

LOCATION MAP

THE STATE OF TEXAS
COUNTY OF PARKER

I, William McDavid being the declarator and owner of the attached plat of said subdivision, do hereby certify that it is within the one half (1/2) mile Extra-Territorial Jurisdiction of the City of Annetta North, Parker County, Texas.



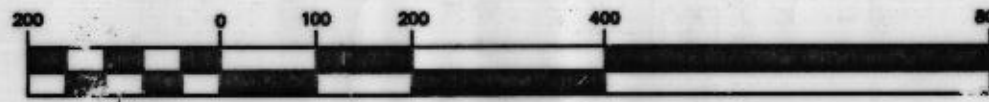
THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared William M. McDavid known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 8 day of April, 1994.

Sandra Edleman
Notary Public State of Texas

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



THE STATE OF TEXAS
COUNTY OF PARKER

Before me, *Angie Brunson*, Notary Public in and for the state of Texas, on this day personally appeared

own to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he/she) executed the same in the capacity indicated as the act and deed of said corporation for the purposes and consideration therein expressed. Given my hand and seal of office this the 11 day of April, A.D. 1994.

Notary Public in and for the state of Texas.

Angie Brunson



254741

PCB-012

RECEIVED AND FILED
FOR RECORD

9:30 O'clock A.M.

MAY 16 1994

Wendy Brunson, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as designated herein by me.

RECORDED MAY 16 1994



DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, the undersigned owner of the following described property in the I & G.N. Railroad Company Survey Abstract 1998 Parker County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a 1/2" iron rod found at the northeast intersection of Highway 5 (old f.m. 154) and Quail Ridge;

THENCE: S 77 deg. 04 min. 02 sec. W 37.68 ft. to a 1/2" iron rod found;

THENCE: S 89 deg. 14 min. 32 sec. W 1120.00 ft. to a 1/2" iron rod found said point being the Point of Beginning;

BEGINNING at a 1/2" iron rod found at the southwest corner of lot 16 block 1 of McDavid Estates as recorded in plot cabinet A-782, plot records Parker County, Texas.

THENCE: N 14 deg. 59 min. 45 sec. E 942.32 ft. to a 1/2" iron rod found;

THENCE: N 84 deg. 43 min. 27 sec. W 93.70 ft. to a 1/2" iron rod found;

THENCE: N 06 deg. 58 min. 20 sec. E 256.66 ft. to a 1/2" iron rod found;

THENCE: S 79 deg. 56 min. 52 sec. E 392.87 ft. to a 1/2" iron rod set;

THENCE: S 45 deg. 01 min. 35 sec. E 66.19 ft. to a 1/2" iron rod set;

THENCE: S 80 deg. 00 min. 07 sec. E 340.18 ft. to a 1/2" iron rod set;

THENCE: S 00 deg. 05 min. 21 sec. W 9.37 ft. to a 1/2" iron rod set;

THENCE: S 89 deg. 36 min. 49 sec. E 1169.64 ft. to a 1/2" iron rod set;

THENCE: S 00 deg. 23 min. 31 sec. W 4 ft. to a 1/2" iron rod set;

THENCE: S 00 deg. 07 min. 17 sec. W 935.93 ft. to a 1/2" iron rod set;

THENCE: N 89 deg. 50 min. 50 sec. W 1620.38 ft. to a 1/2" iron rod set, said point being in the east R.O.W. line of Quail Ridge road;

THENCE: continuing along said east R.O.W. line of said road N 00 deg. 30 min. 00 sec. E 179.48 ft. to a 1/2" iron rod set;

THENCE: continuing along the north R.O.W. line of said Quail Ridge road N 89 deg. 14 min. 32 sec. W 501.67 ft. to the POINT OF BEGINNING and containing 54.02 acres of land.

DO, hereby dedicate same to be known Lots 20-54 Block 1; and Lots 2 and 3 Block 4, McDavid Estates an addition to the county of Parker, Texas and dedicate to the public the easements and rights-of-way as shown on this plat.

EXECUTED this the 8 day of April, 1994

William M. McDavid

William M. McDavid

FINAL PLAT
PHASE II

LOTS 20-54 BLOCK 1, LOTS 2 & 3 BLOCK 4

McDAVID ESTATES

A SUBDIVISION OF 54.02 ACRES OF LAND
IN THE I & G.N. RAILROAD CO. SURVEY

ABSTRACT-1998

PARKER COUNTY, TEXAS



OWNER:
WILLIAM M. McDAVID
ROUTE 17, BOX 282
FORT WORTH, TEXAS 76126

GORDON S. SWIFT

CONSULTING ENGINEER, INC.

500 MONROE ST., FORT WORTH, TEXAS, 76102-6392

(817) 335-3464

NOTE:

1. IRON PINS SET AT ALL PROPERTY CORNERS AT COMPLETION OF ALL CONSTRUCTION ACTIVITY.
2. BUILDING LINES SET AS SHOWN.
3. NO BUILDING OR OBSTRUCTION SHALL BE BUILT OR ERRECTED IN ANY DRAINAGE OR UTILITY EASEMENT, INCLUDING TREES AND SHRUBS ETC.



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: *Gary Fulton*

DATE: 4-8-94

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, *Sandra Edleman*, a Notary Public in and for the State of Texas, on this day personally appeared William M. McDavid, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated as the act and deed of said corporation for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 8 day of April, A.D. 1994.

Sandra Edleman
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY the Commissioners of Parker County, Tex.:

this the 16th day of May, 1994

County Judge: *Ben Long*
Commissioner Precinct #1: *Waymond Smith*
Commissioner Precinct #2: *Mark White*
Commissioner Precinct #3: *Ray Carter*
Commissioner Precinct #4: *Mark White*

CITY OF ANNETTA NORTH, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVED DATE: 4/11/94

BY: *Edward K. Hensley*

BY: *James Holcomb*

Lienholder does, hereby, dedicate same to be known as Lots 20-54 Block 1, Lots 2 & 3 Block 4 McDavid Estates an addition to Annetta North, Parker County, Texas, and dedicate to the public the easements and rights-of-way as shown on this plat.

EXECUTED this the 11 day of April, 1994

TEXAS BANK R. H. W. H.

Lienholder

B-1032/9304000/PWD/03-03-1994/PLAT