

DEDICATION 202037169 PLAT Total Pages: 1

State of Texas }  
County of Parker }

WHEREAS, Daniel Morgan, on behalf of 3400 Grindstone, LP, A Texas Limited Partnership, are the Owners of the herein described property to wit:

Being Lot 4, Block 1, EL DORADO ADDITION, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 552, Plat Records, Parker County, Texas, being more particularly described, as follows;

BEGINNING at a 1/2" capped iron rod found stamped "Yarger 5854" in the south line of El Dorado Trail (a 60' Dedicated Public Right-of-Way), being the northeast corner of said Lot 4, Block 1, and being the northwest corner of Lot 5, Block 1 of said EL DORADO ADDITION;

THENCE S 00° 25' 40" W, leaving the south line of said El Dorado Trail, along the common line of said Lots 4 and 5, a distance of 381.07 feet to a 1/2" capped iron rod found stamped "Yarger 5854" at the southeast corner of said Lot 4 and being the northeast corner of Lot 3, Block 1, of said EL DORADO ADDITION, from which a 4" steel fence corner post found at the southwest corner of said Lot 5 bears S 00° 25' 40" W, a distance of 7.26 feet for reference;

THENCE N 89° 59' 54" W, along the common line of said Lots 3 and 4, passing the northwest corner of said Lot 3 and the northeast corner of Lot 2, Block 1, of said EL DORADO ADDITION, and continuing along the common line of said Lot 2 and Lot 4, in all, a distance of 803.62 feet to a 1/2" capped iron rod found stamped "Yarger 5854" in the northeasterly line of said El Dorado Trail, being the southwest corner of said Lot 4 and the northwest corner of said Lot 2;

THENCE along the northeasterly, southeasterly and south line of said El Dorado Trail, as follows:

N 20° 54' 26" W, a distance of 54.04 feet to a 1/2" capped iron rod found stamped "Yarger 5854" at the beginning of a curve to the right, whose radius is 120.00 feet and whose long chord bears N 18° 05' 02" E, a chord distance of 151.01 feet; Along said curve in a northeasterly direction, through a central angle of 77° 58' 56", an arc distance of 163.33 feet to a 1/2" capped iron rod found stamped "Yarger 5854"; N 57° 04' 30" E, a distance of 62.14 feet to a 1/2" capped iron rod found stamped "Yarger 5854" at the beginning of a curve to the left, whose radius is 230.00 feet and whose long chord bears N 49° 02' 18" E, a chord distance of 64.31 feet; Along said curve in a northeasterly direction, through a central angle of 16° 04' 25", an arc distance of 64.52 feet to a 1/2" capped iron rod found stamped "Yarger 5854" at the beginning of a curve to the right, whose radius is 270.00 feet and whose long chord bears N 64° 24' 47" E, a chord distance of 214.56 feet; Along said curve in a northeasterly direction, through a central angle of 46° 49' 22", an arc distance of 220.65 feet to a 1/2" capped iron rod found stamped "Yarger 5854"; N 87° 49' 28" E, a distance of 484.98 feet to the POINT OF BEGINNING and containing 6.31 acres (275,077 square feet) of land, more or less.

Do here by dedicate the same to be known as Lot 4-R1 and Lot 4-R2, Block 1, EL DORADO, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS }  
COUNTY OF ~~PARKER~~ }

Daniel Morgan, on behalf of 3400 Grindstone, LP, is the Owner 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.

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

*D Morgan*  
Daniel Morgan

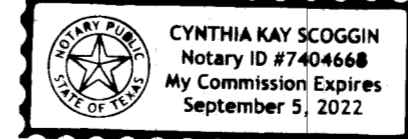
ACCT NO: 12077  
SCH DIST: MI

STATE OF TEXAS }  
COUNTY OF ~~TARRANT~~ }

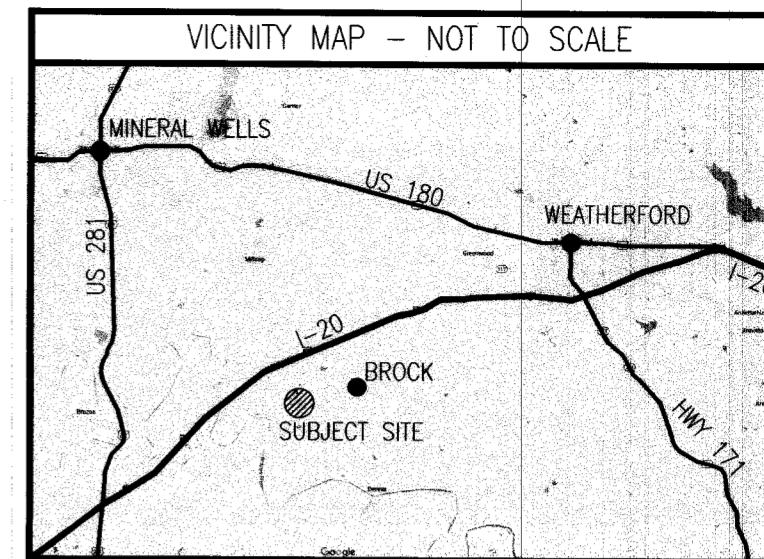
Before me, the undersigned authority on this day personally appeared Daniel Morgan, on behalf of 3400 Grindstone, LP, know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 9<sup>th</sup> day of ~~SEPTEMBER~~ 20 20

*Cynthia Kay Scoggin*  
Notary Public in and for the State of Texas



120772.001.004.00



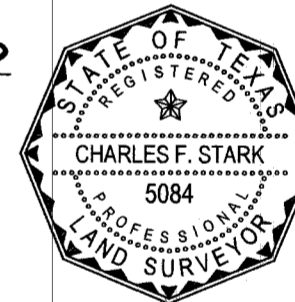
FLOOD STATEMENT:

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 SEPTEMBER 26, 2008 MAP NO. 48367C0375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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* 8/24/20  
Charles F. Stark, RPLS  
Texas Registration No. 5084  
August 05, 2020



Final Plat

Lot 4-R1 and Lot 4-R2, Block 1

EL DORADO ADDITION

An Addition to Parker County, Texas

Being a Replat of Lot 4, Block 1  
EL DORADO ADDITION  
An Addition to Parker County, Texas  
According to the Plat recorded in  
Plat Cabinet D, Slide 552  
Plat Records, Parker County, Texas

Being 6.31 Acres Situated in the  
I. & G.N. RR. CO. SURVEY, SECTION 1, BLOCK 7, ABSTRACT NO. 1817;  
and the  
G. DUBOSE SURVEY, ABSTRACT NO. 1947  
Parker County, Texas

GENERAL NOTES:

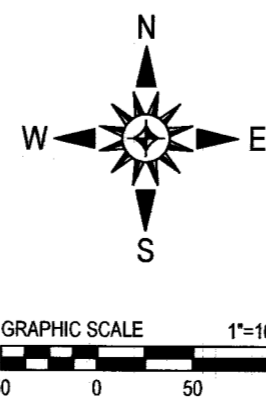
- WATER: Lots 4-R1 & 4-R2 to be served by PARKER COUNTY SUD.
- SEWER: Lots 4-R1 & 4-R2 to be Private Individual Waste Water Systems.
- All lots in this subdivision are subject to the following building line setbacks:  
Front Building Line = 25 feet  
Rear Building Line = 15 feet  
Side Building Line = 10 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage and utility easement along the front, rear, and side lot lines.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202037169  
11/13/2020 08:57 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET E, SLIDE 613  
DATE 11-13-20

OWNER:  
3400 GRINDSTONE, LP  
P.O. BOX 1021  
ALEDO TX, 76008  
CONTACT: DANIEL MORGAN  
(817) 680-9556



6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
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Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

JOB No. 306-9557  
DATE AUG. 2020  
SHEET  
1 OF 1