

0190

**Legal Description**

Being a 2.54 acre tract of land situated in the Wm. Patterson Survey, Abstract No. 1050, Parker County, Texas and being all of Lot 2, Cambridge Addition, an addition to Parker County as recorded in Cabinet C, Slide 733, Plat Records Parker County, Texas and being more particularly described as follows:

Beginning at a found 1/2 inch iron rod in the west line of said Cambridge Addition for the southwest corner of Lot 11 and the northwest corner of Lot 10, said point also being in the east line of the Henry L. Youngblood Tract 2 (remainder) as recorded in Volume 397, Page 555, Deed Records Parker County, Texas;

Thence South 81°40'01" East with the common line between Lot 10 and Lot 11 a distance of 231.68 to a found 1/2 inch iron rod in the west line of Cambridge Park Trail, a 60 foot public right of way;

Thence South 08°19'59" West with the Cambridge Park Trail west line a distance of 339.09 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 530.00 feet, a central angle of 04°47'51", and a long chord that bears South 05°58'03" West, 44.37 feet;

Thence continuing with the west line of Cambridge Park Trail an arc distance of 44.38 feet to a found 1/2 inch iron rod;

Thence South 03°32'08" West, continuing with the west line of Cambridge Park Trail a distance of 171.92 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 10 and the northeast corner of Lot 9;

Thence North 89°26'37" East with the Lot 10/ Lot 11 common line a distance of 171.11 feet to a found 1/2 inch iron rod for the southeast corner of said Henry L. Youngblood tract and the southwest corner of Lot 10;

Thence North 00°33'23" East with the Youngblood/ Lot 10 common line a distance of 579.22 feet to the Point of Beginning and containing 110,460 square feet, 2.54 acres of land, more or less.

STATE OF TEXAS  
COUNTY OF PARKER

DDFW Triangle Properties, Inc., Owner of the land shown on this plat and whose name is subscribed hereto, through its duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

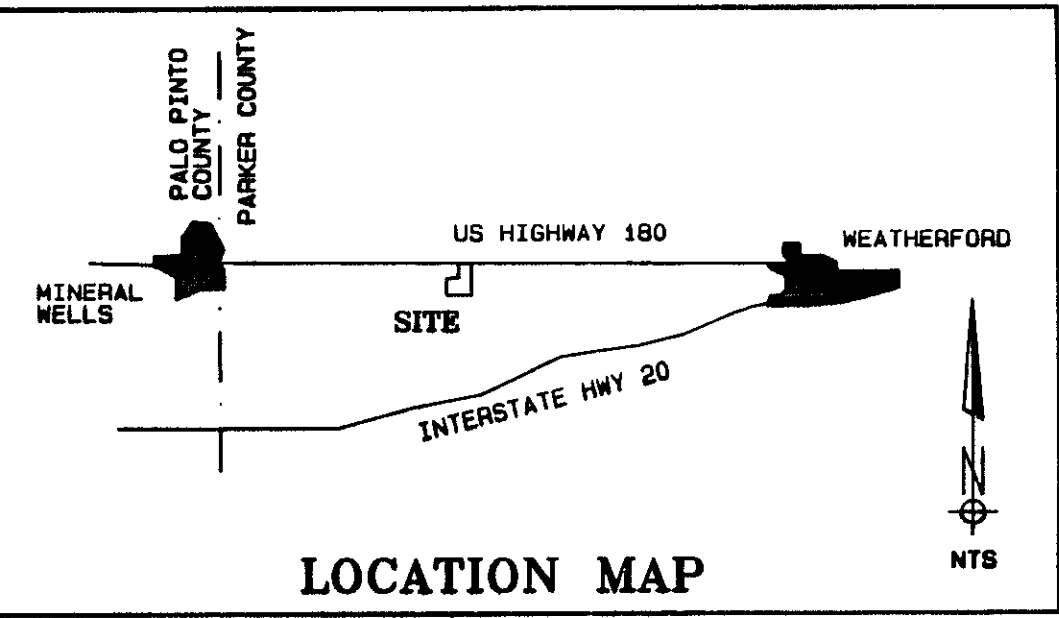
I also certify the property the subject of this plat is not within the Extra-Territorial Jurisdiction of any incorporated city or town within Parker County, Texas.

DDFW Triangle Properties, Inc.

By: *[Signature]*  
K. Wayne Lee, President

**LIENHOLDER STATEMENT**

THERE IS NO LIENHOLDER ON THIS PROPERTY.



STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared K. Wayne Lee, know 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 therein stated.

Given under my hand and seal on this the 5 day of June, 2012.

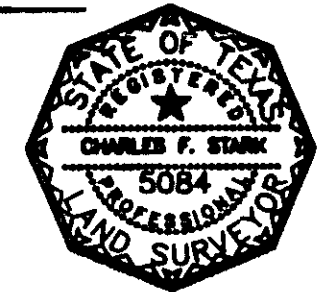
*[Signature]*  
Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

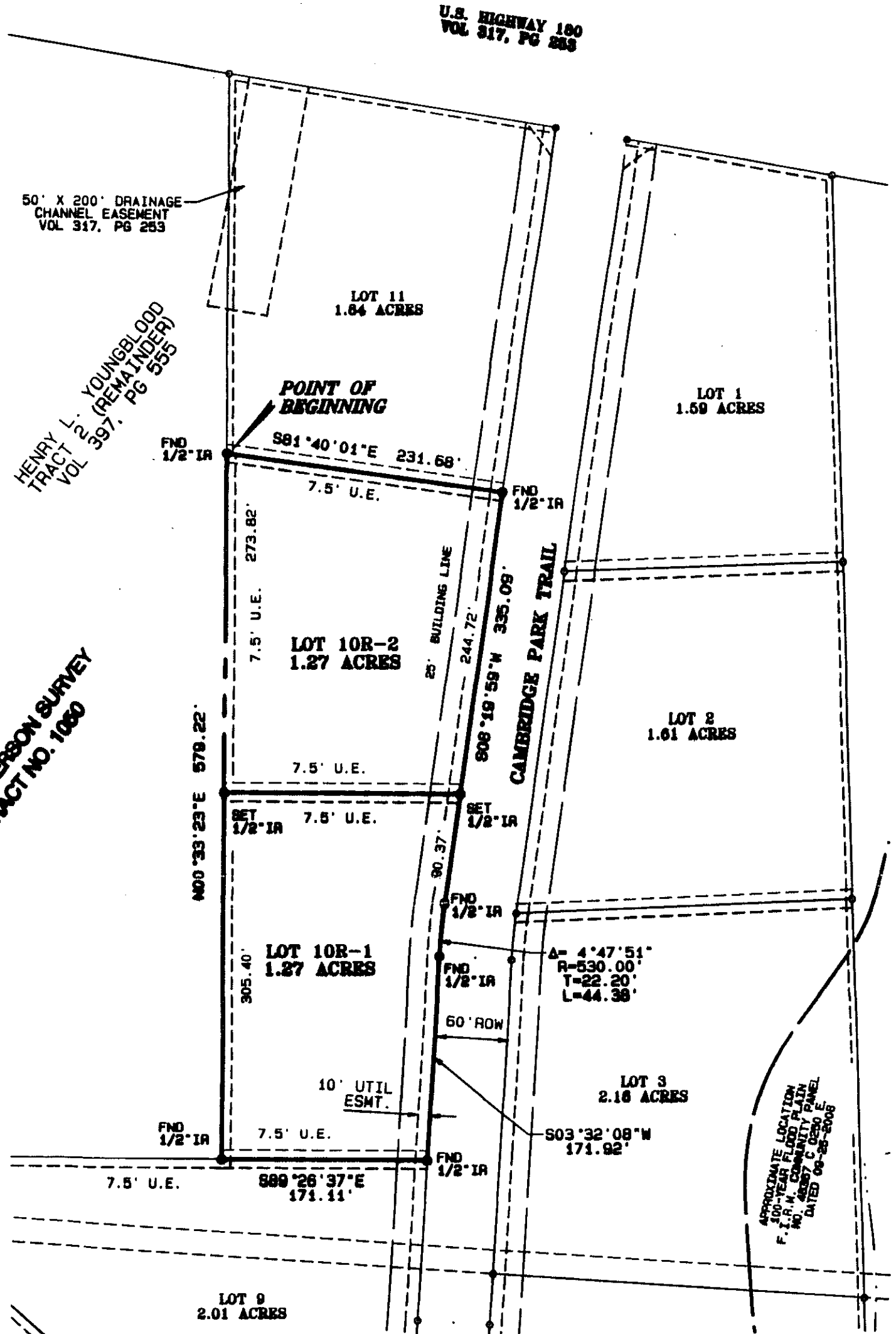
*[Signature]* 6/5/12  
Charles F. Stark, RPLS  
Texas Registration No. 5084



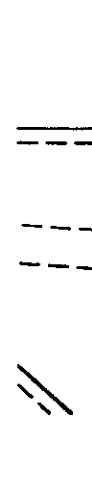
**NOTE:**

Subject property is served by a public water supply system. No water wells for potable water use are allowed.

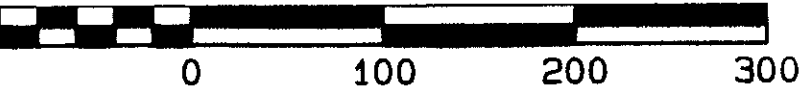
No portion of subject property lies within a FEMA designated flood plain or flood prone area. Flood Insurance Rate Map, Parker County, Texas Panel 48367 C 0250 E, effective date September 26, 2008



WM. PATTERSON SURVEY  
ABSTRACT NO. 1050



GRAPHIC SCALE 1"=100'



ACCT. NO.: 10908  
SCH. DIST.: MI  
CITY: NDWE  
MAP NO.: C-13

PLAT RECORDED  
CABINET D SLIDE 190  
Plat Records Parker County, Texas  
Date: \_\_\_\_\_

**BARRON - STARK**  
CONSULTING ENGINEERS, LP  
CIVIL ENGINEERING • LAND SURVEYING  
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(817) 231-8100 Office (817) 231-8144 Fax  
Texas Registered Engineering Firm F-10998  
www.glbarron.com

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas on the June day of June, 2012

*[Signature]*  
Mark Riley, County Judge

*[Signature]*  
George Conley, Commissioner Precinct #1

*[Signature]*  
Craig Peacock, Commissioner Precinct #2

*[Signature]*  
John Roth, Commissioner Precinct #3

*[Signature]*  
Dusty Reinold, Commissioner Precinct #4

**FINAL PLAT**  
**LOTS 10R-1 AND 10R-2**  
**CAMBRIDGE ADDITION**

BEING A RE-PLAT OF LOT 10, CAMBRIDGE ADDITION AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN CABINET C, SLIDE 733 PLAT RECORDS PARKER COUNTY, TEXAS

WM. PATTERSON SURVEY, ABSTRACT NO. 1050  
PARKER COUNTY, TEXAS