

LEGAL DESCRIPTION

BEING a 12.591 acre tract of land situated in the T. & P. RR. CO. SURVEY 297, ABSTRACT NO. 1524, Parker County, Texas; being a portion of a called 12.74 acre tract of land described in Deed to David B. Dickson and wife Mary T. Dickson, as recorded in Volume 1655, Page 238 of the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe found at the Southwest corner of said 12.74 acre tract and at the Southeast corner of a called 22.67 acre tract in Deed to Alan Richardson and wife Pattie Richardson, as recorded in Volume 1913, Page 15 of said Official Public Records and at a corner of a called 72.684 acre tract of land described in Deed to Kevin W. Cockerline as recorded in Volume 1929, Page 1006 of said Official Public Records, same being the Southwest corner this tract;

THENCE North 00 Degrees 16 Minutes 17 Seconds West, a distance of 697.99 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 on the east line of said 22.67 acre tract and at the Southwest corner of a called 4.22 acre tract described in Deed to Derrad Dickson and Kristina Dickson as recorded in Document No. 202000314 of said Official Public Records, and being the most Westerly Northwest corner of this and said 12.74 acre tract;

THENCE North 89 Degrees 13 Minutes 39 Seconds East, a distance of 306.50 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 at the Southeast corner of said 4.22 acre tract and for an ell corner of this and said 12.74 acre tract;

THENCE North 00 Degrees 16 Minutes 17 Seconds West, a distance of 573.98 feet along the West line of said 12.74 acre tract, to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 on the East line of said 4.22 acre tract and in the South Right-of-Way line of Hereford Lane (asphalt) for the most Northerly Northwest corner of this tract. Whence a found PK nail in said Hereford Lane for the most Northerly Northwest corner of said 12.74 acre tract bears North 00 Degrees 16 Minutes 17 Seconds West, a distance of 25.00 feet;

THENCE North 89 Degrees 43 Minutes 42 Seconds East, a distance of 262.12 feet along the South right of way line of said Hereford Lane, to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 in the east line of said 12.74 acre tract and in the most Northerly West line of said 72.684 acre tract for the Northeast corner of this tract;

THENCE South 00 Degrees 16 Minutes 19 Seconds East, a distance of 1274.65 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 at an ell corner of said 72.684 acre tract for the Southeast corner of this and said 12.74 acre tract;

THENCE South 89 Degrees 43 Minutes 43 Seconds West, a distance of 568.62 feet to the POINT OF BEGINNING, containing 12.591 acres of land and/or 548,456 square feet of land, more or less.

STATE OF TEXAS COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a 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 purpose and consideration therein expressed.

We, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that it is not within any incorporated city or town.

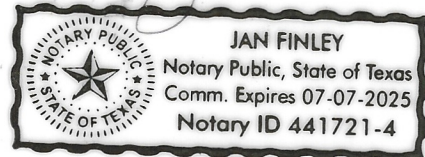
By: David B. Dickson DAVID B. DICKSON
 By: Mary T. Dickson MARY T. DICKSON

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared, DAVID B. DICKSON, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 17th day of Sept 2022.

Jane Finley
 NOTARY OF THE PUBLIC, PARKER COUNTY, TEXAS



STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 26th day of September, 2022.

Absent
 COUNTY JUDGE

George A. Guley COMMISSIONER PRECINCT #1
Chris Paul COMMISSIONER PRECINCT #2
Jimmy Hald COMMISSIONER PRECINCT #3
ASD COMMISSIONER PRECINCT #4

OWNER INFORMATION

DAVID B. DICKSON AND WIFE MARY T. DICKSON
 901 HEREFORD LANE
 MILLSAP, TX 76066

RIGHT-OF-WAY DEDICATION

BEING a 0.150 acre tract of land situated in the T. & P. RR. CO. SURVEY 297, ABSTRACT NO. 1524, Parker County, Texas; being a portion of a called 12.74 acre tract of land described in Deed to David B. Dickson and wife Mary T. Dickson, as recorded in Volume 1655, Page 238 of the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found PK nail in Hereford Lane (asphalt) at the most Northerly Northwest corner of said 12.74 acre tract and at the Northeast corner of a called 4.22 acre tract described in Deed to Derrad Dickson and Kristina Dickson as recorded in Document No. 202000314 of said Official Public Records for the Northwest this tract;

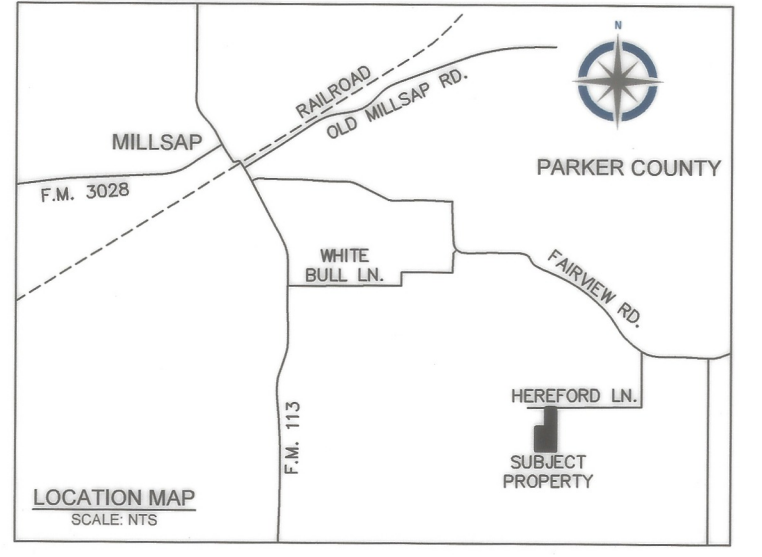
THENCE North 89 Degrees 43 Minutes 43 Seconds East, a distance of 262.13 feet to a to a found PK nail in said Hereford Lane and at the most Northerly Northwest corner of a called 72.684 acre tract described in Deed to Kevin W. Cockerline as recorded in Volume 1929, Page 1006 of said Official Public Records for the Northeast corner of this and said 1.000 acre tract;

THENCE South 00 Degrees 15 Minutes 12 Seconds East, a distance of 25.00 feet, along the east line of said 1.000 acre tract, to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 in the south right of way line of said Hereford Lane and in the most Northerly West line of said 72.684 acre tract for the Southeast corner of this tract;

THENCE South 89 Degrees 43 Minutes 42 Seconds West, a distance of 262.12 feet, along the south right of way line of said Hereford Lane, to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 in the most Northerly West line of said 12.74 acre tract and in the east line of said 4.22 acre tract for the Southwest corner of this tract;

THENCE North 00 Degrees 16 Minutes 17 Seconds West, a distance of 25.00 feet to the POINT OF BEGINNING, containing 0.150 of an acre of land and/or 6,553 square feet of land, more or less.

202235346 PLAT Total Pages: 1



SURVEY NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
- ALL DIMENSIONS SHOWN HEREIN ARE GROUND BASED UPON AN ON THE GROUND SURVEY PERFORMED OCTOBER, 2021.
- THIS PLAT REPRESENTS PROPERTY THAT HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION
- WATER WILL BE SUPPLIED BY PARKER COUNTY SPECIAL UTILITY DISTRICT, 500 BROCK SPUR, MILLSAP, TEXAS 76066, 817-594-2900
- SEWER WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY PARKER COUNTY OFFICIALS
- SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48367C0375E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY APPEARS TO LIE IN ZONE 'X' AND IS NOT LOCATED WITH A 100-YEAR FLOODPLAIN.
- THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL LOT LINES

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

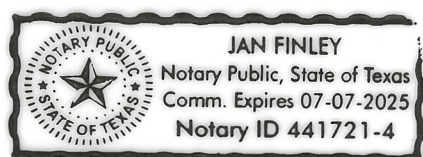
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 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared, MARY T. DICKSON, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 17th day of Sept 2022.

Jane Finley
 NOTARY OF THE PUBLIC, PARKER COUNTY, TEXAS



STATE OF TEXAS PARKER COUNTY TEXAS

I here by Certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground.

Datapoint Surveying & Mapping
Matthew Tomerlin
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
 September 13, 2022



17010 MI C-16

FINAL SUBDIVISION PLAT ESTABLISHING

DRAGON FLY HILL

BEING A SUBDIVISION OF 12.591 ACRES OUT OF SECTION NO. 297, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1524, PARKER COUNTY, TEXAS.

PLAT PREPARED: AUGUST 29, 2022



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