

STATE OF TEXAS  
COUNTY OF Parker

Whereas, Cowtown Aviation Services, LLC, being the owners of that certain 1.440 acres tract of land out of the B.B.B. & C. R.R. CO. SURVEY, ABSTRACT No. 159, Parker County, Texas; being all of that certain tract of land described as "Tract I" in Document No. 202219781, Real Property Records, Parker County, Texas; and being fully described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas 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 3/4" iron rod in the south right of way of U.S. Highway 377 (paved), at the northwest corner of that certain tract of land recorded in V. 1539, P. 958, Deed Records, Parker County, Texas, for the northeast and beginning corner of this tract; Whence the southeast corner of the B. HAYNES SURVEY, ABSTRACT No. 582, Parker County, Texas is called to bear S 52°51'09" W 1003.70 feet to an curve to the left with a 2804.93' radius, a length of 107.50 feet whose chord bears S 41°30'49" W 100.32 feet, S 30°12'09" W 608.50 feet, and S 01°41'51" E 953.10 feet.

THENCE S 00°05'51" E 318.17 feet, along the west line of said V. 1539, P. 958 to a set 1/2" iron rod, for the southeast corner of this tract;

Thence S 83°11'14" W 165.89 feet to a set 1/2" iron rod at the most easterly northeast corner of an easement described as "Tract II" in said Document No. 202219781, for the southwest corner of this tract.

Thence N 66°09'37" W 194.57 feet along said easement to a set 1/2" iron rod in the south right of way of said U.S. Hwy 377, for the northwest corner of this tract.

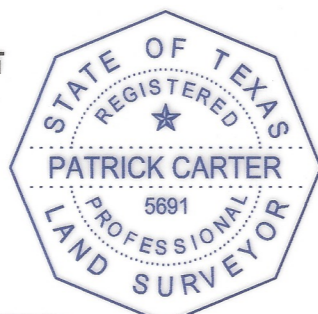
Thence N 52°51'09" E 429.25 feet along said U.S. Hwy 377 to the POINT OF BEGINNING.

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Patrick Carter, 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.

*Patrick Carter*  
Patrick Carter, Registered Professional Land Surveyor No. 5691  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut St. Weatherford, TX 76086  
weatherford@txsurveying.com · 817-594-0400  
JN00114-RT-P - Field Date: November 2022



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael Blackburn acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Cowtown Southwest, an addition to the City of Cresson in Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and canals shown thereon. The streets and alleys are dedicated for street purposes, and canals are dedicated generally for watercraft ingress/egress purposes as shown hereon. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, or other improvements shall be constructed or placed upon, over or across the easements as shown, except as exempted under section 3.34 contained herein. In addition, utility easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the public's, City of Cresson and/or Parker County's use thereof. The City of Cresson, Parker County, public utility and franchise utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which are placed at the sole risk of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or home/business owners' association. Additionally, the City of Cresson, Parker County, or franchise utility may request from the owner or file a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated area. The City of Cresson, Parker County, public utility and franchise utility entities shall at all times have the full right of ingress and egress to or from their respective easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or home/business owners' association for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and siding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This property is located within Parker County.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CRESSON IN PARKER COUNTY, TEXAS.

BY:

*Michael Blackburn*  
Cowtown Aviation Services, LLC  
Michael Blackburn (Manager)

30 Nov 2022  
Date

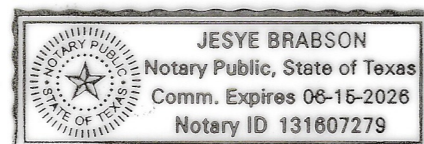
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Michael Blackburn 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 30th day of NOV, 2022.

*Jesy Brabson*  
Notary Public in and for the State of Texas



I hereby certify that this plat was approved this 30 day of November, 2022, by the City of Cresson, and may be filed for record in the Plat Records of Parker County by the County Clerk.

By: Jeena Conway  
Mayor  
By: [Signature]  
City Secretary

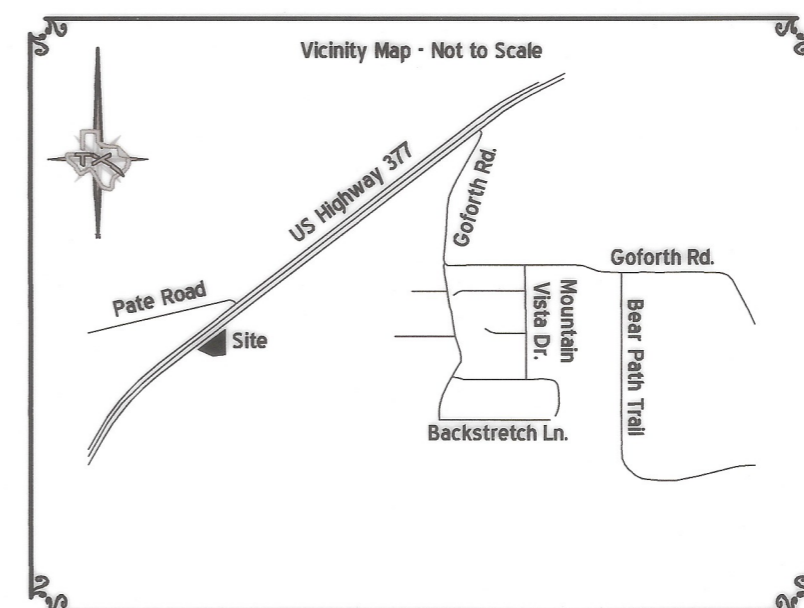


Notes:

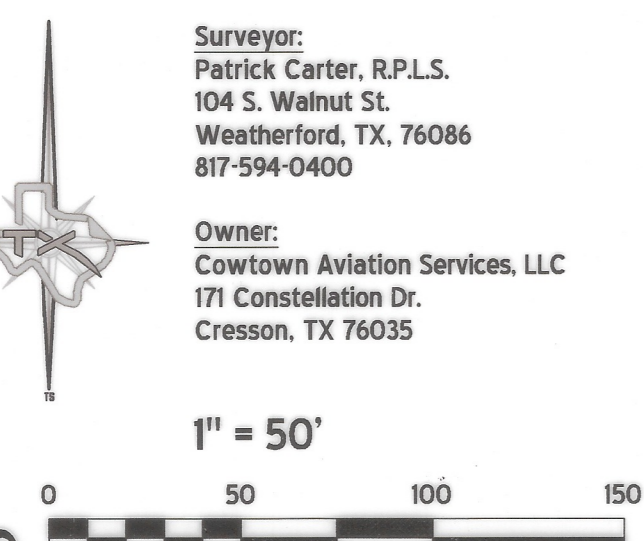
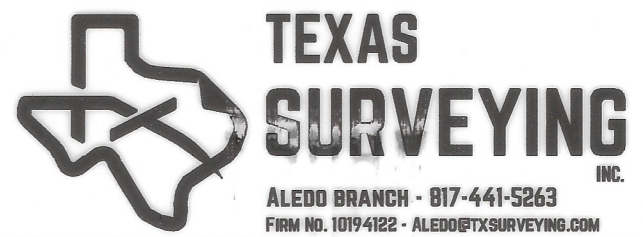
- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Currently this tract appears to be located within 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. 48367C0575E, dated September 25, 2008. 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 - use TXDOT scale factor of 1.00012 if ground conversion is needed).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) All corners are set 1/2" iron rods unless otherwise noted.
- 7) Building lines shall conform to the zoning ordinance of the City of Cresson.
- 8) At the time of this plat, this tract lies within the Rural Residential zone of City of Cresson.

11573  
AL  
M-22  
SAL  
20159.006.002.00

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202241960  
12/01/2022 01:18 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



**Final Plat**  
Lot 1, Block 1  
**Cowtown Southwest**  
an addition to the City of Cresson in  
Parker County, Texas  
Being a 1.440 acres tract of land out of the  
B.B.B. & C. R.R. CO. SURVEY,  
ABSTRACT No. 159,  
Parker County, Texas  
December 2022



Plat Cabinet F Slide 390