

DEDICATION
 STATE OF TEXAS }
 COUNTY OF PARKER }

202305023 PLAT Total Pages: 1

WHEREAS, Kevin Kolb and Bryson Adams are the owners of the herein described property, to wit;
 Being a 47.55 acre tract situated in the Southwest One-Quarter, Section 173, T & P Railway Company Survey, Abstract No. 1363, Parker County, Texas and being a portion of the Kevin Kolb and Bryson Adams tract as evidenced by deed recorded in Clerk Document No. 202013535, Deed Records Parker County, Texas and being more particularly described as follows:

Beginning at a found 1/2 inch iron rod for the northeast corner of said Kolb-Adams tract, said point being the southeast corner of the Jeffrey Perkins tract as recorded in Volume 2631, Page 330 and the northwest corner of the Timothy Kasterke tract as recorded in Clerk Instrument No. 201724282, Deed Records Parker County, Texas;

Thence South 00°05'05" East with the Kolb-Adams east line a distance of 834.63 feet to a found 1/2 inch iron rod for the southwest corner of said Kasterke tract and the northwest corner of the Fred Allen tract as recorded in (no recording information available);

Thence South 00°19'02" East with the Kolb-Adams east line a distance of 351.77 feet to a found 1/2 inch iron rod for the northeast corner of Lot 10, McClendon Meadows Addition, an addition to Parker County, Texas as recorded in Cabinet E, Slide 609, Deed Records Parker County, Texas;

Thence South 00°13'22" East with the Kolb-Adams east line a distance of 282.71 feet to a found 1/2 inch iron rod for the northeast corner of Lot 10, McClendon Meadows Addition, an addition to Parker County, Texas as recorded in Cabinet E, Slide 609, Deed Records Parker County, Texas;

Thence South 79°09'08" West with the north line of said McClendon Meadows a distance of 419.58 feet to a found 1/2 inch iron rod (cap #4405);

Thence South 88°20'29" West with the north line of said McClendon Meadows a distance of 358.13 feet to a found 1/2 inch iron rod (cap #4405);

Thence South 79°08'22" West with the north line of said McClendon Meadows a distance of 569.40 feet to a set 1/2 inch iron rod in the east line of the Bryson and Mandy Adams tract as recorded in Clerk Document No. 201519153 for the northwest corner of said McClendon Meadows;

Thence North 00°28'36" West with the Kolb-Adams west line a distance of 328.77 feet to a found 1/2 inch iron rod (cap #4405) for the northeast corner of said Bryson Adams tract and the southeast corner of the Jeffrey Perkins tract as recorded in Document No. 201910023;

Thence North 00°01'01" West with the Kolb-Adams west line a distance of 1321.92 feet to a found 1/2 inch brass rod (cap #5136) for the northwest corner of said Kolb-Adams tract and the southwest corner of the Jeffrey Perkins tract as recorded in Volume 2631, Page 330, Deed Records Parker County, Texas;

Thence North 89°09'37" East with the Kolb-Adams north line a distance of 810.46 feet to a found 2.5 inch steel post for angle point;

Thence North 89°39'03" East with the Kolb-Adams north line a distance of 517.74 feet to the Point of Beginning and Containing 2,071,396 square feet, 47.55 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 Kevin Kolb and Bryson Adams, being the sole owners of the herein described tract, do hereby dedicate same to be known as Lots 15 - 35, McClendon Meadows Phase 2, an Addition to Parker County, Texas and do hereby dedicate to the use of the public forever all Rights-of-Way, Utility Easements, and Drainage Easements shown hereon.

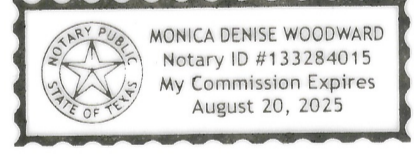
We further certify the property is not within the Extraterritorial Jurisdiction of any Incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Bryson Adams, Owner/Member Date

14931
 PE
 G-9

STATE OF TEXAS }
 COUNTY OF PARKER }
 Before me, the undersigned authority, on this day appeared Bryson Adams, known to me to be the person whose name is subscribed to the forgoing instrument. GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 11th day of January, 2023.
 Monica Woodward
 Notary Public in and for the State of Texas



STATE OF TEXAS }
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS:
 That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Charles F. Stark, RPLS
 Texas Registration No. 5084



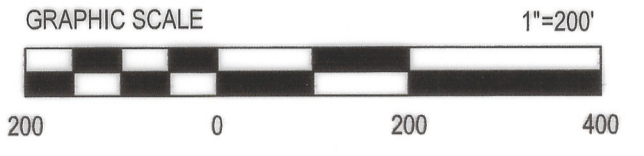
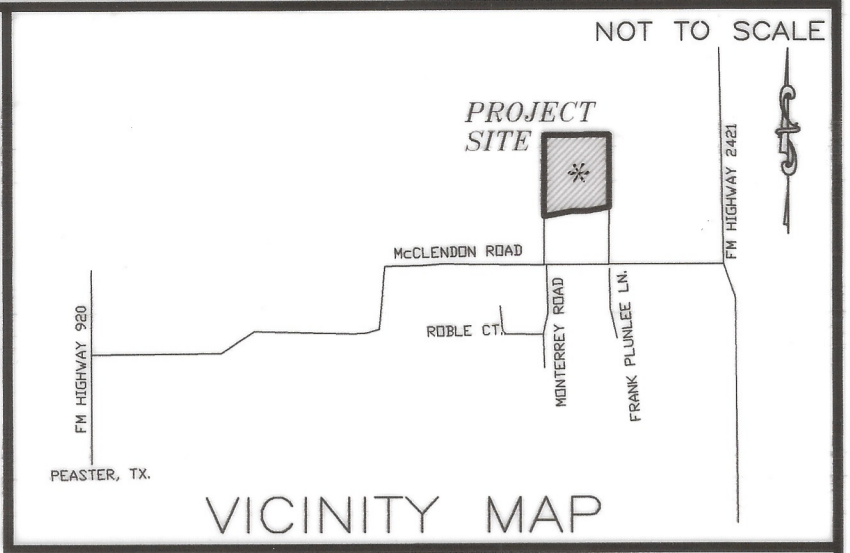
STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas
 on the 23rd day of January, 2023

Pat Dean, County Judge
 George Conley, Commissioner Precinct #1
 Jacob Holt, Commissioner Precinct #2
 Larry Walden, Commissioner Precinct #3
 Mike Hale, Commissioner Precinct #4

OWNER / DEVELOPER
 KEVIN KOLB & BRYSON ADAMS
 2121 MCCLENDON ROAD
 WEATHERFORD TX. 76088
 PH: 817-253-2494

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F SLIDE 440
 DATE March 1 2023



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. 48367C 0160E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

- GENERAL NOTES:**
- All lots in this subdivision are subject to the following building line setbacks:
 Front Building Line = 50 feet
 Rear Building Line = 20 feet
 Side Building Line = 20 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 a 15' utility easement along all public street frontages.
 - 1/2" capped iron rods stamped "C.F. Stark RPLS 5084" set at all corners unless otherwise noted on the face of the Plat.
 - 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.
 - Total Linear Length of Streets = 2,888 feet.
 - Water Source:
 Individual Private Water Wells.
 - Waste Water:
 Individual on Site Waste Water Systems.
 - Total Number of Lots = 21
 - Subdivision is located in the Peaster ISD.

COUNTY CLERK STAMP
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202305023
 03/01/2023 03:43 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

THIS AMENDING PLAT IS FILED IN ACCORDANCE WITH ARTICLE 212.016 (6) OF THE LOCAL GOVERNMENT CODE TO CORRECT A SCRIVENER ERROR IN THE LOT NUMBERS IN THE TITLE BLOCK ON THE PLAT FILED FOR RECORD IN CABINET E, SLIDE 652, PLAT RECORDS PARKER COUNTY, TEXAS. NO OTHER DATA FROM THE ORIGINAL RECORDED PLAT HAVE BEEN CHANGED BY THE AMENDMENT.

Amending Plat
 Lots 15-35
MCCLENDON MEADOWS PHASE 2
 Situated in the
 Southwest One-Quarter, Section 173,
 T & P Railway Company Survey, Abstract No. 1363
 PARKER COUNTY, TEXAS
 47.55 ACRES
 JANUARY, 2023 PROJ No. 380 - 9712 SHEET 1 of 1

LINE TABLE

LINE No.	LENGTH	BEARING
L1	16.38	N13°01'23"W
L2	30.00	S72°02'40"W
L3	38.28	N00°01'01"W

CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	140.29	300.00	26°47'36"	S0°22'25"W	139.02
C2	120.32	500.00	13°47'15"	N6°52'36"E	120.03
C3	155.95	500.00	17°52'15"	N9°01'13"W	155.32

Barron-Stark Engineers
 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

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.