

NOTE:

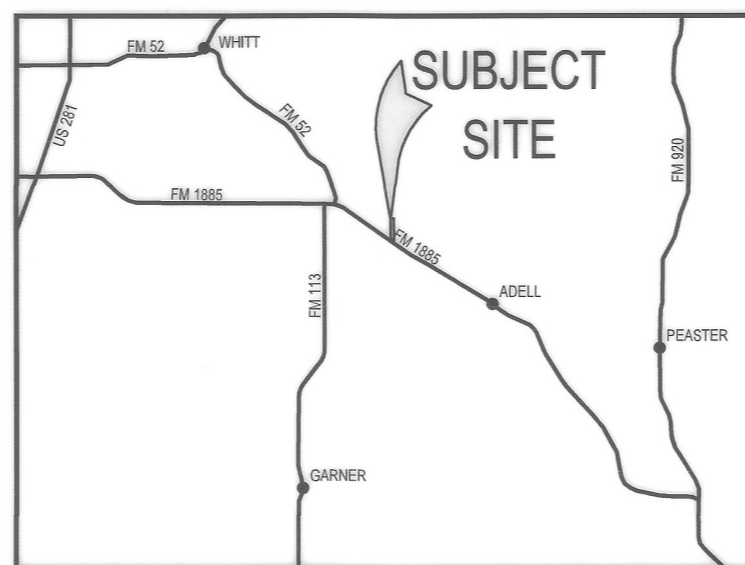
- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED C.F. STARK, RPLS 5084
- SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

C. LEMONS SURVEY
SECTION NO. 280
ABSTRACT NO. 845

HAL U. DAVIDSON
VOL. 670, PG. 501
D.R.P.C.T.

W. SMITH SURVEY
SECTION NO. 280
ABSTRACT NO. 2425

S. SMITH SURVEY
SECTION NO. 280
ABSTRACT NO. 2171



VICINITY MAP
(NOT TO SCALE)

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. 48367C125F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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.

STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas

on the 23 day of August, 2021

Pat Dean, County Judge

George Conley, Commissioner Precinct #1

Craig Peacock, Commissioner Precinct #2

Larry Walden, Commissioner Precinct #3

Steve Dugan, Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202133691
08/26/2021 02:28 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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.

Charles F. Stark 8/26/21
Charles F. Stark, R.P.L.S.
Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 42

DATE 8-26-2021

DEDICATION

State of Texas)
County of Parker)

202133691 PLAT Total Pages: 1

WHEREAS, Bobby L. Burleson and Teresa G. Burleson; Bobby J. McCune and Tosha McCune are the Owners of the herein described property to wit:

LEGAL DESCRIPTION

BEING 9.99 acres situated in the T.H. MIZE SURVEY, ABSTRACT NO. 2333, Parker County, Texas, being all of that certain tract of land described in deed to Bobby L. Burleson and Teresa G. Burleson, recorded in Volume 2115, Pg. 189, Official Public Records, Parker County, Texas and being all of that tract of land described in deed to Bobby J. McCune and Tosha McCune, recorded in Instrument Number 202118691, Official Public Records, Parker County, Texas being more particularly described, as follows:

COMMENCING at a 1/2" iron rod found at the called northeast corner of said T.H. MIZE SURVEY, being the northeast corner of that certain tract of land described in deed to Joshua S. Neill and Holly M. Neill, Instrument No. 202024099, Official Public Records, Parker County, Texas, from which a 3/8" iron rod found in the east line of said Neill tract bears S 00°17'47" E, a distance of 1162.97 feet, for reference;

THENCE S 89°05'54" W, along the north line of said Neill tract, generally along an existing fence, at a distance of 15.31 feet, passing a 1/2" iron rod found at the called southeast corner of that certain tract of land described in deed to Hal U. Davidson, recorded in Volume 670, Page 501, Deed Records, Parker County, Texas, and continuing, along the north line of said Davidson tract and the south line of said Davidson tract, in all, a distance of 239.79 feet to a 1/2" iron rod found at the northwest corner of said Neill tract, the northeast corner of said Burleson tract and being the northeast corner of said McCune tract, for the POINT OF BEGINNING of the herein described tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7012640.13 and EAST: 2198073.76, for reference;

THENCE S 00°16'45" E, along the common line of said Burleson, McCune and Neill tracts, generally along an existing fence, at a distance of 956.19 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said McCune tract, and continuing along the common line of said Burleson and Neill tracts, generally along an existing fence, in all 1724.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the northeasterly line of Farm To Market Highway No. 1885 (a 100' Right-of-Way), at the southeast corner of said Burleson tract and being the southwest corner of said Neill tract, from which a 1/2" iron rod found at the southeast corner of said Neill tract bears S 55°02'01" E, a distance of 294.29 feet, for reference;

THENCE N 55°02'01" W, along the northeasterly line of said Farm To Market Highway No. 1885, a distance of 327.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of said Burleson tract, being the southeast corner of that certain tract of land described in deed to Brandon C. Dutton and Janet E. Hawkins, recorded in Instrument Number 201624177, Official Public Records, Parker County, Texas;

THENCE N 00°17'00" W, leaving the northeasterly line of said Farm To Market Highway No. 1885, along the common line of said Burleson tract and said Dutton and Hawkins tract, at a distance of 582.19 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said McCune tract, and continuing along the common line of said Burleson tract, Dutton and Hawkins tract and said McCune tract, in all, a distance of 1533.14 feet to a 1/2" iron rod found at the northwest corner of said Burleson and McCune tracts, the northeast corner of said Dutton and Hawkins tract and being in the south line of said Hal U. Davidson tract;

THENCE N 89°05'54" E, along an existing fence and along the common line of said Burleson and McCune tracts and said Hal U. Davidson tract, a distance of 267.19 feet to the POINT OF BEGINNING and containing 9.99 acres (435,099 square feet) of land, more or less.

Do hereby dedicate the same to be known as Lots 1 and 2, Block 1, COYOTE CREEK, an Addition to Parker County, Texas and do hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

Bobby L. Burleson and Teresa G. Burleson; Bobby J. McCune and Tosha McCune, are the Owners of the land shown on this plat and whose name is subscribed hereto, through its duly authorized agent, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

We also certify the property is not within Extraterritorial Jurisdiction of and City in Parker County, Texas, and it is the responsibility of the Developer, not the County, 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.

Bobby J. McCune 7/25/21
Bobby J. McCune: Owner Date: 7/25/21
Tosha McCune 7/25/21
Tosha McCune Date: 7/25/21

State of Texas
County of Parker

Before me, the undersigned authority on this day personally appeared Bobby J. McCune, know to me to be the persons 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 25 day of July, 2021.



State of Texas
County of Parker

Before me, the undersigned authority on this day personally appeared Tosha McCune, know to me to be the persons 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 25 day of July, 2021.

Randy Cox
Notary Public in and for The State of Texas

Bobby L. Burleson 7/25/21
Bobby L. Burleson: Owner Date: 7/25/21

State of Texas
County of Parker

Before me, the undersigned authority on this day personally appeared Bobby L. Burleson, know to me to be the persons 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 the 25 day of July, 2021.

Randy Cox
Notary Public in and for The State of Texas



State of Texas
County of Parker

Before me, the undersigned authority on this day personally appeared Teresa G. Burleson, know to me to be the persons 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 the 25 day of July, 2021.

Randy Cox
Notary Public in and for The State of Texas



Final Plat
Lots 1 and 2, Block 1
COYOTE CREEK
an Addition to Parker County, Texas

Being 9.99 Acres Situated in the
T.H. MIZE SURVEY, ABSTRACT NO. 2333
Parker County, Texas

11572
PE
D-8

T.H. MIZE SURVEY
ABSTRACT NO. 2333

1/2" IRON ROD FOUND

POINT OF BEGINNING
1/2" IRON ROD FOUND
N89°05'54"E

1/2" IRON ROD FOUND, CALLED SE CORNER OF VOL. 670, PG. 501

S89°05'54"W 267.18'

S89°05'54"W 239.79'

POINT OF COMMENCING

①

5.84 AC. (254,588 S.F.)

BRANDON C. DULTON AND JANEL E. HAWKINS INST. NO. 201624177 O.P.R.P.C.T.

BOBBY J. McCune & TOSHA McCune, (TRACT 1) INST. NO. 202118691, O.P.R.P.C.T.

JOSHUA S. NEILL AND HOLLY M. NEILL INST. NO. 202024099 O.P.R.P.C.T.

①

N89°59'59"W 267.10'

4.14 AC. (180,512 S.F.)

BOBBY L. BURLESON AND TERESA G. BURLESON (REMAINDER) VOL. 2115, PG. 189 O.P.R.P.C.T.

BOBBY J. McCune & TOSHA McCune (TRACT 2) INST. NO. 202118691, O.P.R.P.C.T. (EXHIBIT "B") INST. NO. 202118690, O.P.R.P.C.T.

①

20' ACCESS EASEMENT

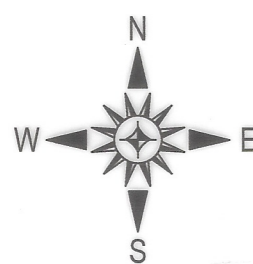
3/8" IRON ROD FOUND

1/2" IRON ROD FOUND

6" OAK POST FOUND

FARM TO MARKET HIGHWAY NO. 1885 (A 100' RIGHT-OF-WAY)

22333.002.002.00
22333.002.003.00



GRAPHIC SCALE 1"=200'

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



OWNER:
BOBBY McCune & TOSHA McCune
1416 E. BANKHEAD DRIVE
WEATHERFORD, TX 76086