

CUTTING CAPITAL
FELLOWSHIP, INC.
REM. OF 10 ACRES
DOC. #201611454

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°21'44"	330.00'	11°04'45"	S 56°19'31" E	63.71'	63.81'

0.070 ACRE TO BE DEDICATED TO
PARKER COUNTY FOR RIGHT-OF-WAY
PURPOSES BY SEPARATE CONVEYANCE

FB 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SET 1/2" IR. W/ CAP
(PRICE SURVEYING)

SECTION NO. 294
T. & P. RR. CO. SURVEY
(A.B. GLOVER SURVEY)
ABSTRACT NO. 2785

CUTTING CAPITAL
FELLOWSHIP, INC.
REM. OF 10 ACRES
DOC. #201611454

LITTLEPAGE VENTURES, LLC
2.05 ACRES
DOC. #202519226

LOT 1
(1.980 ACRES)

SL INVESTMENTS LLC
2.000 ACRES
DOC. #202513628

- 1) BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
- 2) ALL DISTANCES ARE SURFACE DISTANCES
- 3) THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0375E,
DATED SEPTEMBER 26, 2008
- 4) 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
- 5) 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.
- 6) WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY
PARKER COUNTY COMMISSIONERS COURT ON
----- 20-----
- 7) WATER WILL BE SUPPLIED BY:
PARKER COUNTY S.U.D.
500 BROCK SPUR
MILLSAP, TX 76066
817-594-2900
- 8) SEWER SERVICE IS ON-SITE SEWER FACILITIES SUBJECT
TO APPROVAL BY OFFICIALS OF PARKER COUNTY
- 9) REFLECTIVE ADDRESS NUMBERS ARE REQUIRED AND SHALL
BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT
ALL TIMES FROM PUBLIC ROADS
- 10) EXISTING CULVERT SIZE IS 18" DIAMETER
- 11) CURRENT SPEED LIMIT ON FAIRVIEW ROAD IS 35 MPH AND CURRENT SPEED LIMIT ON I-20 SERVICE ROAD IS 55 MPH
- 12) THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE
OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH
ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS
RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE
WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE,
CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE
ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER
RETAINS, AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A
WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS ALREADY
BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED
WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE
PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202534709
12/22/2025 03:25 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G SLIDE 219

DATE 12/22/25

LEGAL DESCRIPTION

Of a 1.980 acres tract of land out of Section No. 294, T. & P. RR. Co. Survey, (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas; being part of a certain 2.05 acres tract described in Document No. 202519226 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 with cap (PRICE SURVEYING) in the north right of way line of Interstate Highway No. 20 (paved) and at the southeast corner of said 2.05 acres tract and at the southwest corner of a certain 2.000 acres tract described in Document No. 202513628 of said Official Public Records for the southeast and beginning corner of this tract. Whence the most easterly southeast corner of said A.B. Glover Survey is called to bear S. 84 deg. 42 min. 37 sec. E. 118.80 feet, N. 86 deg. 21 min. 33 sec. E. 576.44 feet and N. 69 deg. 00 min. 10 sec. E. 1165.89 feet.

Thence N. 84 deg. 42 min. 37 sec. W. 100.00 feet along the north right of way line of said Interstate Highway No. 20 to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this and said 2.05 acres tract.

Thence N. 01 deg. 43 min. 22 sec. E. 287.19 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this and said 2.05 acres tract.

Thence N. 44 deg. 09 min. 13 sec. W. 121.20 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this and said 2.05 acres tract.

Thence N. 27 deg. 46 min. 07 sec. E. 160.64 feet along the west line of said 2.05 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Fairview Road (paved) for the most northerly northwest corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of said 2.05 acres tract bears N. 27 deg. 46 min. 07 sec. E. 13.01 feet.

Thence along the south right of way line of said Fairview Road the following courses and distances:

- Southeasterly along the arc of a 17 deg. 21 min. 44 sec. curve to the left with a radius of 330.00 feet, a central angle of 11 deg. 04 min. 45 sec., a chord of S. 56 deg. 19 min. 31 sec. E. 63.71 feet and an arc length of 63.81 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 61 deg. 51 min. 53 sec. E. 222.99 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 2.05 acres tract and in the west line of said 2.000 acres tract for the northeast corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 2.05 acres tract bears N. 26 deg. 55 min. 53 sec. E. 7.54 feet.

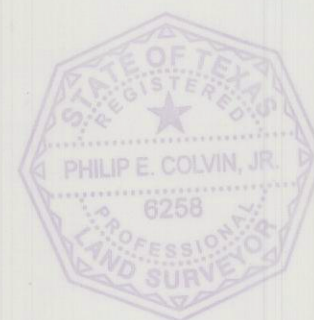
Thence S. 26 deg. 55 min. 53 sec. W. 197.86 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner in the west line of said 2.000 acres tract for a corner of this and said 2.05 acres tract.

Thence S. 15 deg. 56 min. 03 sec. W. 216.84 feet to the place of beginning.

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 JULY 3, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251125 181141.crd FN251102-03



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 22 DAY OF December, 20 25

COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

James Tate
COMR. PRECINCT #2

Sam Hald
COMR. PRECINCT #3

Thick
COMR. PRECINCT #4

OWNER'S CERTIFICATE

202534709 PLAT Total Pages: 1

That I, LITTLEPAGE VENTURES, LLC, the owner 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 LITTLEPAGE JUNCTION. This plat being a subdivision of 1.98 acres out of Section No. 294, T. & P. RR. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot number 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 18 DAY OF December, 20 25

BY: D Littlepage
DAWSON LITTLEPAGE, Managing Member

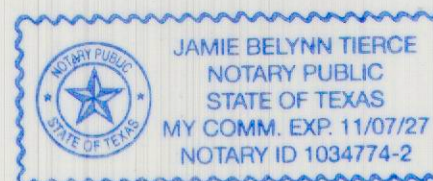
STATE OF TEXAS

COUNTY OF Texas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAWSON LITTLEPAGE, 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 18 day of December, 20 25

Signature



LIEN HOLDER STATEMENT

CLEAR FORK BANK, 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.

Signature

Printed

Title

STATE OF TEXAS

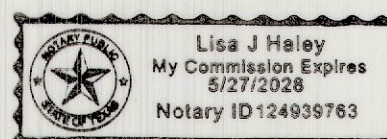
COUNTY OF Palo Pinto

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

personally appeared Cody Cloud, 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 19th day of December, 20 25

Signature



FINAL PLAT
LITTLEPAGE
JUNCTION
LOT 1

BEING A SUBDIVISION OF 1.980 ACRES OUT OF SECTION NO. 294, T. & P. RR. CO. SURVEY, (A.B. GLOVER SURVEY), ABSTRACT NO. 2785, PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 5, 2025

DEVELOPER

LITTLEPAGE VENTURES, LLC
555 HOLDER ROAD
LIPAN, TX 76462
940-327-7295

SURVEYOR

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