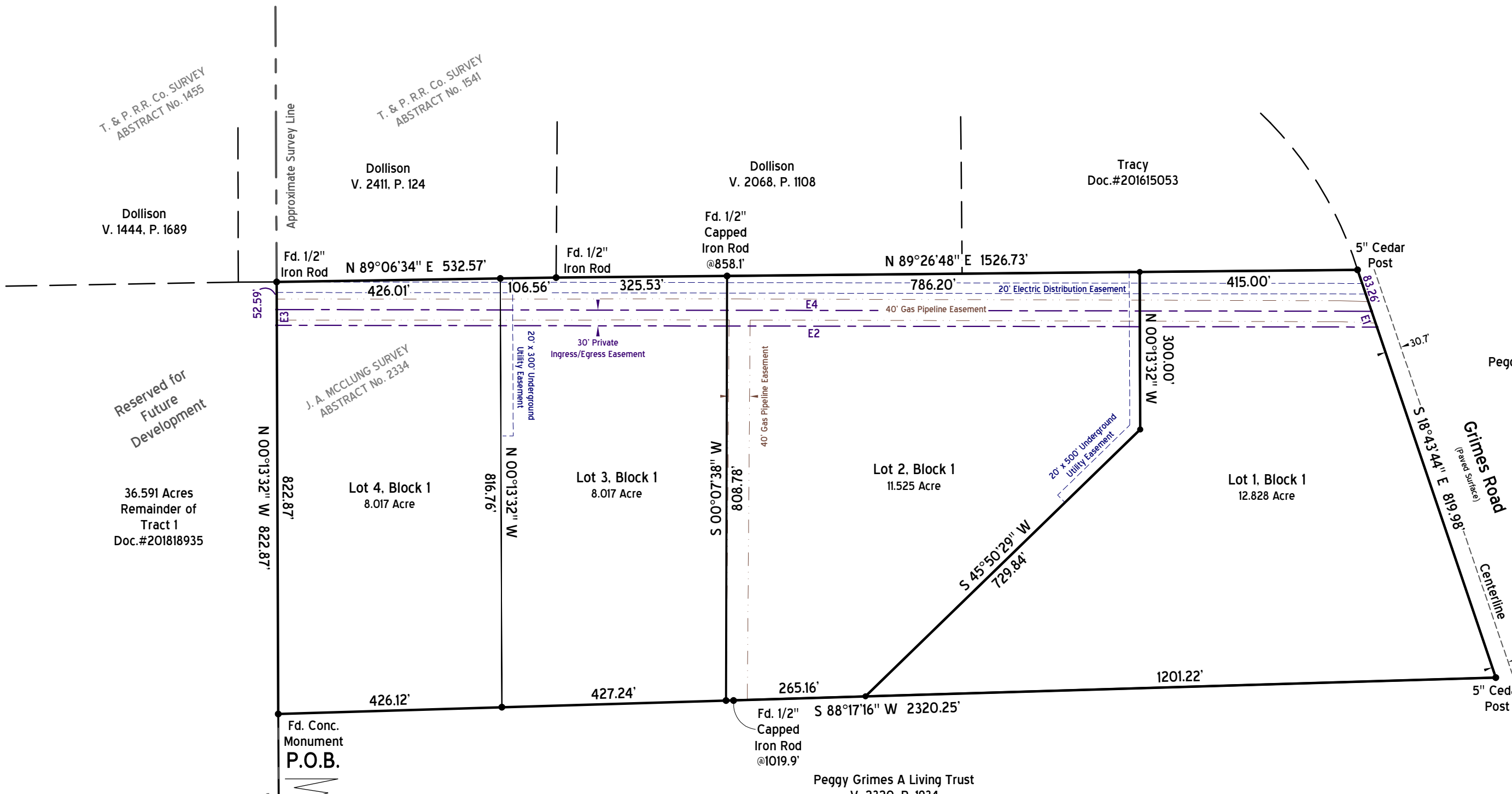
\_\_\_\_\_  
Jon J. Maslonka, Managing Member  
Marjon Holdings, LLC

State of Texas  
County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

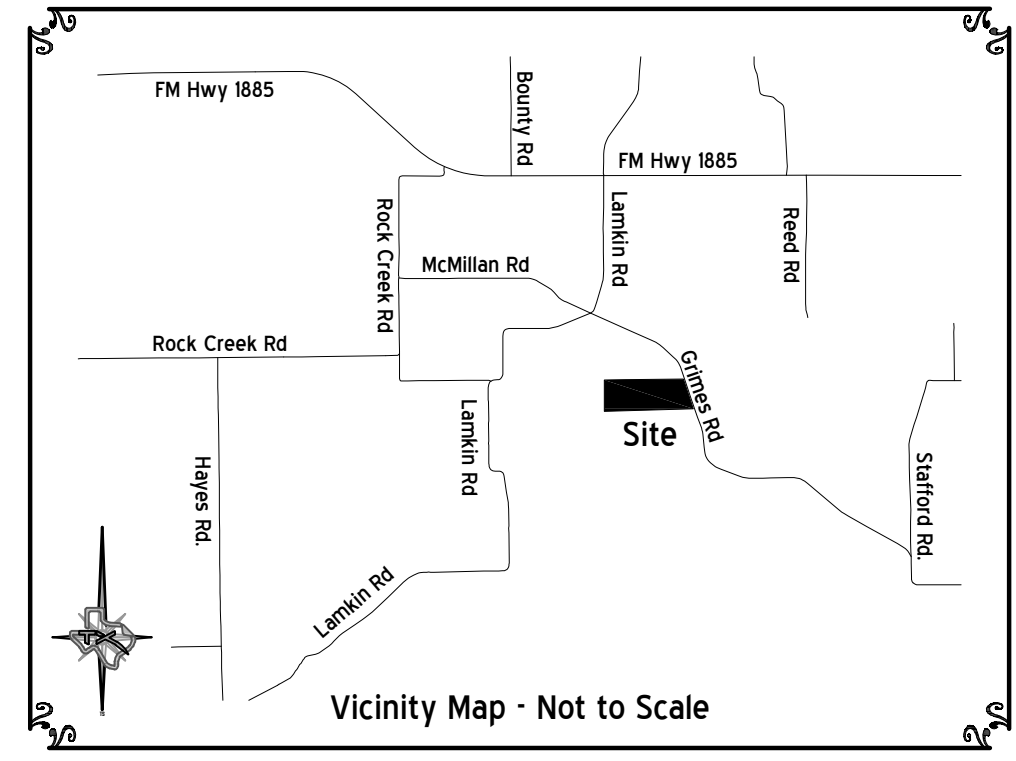
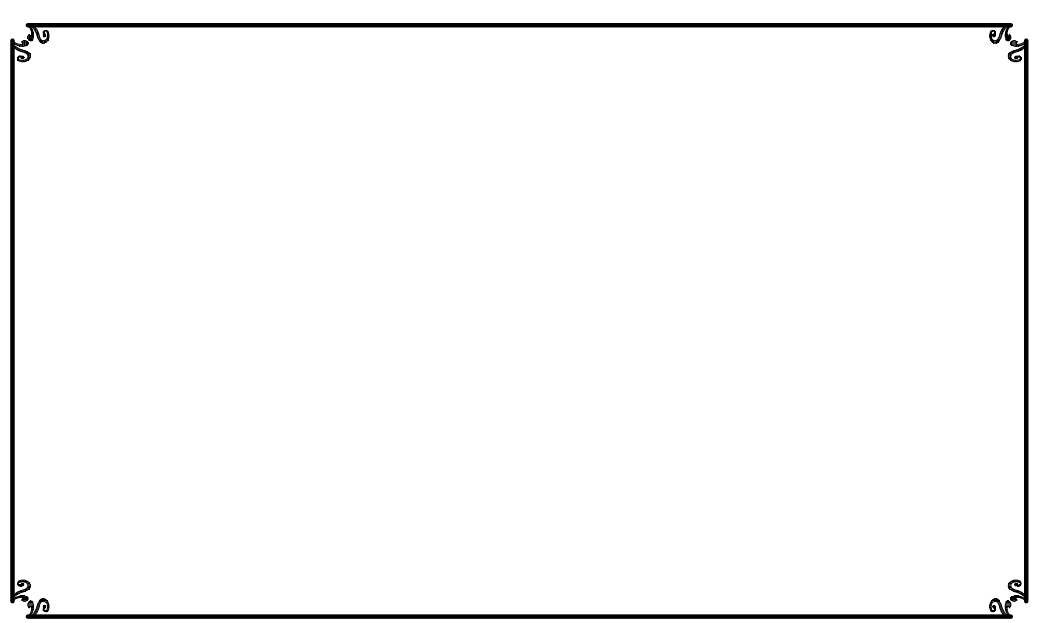
\_\_\_\_\_  
Notary Public in and for the State of Texas



LINE	BEARING	DISTANCE
E1	S 18°43'44" E	31.69'
E2	N 89°54'36" W	2095.93'
E3	N 00°05'24" E	30.00'
E4	S 89°54'36" E	2085.71'

- Notes:**
- 1) Currently this tract appears to be located within one or more of the following areas:  
**Other Areas of Flood Hazard, Zone "X"** - Areas of minimal flood hazard  
According to the F.I.R.M. Community Panel Map No. 48367C0100F, dated April 5, 2019. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
  - 2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
  - 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
  - 4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
  - 5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
  - 6) Deed Restrictions to be imposed upon all lots of Drover's Ridge. Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. deed restrictions, architectural control committee, municipal departments, home owners assoc., etc.)
  - 7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Land Code, and is subject to fines and withholding of utilities and building permits.
  - 8) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.
  - 9) 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 availability.
  - 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
  - 11) Location of the 40' gas pipeline easement, recorded in Volume 585, Page 385, Real Property Records, Parker County, Texas (as shown), is approximate and based upon pipeline markers found and measured in the field.
  - 12) The 30' Private Ingress/Egress Easement is intended for the sole use of Drover's Ridge property owners. The 40' Gas Pipeline Easement and 20' Electrical Distribution Easement, and underground utility easements, are intended for use by the respective utility providers.

State of Texas  
County of \_\_\_\_\_  
Approved by the Commissioners' Court of Parker County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
County Judge  
\_\_\_\_\_  
Commissioner Precinct 1  
\_\_\_\_\_  
Commissioner Precinct 2  
\_\_\_\_\_  
Commissioner Precinct 3  
\_\_\_\_\_  
Commissioner Precinct 4



Minor Plat  
Lots 1-4, Block 1  
**DROVER'S RIDGE**  
an Addition in Parker County, Texas  
Being a 40.397 surface acres tract of land out of the  
J. A. MCCLUNG SURVEY, ABSTRACT No. 2334,  
Parker County, Texas

May 2022  
WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING**  
INC.  
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400  
Owner:  
Marjon Holdings, LLC  
PO Box 740  
Zephyr Cove, NV 89448  
1" = 200'

Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_