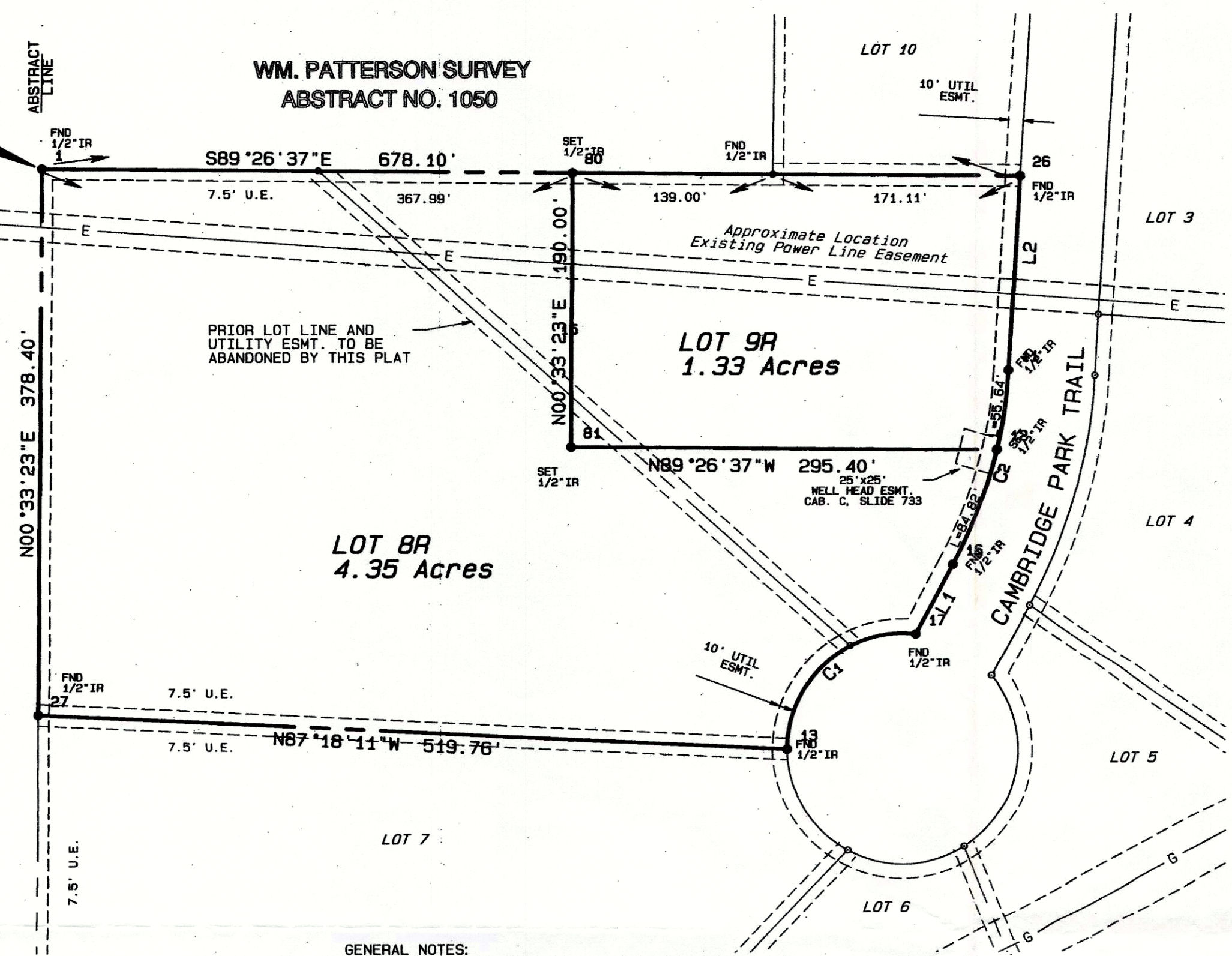


WM. PATTERSON SURVEY  
ABSTRACT NO. 1050

LINE	CHORD BRG.	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	S48°19'49"W	134.96'	80.00'	96°39'39"	119.52'	89.89'
L1	S28°41'06"W	54.76'				
C2	S16°06'37"W	140.46'	320.00'	25°08'59"	139.34'	71.38'
L2	S03°32'08"W	135.15'				

POINT OF BEGINNING



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, DFW TRIANGLE PROPERTIES is the Owners of the herein described property to wit:

Being a 5.68 acre tract of land situated in the Wm. Patterson Survey, Abstract No. 1050, Parker County, Texas and bein all of Lots 8 and 9, Cambridge Business Park, an addition to Parker County, Texas as recorded in Plat 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 Wm. Patterson Survey for the northwest corner of said Lot 8;

Thence South 89°26'37" East with the said Lot 8 north line a distance of 678.10 feet to a found 1/2 inch iron rod in the west line of Cambridge Park Trail for corner;

Thence South 03°32'08" West with the Cambridge Park Trail west line a distance of 135.15 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 320.00 feet, a central angle of 25°08'59", and a long chord that bears South 16°06'37" West, 139.34 feet;

Thence along said curve to the right and west line of Cambridge Park Trail an arc distance of 140.46 feet to a found 1/2 inch iron rod;

Thence South 28°41'06" West, continuing with the west line of Cambridge Park Trail, a distance of 54.76 feet to a found 1/2 inch iron rod for the beginning of a non-tangent curve to the left having a radius of 80.00 feet, a central angel of 96°39'39", and a long chord that bears South 48°19'49" West, 119.52 feet;

Thence along said curve to the left and west line of Cambridge Park Trail, an arc distance of 134.96 feet to a found 1/2 inch iron rod for the northeast corner of Lot 7, Cambridge Business Park Addition;

Thence North 87°18'11" West with said Lot 7 north line a distance of 519.76 feet to a found 1/2 inch iron rod for the northwest corner of said Lot 7 and the southwest corner of said Lot 8;

Thence North 00°33'23" East with the Lot 8 west line a distance of 378.40 feet to the POINT OF BEGINNING and CONTAINING 247,330 square feet, 5.68 acres of land, more or less.

Does hereby dedicate the same to be know as Lot 8A and 9A, Cambridge Business Park, an Addition to Parker County, Texas and does hereby dedicate to the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS  
COUNTY OF PARKER

DFW Triangle Properties, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicate forever all public streets, alleys, parks, watercourses, drains, easements, places and public utilities thereon shown for the purposes and consideration therein expressed. It is also certified the property is not within the Extraterritorial Jurisdiction of 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.

DFW TRIANGLE PROPERTIES  
*K. Wayne Lee*  
K. Wayne Lee  
Date: 5-11-20

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

BEFORE ME, the undersigned authority, on this day personally appeared K. Wayne Lee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

11 day of MAY, 2020.

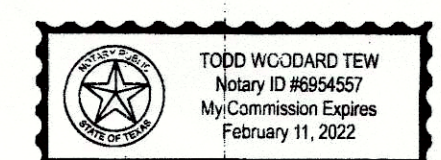
*Notary Public*  
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202017986  
05/22/2020 02:53 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



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

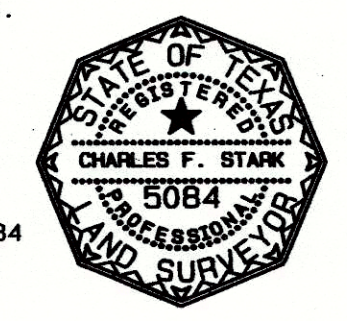
FINAL PLAT  
LOTS 8A and 9A  
CAMBRIDGE BUSINESS PARK ADDITION

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

SURVEYOR'S CERTIFICATE

I, Charles F. Stark, a Registered Professional Land Surveyor of the State of Texas, have platted this subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents the survey made by me or under my supervision.

*Charles F. Stark*  
Charles F. Stark, R.P.L.S. No. 5084  
5/11/2020



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, RPLS TEXAS REGISTRATION NO. 5084

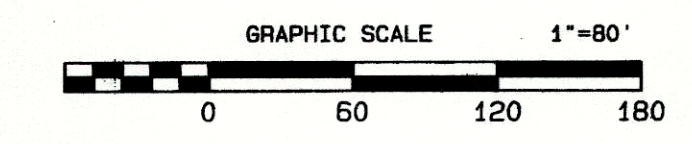
GENERAL NOTES:

- All street frontage building lines are twenty-five feet (25') unless otherwise shown.
- All rear building lines are twenty feet (20') unless otherwise shown.
- All side yard building lines are ten feet (10') unless otherwise shown.
- There will exist along all side, rear, and interior lot lines a seven and one-half foot (7.5') utility and drainage easement. And a ten foot (10') utility easement along all lot frontages.
- No building, fence, or other improvement shall be constructed or placed in such a manner to block stormwater runoff from adjacent property.
- The utility easements granted herein are reserved for the mutual use of the public utilities desiring to use same. No building, fence, or other improvement shall be constructed or placed upon, over, or across the utility easements. All and any building, fences, trees, shrubs, or other improvements or growths that may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system may be removed by the affected utility. All public utilities shall have the right to enter upon the utility easements for the purpose of constructing, reconstructing, maintaining, inspecting, or removing its respective utility system without the necessity at any time of procuring the permission of anyone.
- All lots within this development shall have individual septic systems.
- Water service for lots in this subdivision to be provided by North Rural Water Supply Corporation. This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 132.0032. Buyer is advised to question the seller as to the groundwater availability.

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS  
ON THE 22 DAY OF June, 2020

*Pat Dean*  
Pat Dean, County Judge  
*George A. Conley*  
George A. Conley, Commissioner Precinct #1  
*Larry Walden*  
Larry Walden, Commissioner Precinct #3  
*Craig Peacock*  
Craig Peacock, Commissioner Precinct #2  
*Steve Dugan*  
Steve Dugan, Commissioner Precinct #4

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E SLIDE 536  
DATE



BARRON - STARK  
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Fort Worth, Texas 76132  
(817) 231-8100 Office (817) 231-8144 Fax  
Texas Registered Engineering Firm F-10998  
Texas Surveying Firm F-10158800  
www.barronstark.com