

GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:
 Front Building Line = 40 feet
 Rear Building Line = 15 feet
 Side Building Line = 15 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along lot frontage.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- Project is not located in ETJ of any municipality.
- Total Number of Single Family Residential Lots = 38.
- Water Source to be private individual water wells.
 Waste Water to be private individual Waste Water Systems.
- Lot sizes range from 2.00 acres to 3.00 acres.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 datum (Texas North Central Zone 4202) derived from resolved opus solutions.
- 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, Texas, dated April 05, 2019 map no. 48367C0550F, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
- Total centerline linear street length=7,157.85' (Private ROW).
- "ONEOK Arbutle II Pipeline, L.L.C. operates and maintains a 50 foot wide Right-of-Way, as shown on the face of the Plat and referenced by, Inst. No. 201824924 & 201824923, shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder."
- All streets are private which will be owned and maintained by Homeowner's Association.

FINAL PLAT
 Lots 13 thru 50
GRAYSTONE
PHASE II

An Addition to Parker County, Texas
 Being 91.48 Acres Situated in the
 T & P. RR. CO. Survey, Section 253,
 Abstract No. 1414
 Parker County, Texas

NOVEMBER, 2021

CURVE TABLE

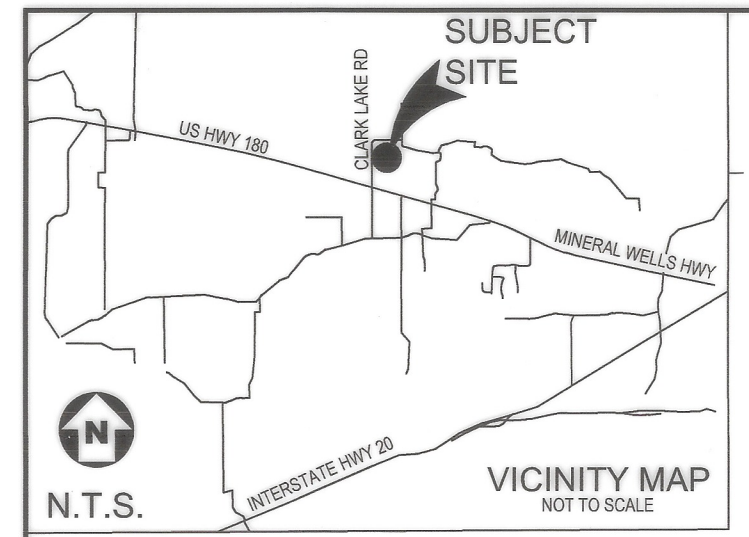
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.30	470.00	5°46'00"	N81° 36' 20"E	47.28
C2	77.31	600.00	8°51'31"	S89° 10' 42"W	77.23

LINE TABLE

LINE No.	BEARING	LENGTH
L1	N11°53'02"E	61.36
L2	N00°46'00"E	516.77
L3	N01°10'51"W	285.07

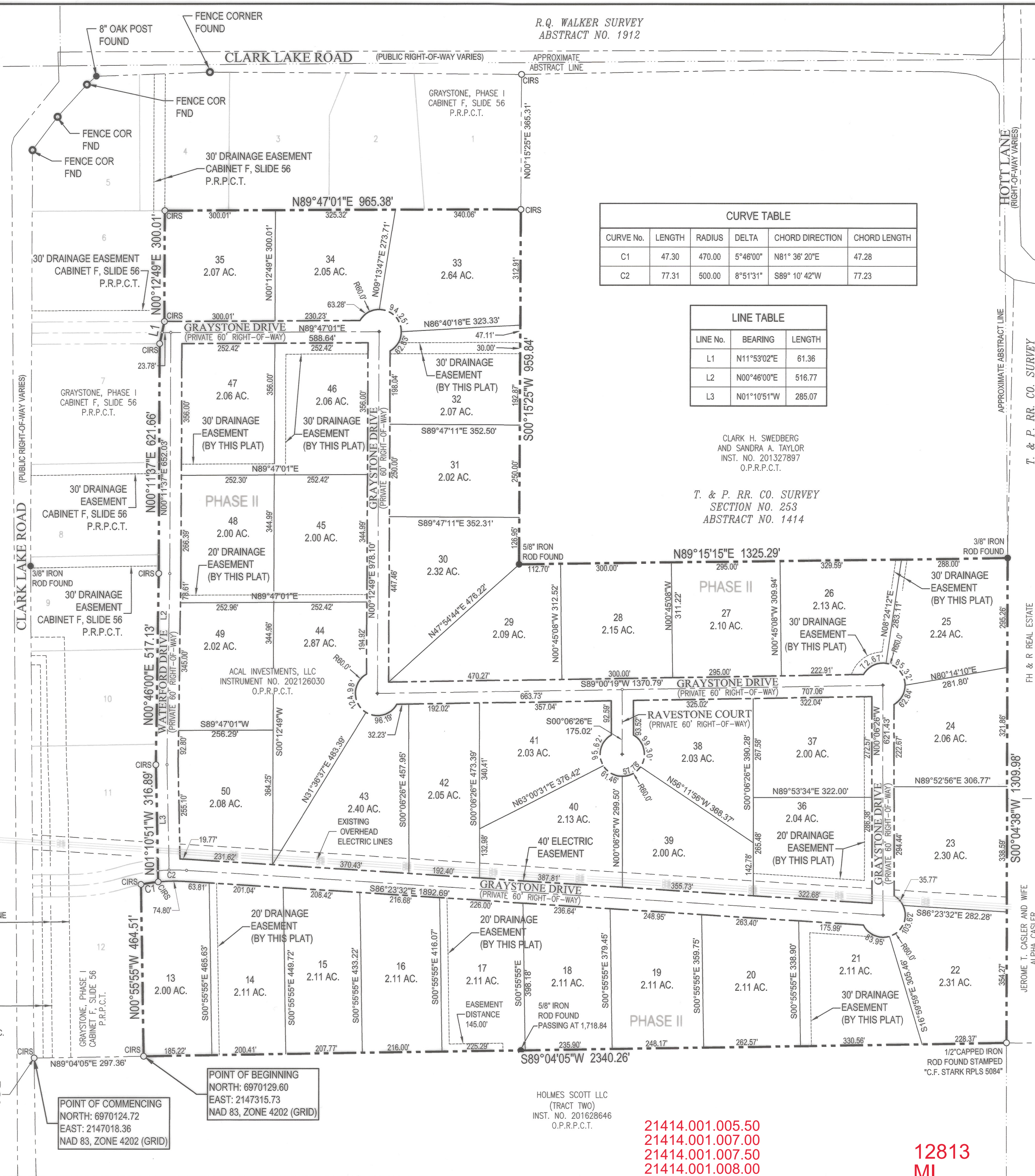
CLARK H. SWEDBERG
 AND SANDRA A. TAYLOR
 INST. NO. 201327897
 O.P.R.P.C.T.

T. & P. RR. CO. SURVEY
 SECTION NO. 253
 ABSTRACT NO. 1414



NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED
 UPON COMPLETION OF THE CONSTRUCTION OF THE STREETS AND UTILITIES, ALL LOT CORNERS SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "BARRON STARK".

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.



T. & P. RR. CO. SURVEY
 SECTION NO. 253
 ABSTRACT NO. 1414

HIGH PRESSURE NATURAL GAS LIQUIDS PIPELINE
 50' PERMANENT RIGHT-OF-WAY AND EASEMENT TO ONEOK ARBUCKLE II PIPELINE L.L.C. INST. NO. 201824923 O.P.R.P.C.T. (SEE GENERAL NOTE#12)
 APPROXIMATE LOCATION
 25' PERMANENT ACCESS ROAD RIGHT OF WAY GRANT ONEOK ARBUCKLE II PIPELINE L.L.C. INST. NO. 201824924 O.P.R.P.C.T. (SEE GENERAL NOTE#12)

POINT OF COMMENCING
 NORTH: 6970124.72
 EAST: 2147018.36
 NAD 83, ZONE 4202 (GRID)

POINT OF BEGINNING
 NORTH: 6970129.60
 EAST: 2147315.73
 NAD 83, ZONE 4202 (GRID)

HOLMES SCOTT LLC
 (TRACT TWO)
 INST. NO. 201628646
 O.P.R.P.C.T.

21414.001.005.50
 21414.001.007.00
 21414.001.007.50
 21414.001.008.00

12813
 MI
 E-13

USER: CYNTHIA SWIFT
 PLOTTED ON: 11/15/2021 1:53 PM
 FILE NAME: BARRON STARK SWIFT ENG0387 - BARCELONA-CUSTOM HOMES915 - CLARK LAKE ROAD 120 ACRES000 CAD000 DWG006 PLAT097-9751 GRAYSTON - FINAL PLAT.PLDWG

JOB No. 367-9751
 DATE NOV 2021
 SHEET 1 of 2
 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
 ACAL INVESTMENTS, LLC
 a Texas limited liability company
 2209 Browder Lane
 Weatherford, TX 76087-4222

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F SLIDE 111
 DATE 12/15/2021

DEDICATION

STATE OF TEXAS {}

COUNTY OF PARKER {}

WHEREAS, ACAL INVESTMENTS, LLC, are the Owners of the herein described property: BEING 91.48 acres situated in the T. & P. RR. CO. SURVEY, SECTION 253, ABSTRACT NO. 1414, Parker County, Texas, being a portion of that certain tract of land described in deed to ACAL Investments, LLC, recorded under Instrument Number 202126030, Official Public Records, Parker County, Texas, said 91.48 acres being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the east occupied line of Clark Lake Road (Right-of-Way varies), and being the northwest corner of that certain tract of land described in deed as "Tract Two" to Holmes Scott, LLC, recorded in Instrument Number 201628646, Official Public Records, Parker County, Texas, said iron being the southwest corner of Lot 12, Graystone Phase I as recorded in Cabinet F, Slide 56, Official Public Records, Parker County, Texas and said COMMENCING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6970124.72 and EAST: 2147018.36, for reference;

THENCE North 89 degrees 04 minutes 05 seconds East, with the north line of said Holmes Scott tract, and the south line of said Lot 12, a distance of 297.36 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the southeast corner of Graystone, Phase I, an addition in Parker County, Texas, according to the plat recorded in Cabinet F, Slide 56, Plat Records, Parker County, Texas, said iron also being the southeast corner of said Lot 12, and at the POINT OF BEGINNING, said BEGINNING point having a NAD83, Zone 4202 (Grid) coordinate value of NORTH: 6970129.60 and EAST: 2147315.73, for reference;

THENCE with the east line of said Graystone, Phase I, the following calls: North 00 degrees 55 minutes 55 seconds West, a distance of 464.51 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the beginning of a curve, to the right, having a radius of 470.00 feet; Continuing with said curve, an arc length of 47.30 feet, (chord bearing North 81 degrees 36 minutes 20 seconds East, chord length 47.28 feet), to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the end of said curve; North 01 degrees 10 minutes 51 seconds West, a distance of 316.89 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"; North 00 degrees 46 minutes 00 seconds East, a distance of 517.13 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"; North 00 degrees 11 minutes 37 seconds East, a distance of 621.66 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"; North 11 degrees 53 minutes 02 seconds East, a distance of 61.36 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"; North 00 degrees 12 minutes 49 seconds East, a distance of 300.01 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE North 89 degrees 47 minutes 01 seconds East, with south line of said Graystone, Phase I, a distance of 965.38 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at west line of certain tract of land described in deed to Clark H. Swedberg and Sandra A. Taylor Instrument Number 201327897, Official Public Records, Parker County, Texas, said iron also being the southeast corner of Lot 1, Graystone, Phase I, from which a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" bears North 00 degrees 15 minutes 25 seconds East, a distance of 365.31 feet;

THENCE South 00 degrees 15 minutes 25 seconds West, with the west line of said Clark H. Swedberg and Sandra A. Taylor tract, a distance of 959.84 feet to a 5/8" iron rod found;

THENCE North 89 degrees 15 minutes 15 seconds East, with the south line of said Clark H. Swedberg and Sandra A. Taylor tract, a distance of 1,325.29 feet to a 3/8" iron rod found;

THENCE South 00 degrees 04 minutes 38 seconds West, with the east line of said ACAL Investments tract, a distance of 1,309.98 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE South 89 degrees 04 minutes 05 seconds West, with the south line of said ACAL Investments tract and north line of said Holmes Scott tract, a distance of 2,340.26 feet returning to the POINT OF BEGINNING and containing 91.48 acres (3,984,761 square feet) of land, more or less.

Does hereby dedicate the same to be known as LOTS 13 THRU 50, GRAYSTONE PHASE II, 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 {}

TAD CARPENTER AND CHRIS HODGES as Owner(s) of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public 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 the Extraterritorial Jurisdiction on 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.

ACAL INVESTMENTS LLC, a Texas limited liability company
Tad Carpenter Date 11-16-21
Chris Hodges Date 11-16-21

LIENHOLDER ACKNOWLEDGEMENT
PlainsCapital BANK
1001 SANTE FE DRIVE
WEATHERFORD, TX 76086
John Hinton
Printed Name
Signature
Date: 11-16-21

STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED by the Commissioners Court of Parker County, Texas
on the 14th day of November 2021
Pat Deaf, County Judge
George A. Couley, Commissioner Precinct #1
Larry Walden, Commissioner Precinct #3
Craig Peacock, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4

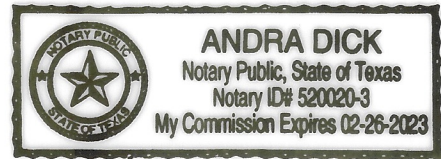
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared TAD CARPENTER on behalf of ACAL Investments LLC, known to me to be the person 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 14th day of Nov., 2021

Andra Dick
Notary Public in and for The State of Texas



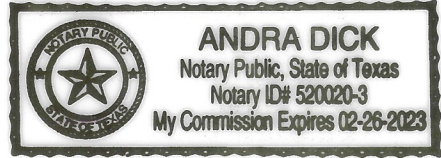
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared CHRIS HODGES on behalf of ACAL Investments LLC, known to me to be the person 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 16th day of Nov., 2021

Andra Dick
Notary Public in and for The State of Texas

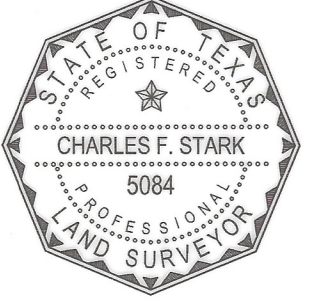


STATE OF TEXAS {}

COUNTY OF PARKER {}

KNOW ALL MEN BY THESE PRESENTS: I hereby certify that 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, RPLS Date 11-16-21
Texas Registration No. 5084



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

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202148932
12/15/2021 03:19 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 111
DATE 12/15/2021

FINAL PLAT
Lots 13 thru 50
GRAYSTONE
PHASE II

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NOVEMBER, 2021

USER: CYNTHIA SWIFT 14:21 PM
FILE NAME: NSBARRON STARK SWIFT ENGS67 - BARCELONA_CUSTOM_HOMES9751 - CLARK LAKE ROAD - 220 ACRESSIN CADWIN DWIGER PLATS56759751 GRAYSTON - FINAL PLAT PH-21.DWG

JOB No. 367-9751
DATE NOV 2021
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SHEET
2 of 2