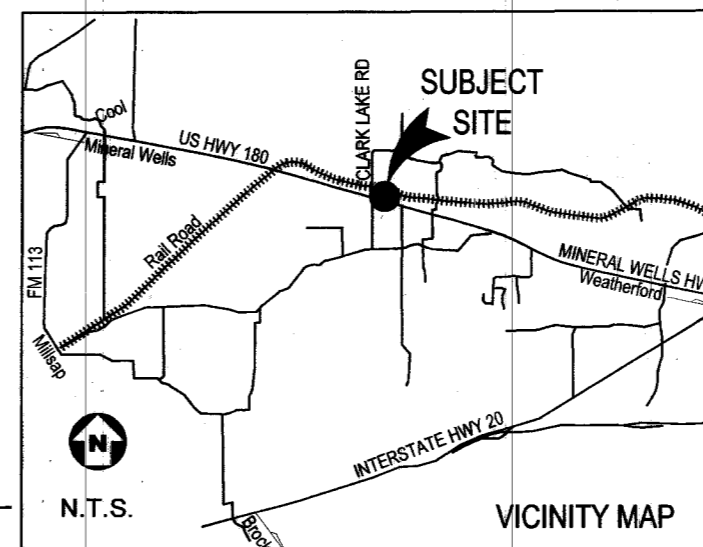


T. & P. RR. CO. SURVEY
SECTION NO. 253
ABSTRACT NO. 1414

R.M. LANGFORD
CALLED 14.29 ACRES
VOL. 1732, PG. 231
R.R.P.C.T.

A & J INDUSTRIES, INC.
INST. NO. 201325181
O.P.R.P.C.T.



DEDICATION 202103274 PLAT Total Pages: 1
State of Texas {}
County of Parker {}

WHEREAS, Cody E. Payne is the Owner of the herein described property, to wit:
BEING 7.189 acres situated in the T. & P. RR. CO. SURVEY, Abstract No. 1414, Parker County, Texas, being all of that certain tract of land described in deed to Cody E. Payne, recorded in Instrument Number 20180018, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "Harlan" in the north line of U.S. Highway No. 180 (A.K.A. Mineral Wells Highway - Right-of-Way varies), being the southeast corner of said Cody E. Payne tract and being the southwest corner of that certain tract of land described in deed to A-Affordable Boat, RV & Mini Storage-Weatherford, LLC, recorded in Instrument Number 202021935, Official Public Records, Parker County, Texas, from which the southeast corner of said T. & P. RR. CO. SURVEY, Abstract No. 1414 is called to bear (per deed) S 74°23'17" E, a distance of 467.03 feet, S 74°20'31" E, a distance of 70.15 feet, S 74°17'00" E, a distance of 302.30 feet and SOUTH, a distance of 457.00 feet, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6968372.395 and EAST: 2148316.791, for reference;

THENCE N 74°29'56" W, along the north line of said U.S. Highway No. 180, a distance of 787.07 feet to a 1/2" capped iron rod found stamped "McElroy 5136" at the southwest corner of said Cody E. Payne tract and being the southerly southeast corner of a called 14.29 acre tract of land described in deed to R.M. Langford, recorded in Volume 1732, Page 231, Real Records, Parker County, Texas;

THENCE N 19°03'34" W, leaving the north line of said U.S. Highway No. 180, along the common line of said Cody E. Payne tract and said R.M. Langford tract, a distance of 293.05 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northwest corner of said Cody E. Payne tract and being a re-entrant corner of said Langford tract (original rail road tie corner post destroyed);

THENCE N 88°54'33" E, continuing along the common line of said Cody E. Payne tract and said R.M. Langford tract, a distance of 785.40 feet to a 5/8" iron rod found at the northerly northeast corner said Cody E. Payne tract, the easterly southeast corner of said R.M. Langford tract, being the westerly southwest corner of that certain tract of land described in deed to A & J Industries, Inc., recorded in Instrument Number 201325181, Official Public Records, Parker County, Texas and being the northwest corner of that certain tract of land described in deed to A-Affordable Boat, RV & Mini Storage-Weatherford, LLC, recorded in Instrument Number 202021935, Official Public Records, Parker County, Texas;

THENCE along the common line of said Cody E. Payne tract and said A-Affordable Boat, RV & Mini Storage-Weatherford, LLC, tract, as follows:

S 02°14'24" E, a distance of 174.40 feet to a 1/2" capped iron rod found stamped "Harlan";
S 74°27'13" E, a distance of 165.15 feet to a 1/2" capped iron rod found stamped "Harlan"
S 18°52'53" W, a distance of 299.90 feet to the POINT OF BEGINNING and containing 7.189 acres (313,134 square feet of land, more or less.

Does hereby dedicate the same to be known as Lots 1 and 2, Block 1, 6714 MINERAL WELLS HIGHWAY ADDITION, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

State of Texas {}
County of Parker {}

Cody E. Payne, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

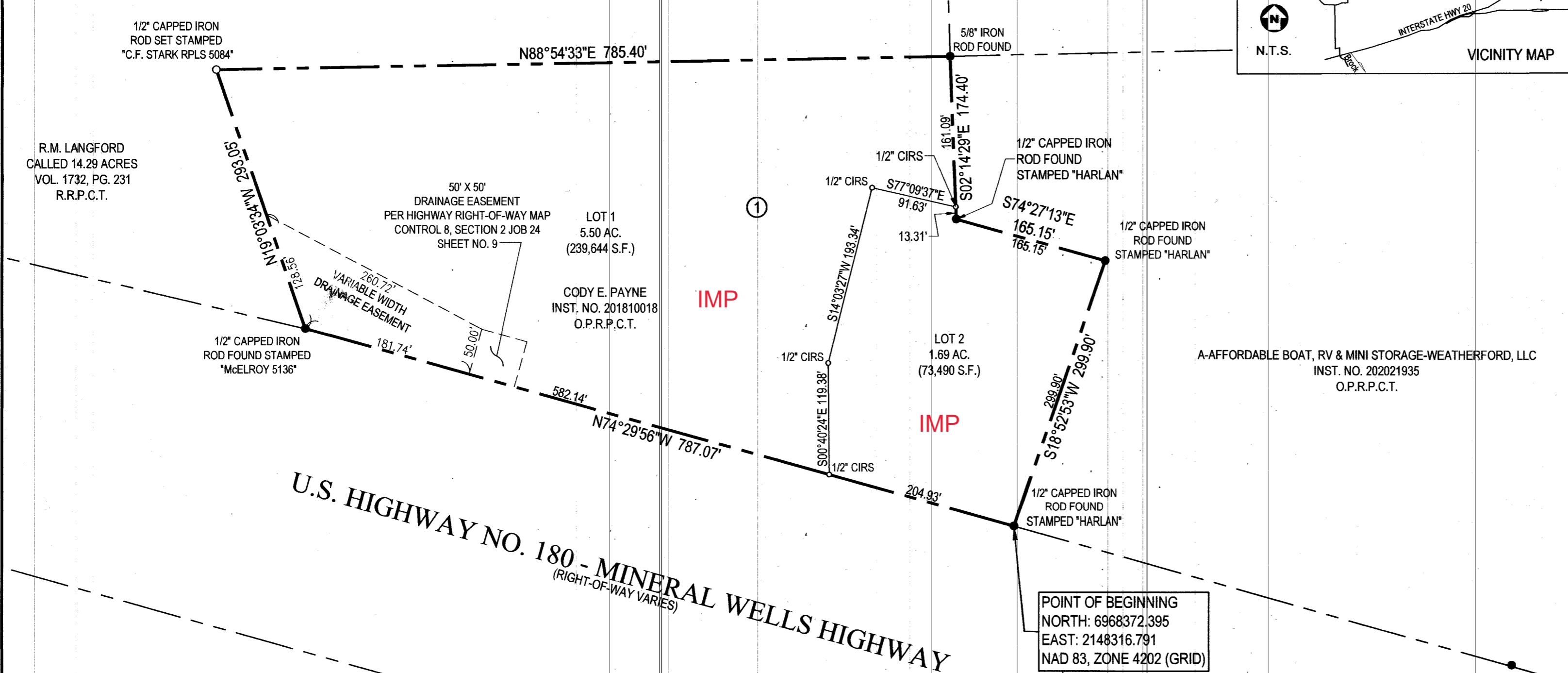
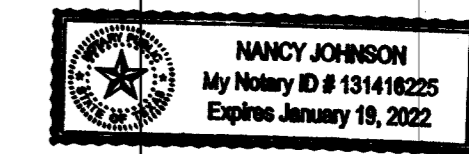
I also certify the property is not within the Extrajurisdictional Jurisdiction on any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Cody E. Payne
[Signature] 1-14-21
Owner Date

STATE OF TEXAS ()
COUNTY OF PARKER ()

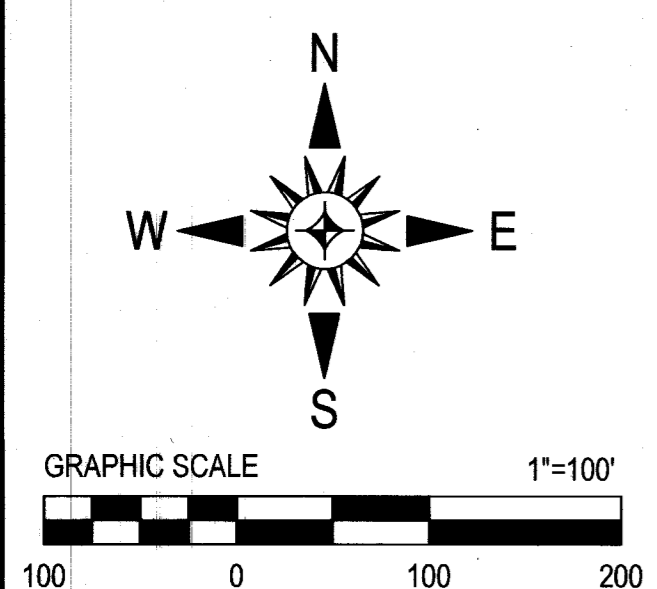
Before me, the undersigned authority on this day personally appeared Cody E. Payne, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 14 day of January, 2021.
[Signature]
Notary Public in and for the State of Texas



- GENERAL NOTES:**
- Lots 1 and 2, Block 1, are subject to the following building line setbacks:
Front Building Line = 25 feet
Rear Building Line = 15 feet
Side Building Line = 10 feet
 - 1/2" capped iron rods set stamped "C.F. Stark RPLS 5084" (labeled 1/2" CIRS, on face of Plat) at all corners unless otherwise noted on the face of the Plat.
 - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) derived from resolved opus solutions.
 - Water Source: Private Water Well to serve Lot 1.
 - Lot 2 will not have a potable water source.

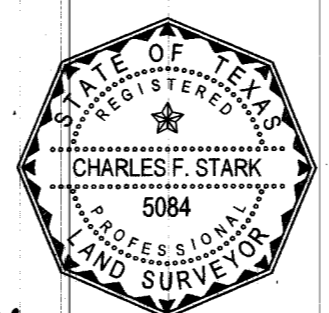
FLOOD STATEMENT:
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019, MAP NO. 48337C0250F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



STATE OF TEXAS ()
COUNTY OF PARKER ()
APPROVED by the Commissioners Court of Parker County, Texas
on the 25 day of January, 2021
Pat Dean, County Judge
[Signatures]
George Conley, Commissioner Precinct #1
Larry Walden, Commissioner Precinct #3
Craig Peacock, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202103274
01/25/2021 01:22 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS ()
COUNTY OF PARKER ()
KNOW ALL MEN BY THESE PRESENTS:
That I, Charles F. Stark, 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.
[Signature]
Charles F. Stark, RPLS
Texas Registration No. 5084
01-13-2021



21414.006.004.00
21414.006.004.10

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

OWNER / DEVELOPER
CODY PAYNE
Colliers International
175 SEVENTEEN MCKINNEY | 1717
McKinney Avenue, Suite 900
Dallas, TX 75202 | United States
www.colliers.com

Barron-Stark Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 431-9689
DATE JAN 2021

FINAL PLAT
6714 MINERAL WELLS HIGHWAY ADDITION
LOTS 1 AND 2, BLOCK 1
being 7.189 acres situated in the
T. & P. Railroad Company Survey, Abstract No. 1414
an addition to
Parker County, Texas

E 653

USER: CODY PAYNE; COUNTY: PARKER; PLAT: 202103274; INSTRUMENT: 202103274; DATE: 01/25/2021; TIME: 01:22 PM; FILE NAME: \\BARRON-STARK\SWIFT\ENG\31-CODY PAYNE\688- SURVEY & PLAT 6714 MINERAL WELLS HIGHWAY ADDITION\DWG\06-DWG\06-PLAT\01-9689-6714-MINERAL WELLS HWY FINAL PLAT.DWG