

State of Texas
County of Parker

Tract 1:

Whereas Muslims United For Progress, Inc., being the sole owner of a 2.000 acres tract of land out of the T. & P. R.R. Co. Survey, Section No. 235, Abstract No. 1407, Parker County, Texas; being a portion of that certain tract conveyed to Muslims United For Progress, Inc. in Volume 1319, Page 1454, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows (Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet):

BEGINNING at a set 1/2" capped iron rod, for the northwest and beginning corner of this tract. Whence a found 1/2" iron rod at the westerly common corner of said Muslims United For Progress, Inc. tract and that certain tract conveyed to Stovall as described in Clerk's File No. 201303624, R.P.R.P.C.T., bears N 80°24'45" W 426.13 feet, and whence a found 1/2" nail called to be the northwest corner of said T. & P. R.R. Co. Survey, Section 235, Abstract No. 1407 bears N 29°55'11" W 843.02 feet.

THENCE over and across said Muslims United For Progress, Inc. tract the following:
S 89°51'18" E 208.71 feet, to a set 1/2" capped iron rod, for the northeast corner of this tract;
S 00°08'42" W 208.71 feet, to a set 1/2" capped iron rod, for an ell corner of this tract;
N 89°51'18" W 119.35 feet, to a set 1/2" capped iron rod, for an ell corner of this tract;
S 00°08'42" W 26.63 feet, to a set 1/2" capped iron rod, for a corner of this tract;
Southeasterly along the arc of a curve to the left 176.77 feet, said curve having a radius of 115.00 feet, and whose chord bears S 43°53'29" E 159.88 feet, to a set 1/2" capped iron rod, for the southeast corner of this tract;
S 89°58'21" W 152.96 feet, to a set 1/2" capped iron rod, for a corner of this tract;
S 82°49'05" W 183.47 feet, to a 2" steel fence post, for a corner of this tract;
S 79°28'29" W 39.12 feet, to a set 1/2" capped iron rod, for the southwest corner of this tract;
N 01°00'21" W 172.70 feet, to a set 1/2" capped iron rod, for an ell corner of this tract;
S 89°51'18" E 176.36 feet, to a set 1/2" capped iron rod, for an ell corner of this tract;
N 00°08'42" E 208.71 feet, to the POINT OF BEGINNING.

Tract 2:

Whereas Muslims United For Progress, Inc., being the sole owner of a 2.002 acres tract of land out of the T. & P. R.R. Co. Survey, Section No. 235, Abstract No. 1407, Parker County, Texas; being a portion of that certain tract conveyed to Muslims United For Progress, Inc. in Volume 1319, Page 1454, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows (Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet):

BEGINNING at a set 1/2" capped iron rod in the common line of said Muslims For Progress, Inc. tract and that certain tract conveyed to Stovall as described in Clerk's File No. 201303624, R.P.R.P.C.T., for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod at the easterly common corner of said Muslims United For Progress, Inc. tract and Russell Bend Road (paved surface) bears S 89°51'18" E 295.49 feet, and whence a found 1/2" nail called to be the northwest corner of said T. & P. R.R. Co. Survey, Section 235, Abstract No. 1407 bears N 57°07'17" W 129.99 feet.

THENCE over and across said Muslims United For Progress, Inc. tract the following:
S 00°31'28" E 181.54 feet, to a set 1/2" capped iron rod, for a corner of this tract;
S 02°33'29" E 231.49 feet, to a set 1/2" capped iron rod, for the southeast corner of this tract;
N 81°23'28" W 10.43 feet, to a set 1/2" capped iron rod, for a corner of this tract;
N 83°33'47" W 96.95 feet, to a set 1/2" capped iron rod, for a corner of this tract;
N 87°55'40" W 117.20 feet, to a set 1/2" capped iron rod in the common line of said Muslims For Progress, Inc. tract and said Stovall tract, for the northwest corner of this tract.

THENCE S 89°51'18" E 213.76 feet, along the common line of said Muslims For Progress, Inc. tract and said Stovall tract to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865

Texas Surveying & Engineering, Inc.

104 S. Walnut St. Weatherford, TX 76086

weatherford@tse-e.com - 817-594-0400

Project ID: JN150239-R5-P

Field Date: February 10, 2025

Revised Date: February 11, 2025

Surveyor's Notes:

1) 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.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

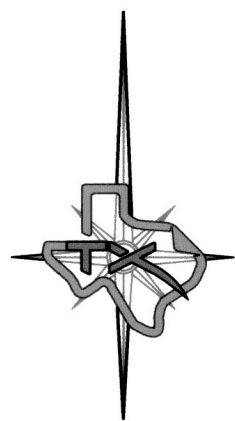
according to the F.I.R.M. Community Panel Map No. 48367C025F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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 - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rod, stamped "Texas Surveying, Inc."



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@tse-e.com

Owner:
Muslims United For Progress, Inc.
1621 Russell Bend Rd
Weatherford, TX 76088

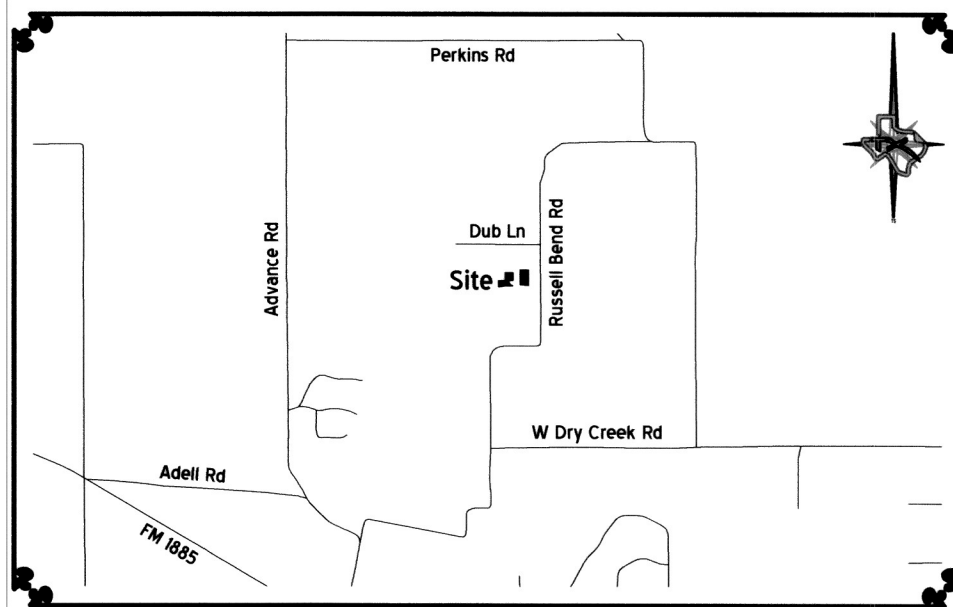
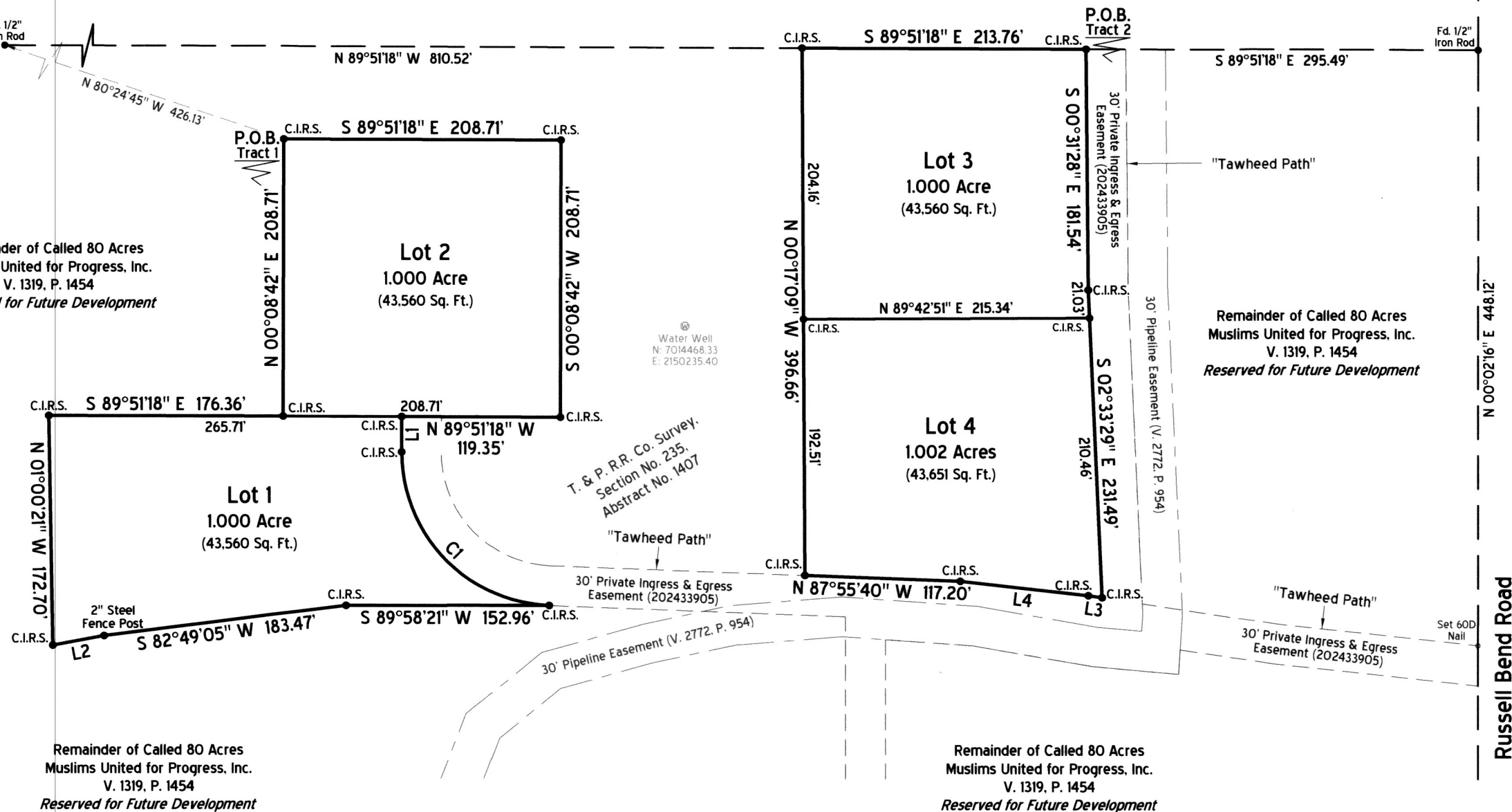
1" = 100'



LINE	BEARING	DISTANCE
L1	S 00°08'42" W	26.63'
L2	S 79°28'29" W	39.12'
L3	N 81°23'28" W	10.43'
L4	N 83°33'47" W	96.95'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	115.00'	176.77'	S 43°53'29" E	159.88'

Greg L. Stovall
201303624



Vicinity Map (1" = 5,000')

202504711 PLAT Total Pages: 1



21407.002.000.00 SP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202504711
02/24/2025 03:20 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 0109

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

Arch C (18" x 24")

that Muslims United For Progress, Inc., do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2, 3 and 4, Muslims United, Phase 1, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

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

Witness, my hand, this the 12 day of February, 2025.

By:

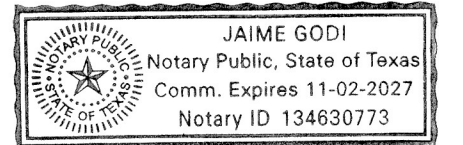
Jerry Shaheed
Muslims United For Progress, Inc.
Jerry Shaheed (Member)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jerry Shaheed 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 12 day of February, 2025.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 24th day of February, 2025.

County Judge

George Conley
Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- B) At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.
- C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- D) Water is to be provided by private well. Lots 1-4 will share one water well, located between the lots at Northing 7014468.33 and Easting 2150235.40 (grid coordinates).
- E) 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.
- F) At time of plat, Russell Bend Road has a posted speed limit of 40 miles per hour.
- G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on January 27, 2025.

Lot #	Culvert
1, 2, 3, 4	24" x 73" Conc. Culvert (Russell Bend Rd entrance)

15378
PE

E-8

Final Plat
Lots 1, 2, 3 and 4
Muslims United, Phase 1
an addition in Parker County, Texas

Tract 1: Being a 2.000 acres tract out of the T. & P. R.R. Co. Survey, Section No. 235, Abstract No. 1407, Parker County, Texas

Tract 2: Being a 2.002 acres tract out of the T. & P. R.R. Co. Survey, Section No. 235, Abstract No. 1407, Parker County, Texas

February 2025

TEXAS
SURVEYING &
ENGINEERING
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586