

OWNER'S CERTIFICATE

That we, TIMOTHY A. McCLOUD and JULIE A. McCLOUD the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as JAKES LANE ESTATES. This plat being a subdivision of 4.266 acres out of the Southeast 1/4 of Section No. 180, T. & P. RR. Co. Survey, Abstract No. 2730, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 2nd DAY OF August, 2021

BY: Timothy A. McCloud  
TIMOTHY A. McCLOUD

BY: Julie A. McCloud  
JULIE A. McCLOUD

STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY A. McCLOUD and JULIE A. McCLOUD known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 2nd day of August, 2021

Barcel C  
Signature

22730.009.000.00  
22730.009.001.00  
22730.009.000.0\*  
22730.009.001.0\*

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 1, 2021.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21610 FN210730



BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0150E,  
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH  
CAP MARKED "PRICE SURVEYING" UNLESS  
OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND  
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE  
LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN  
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS  
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION  
232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO  
THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LEGAL DESCRIPTION

Of a 4.266 acres tract of land out of the Southeast 1/4 of Section No. 180, T. & P. RR. Co. Survey, Abstract No. 2730, Parker County, Texas; being part of a certain 5.00 acres tract described in Volume 2921, Page 932 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Jakes Lane (paved) and in the east line of said 5.00 acres tract and in a westerly line of a certain 15.0 acres tract described in Document No. 201526296 of the Official Public Records for the southeast and beginning corner of this tract. Whence a found "MAG" nail in said Jakes Lane and at the southeast corner of said 5.00 acres tract bears S. 02 deg. 23 min. 35 sec. W. 30.72 feet and the southwest corner of the J. Shadle Survey, Abstract No. 2067, is called to bear S. 02 deg. 23 min. 35 sec. W. 30.72 feet and N. 40 deg. 42 min. 49 sec. E. 632.66 feet.

Thence along the north and east right of way line of said Jakes Lane the following courses and distances:

- N. 70 deg. 49 min. 23 sec. W. 280.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of an 81 deg. 44 min. 59 sec. curve to the right with a radius of 70.09 feet, a central angle of 74 deg. 11 min. 34 sec., a chord of N. 33 deg. 43 min. 36 sec. W. 84.55 feet and an arc length of 90.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 03 deg. 22 min. 11 sec. E. 490.86 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 5.00 acres tract and in a southerly line of said 15.0 acres tract for the northwest corner of this tract. Whence the northwest corner of said 5.00 acres tract bears N. 87 deg. 37 min. 21 sec. W. 37.73 feet.

Thence S. 87 deg. 37 min. 21 sec. E. 309.85 feet to a found 1/2" iron rod at an ell corner of said 15.0 acres tract for the northeast corner of this and said 5.00 acres tract.

Thence S. 02 deg. 23 min. 35 sec. W. 640.12 feet to the place of beginning.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle

202133252  
08/24/2021 11:09 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 4th DAY OF August, 2021.

Paul  
COUNTY JUDGE

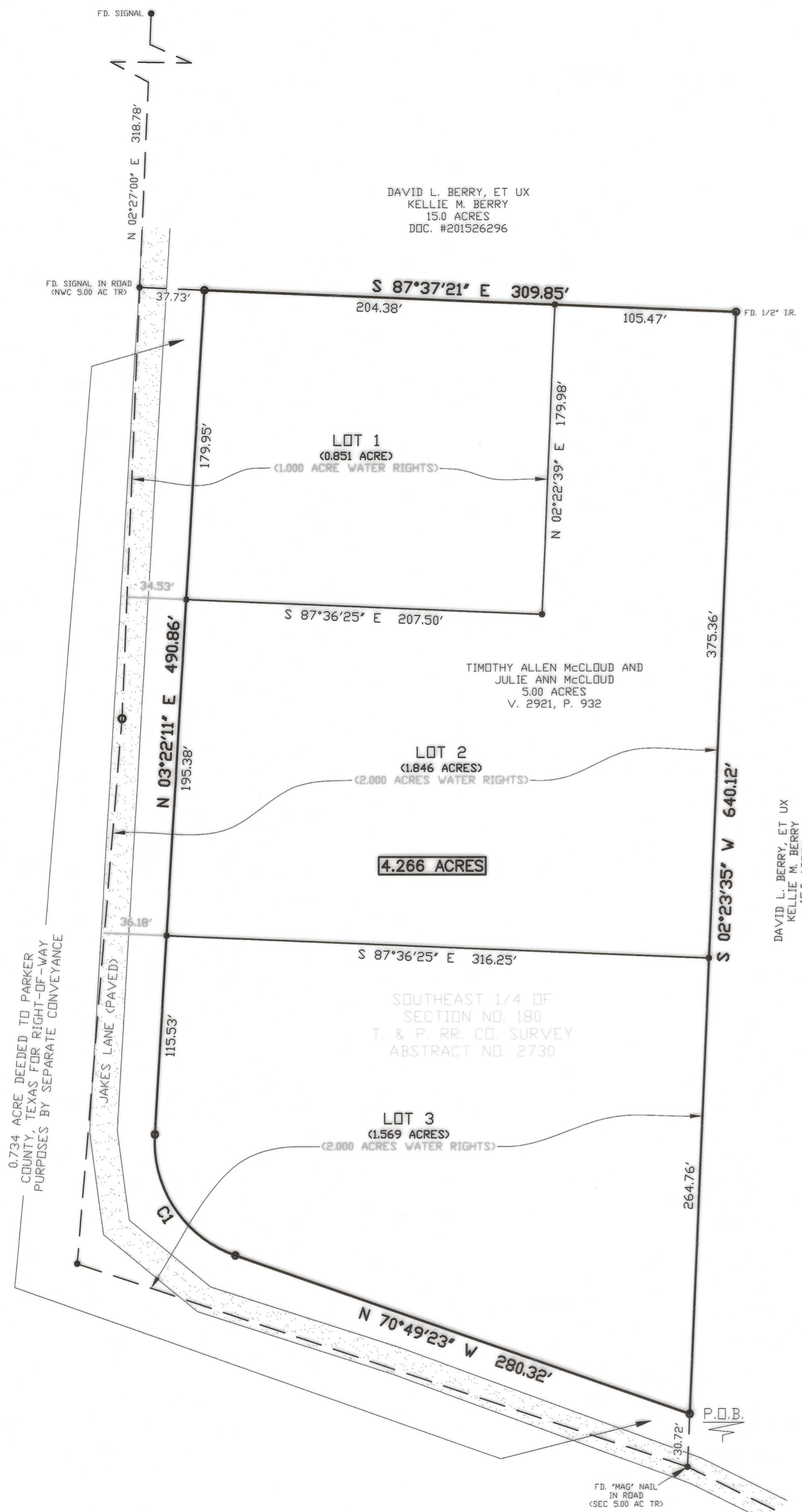
George A. Conley  
COMR. PRECINCT #1

Grayson  
COMR. PRECINCT #2

Sam Walden  
COMR. PRECINCT #3

Dugan  
COMR. PRECINCT #4

13940  
PE  
F-7



DAVID L. BERRY, ET UX  
KELLIE M. BERRY  
15.0 ACRES  
DOC. #201526296

TIMOTHY ALLEN McCLOUD AND  
JULIE ANN McCLOUD  
5.00 ACRES  
V. 2921, P. 932

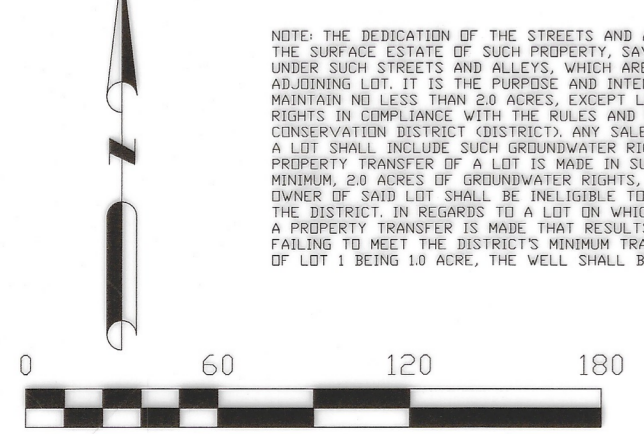
4.266 ACRES

SOUTHEAST 1/4 OF  
SECTION NO. 180  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 2730

LOT 3  
(1.569 ACRES)  
(2.000 ACRES WATER RIGHTS)

LOT 2  
(1.846 ACRES)  
(2.000 ACRES WATER RIGHTS)

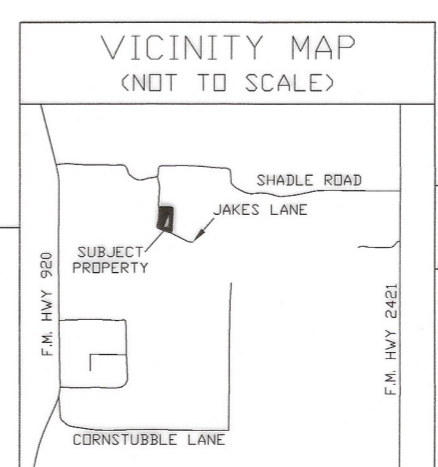
LOT 1  
(0.851 ACRE)  
(1.000 ACRE WATER RIGHTS)



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CL	81°44'59"	70.09'	74°11'34"	N 33°43'36" W	84.55'	90.76'

OWNER INFORMATION  
TIMOTHY A. McCLOUD &  
JULIE A. McCLOUD  
345 JAKES LANE  
POOLVILLE, TX 76487  
817-304-1032

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 36  
DATE 8-24-21



SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
JAKES LANE  
ESTATES  
BEING A SUBDIVISION OF 4.266  
ACRES OUT OF THE SOUTHEAST 1/4  
OF SECTION NO. 180, T. & P. RR.  
CO. SURVEY, ABSTRACT NO. 2730,  
PARKER COUNTY, TX  
PLAT DATE: AUGUST 2, 2021