

GRADY MANSEL
(VOL. 2514, PG. 947)

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202.
- The coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale & no projection.
- According to Map No. 48367C0175E, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This property has been platted without groundwater certification as prescribed by Texas Local Government Code section 232.0032.
- Walnut Creek Special Utility District is the water supplier for this property. The developer has obtained an agreement with Walnut Creek Special Utility District for their services.

N:7040202.72
E:2202450.68

N0°01'47"E 1105.37'

899.15'

206.22'

5/8" IRF

IRSC

APPARENT LOCATION OF
20' TRI-COUNTY ELECTRIC
RIGHT-OF-WAY EASEMENT
(VOL. 1535, PG. 1117)

30' ROAD AND UTILITY
EASEMENT
(CAB. F. SL. 219)

LOT 1R1, BLOCK 1
1.2619 ACRES
54,969 SQ. FT.

LOT 1, BLOCK 1
MCKINNIE ADDITION
(CAB. F. SL. 219)

PART OF
JOHN MCKINNIE &
PATRICIA MCKINNIE
(INST. NO. 201830502)
(DESCRIBED IN VOL. 1128, PG. 1228)

LOT 1R2, BLOCK 1
4.7380 ACRES
206,389 SQ. FT.

LOT 1, BLOCK 1
MCKINNIE ADDITION
(CAB. F. SL. 219)

LOT 2, BLOCK 1
MCKINNIE ADDITION
(CAB. F. SL. 219)

S89°58'48"E 229.62'

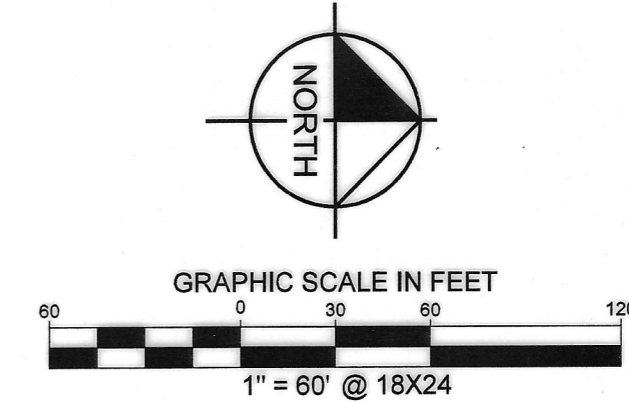
IRSC

10' UTILITY EASEMENT
(VOL. 2552, PG. 56)

899.15'

S0°01'12"W 1171.67'

TERESA A. CROSS
(VOL. 2915, PG. 1095)



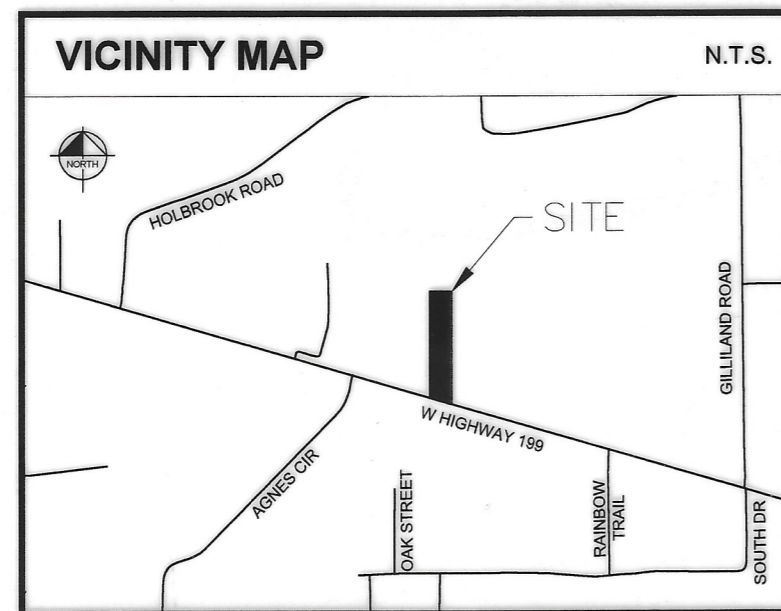
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
GROSS	6.000	261,358
LOT 1R1, BLOCK 1	1.262	54,969
LOT 1R2, BLOCK 1	4.738	206,389

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

NOW AND THEREFORE, know all men by these presents that John McKinnie and Patricia McKinnie, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as MCKINNIE ADDITION, being a subdivision of 6.0000 acres out of the William Cutbirth Survey, Abstract No. 266, 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. We do hereby certify that this tract is not within the extraterritorial jurisdiction of any incorporated city or town.

Executed this the 7th day of March, 2023.

By: John McKinnie
JOHN MCKINNIE
By: Patricia McKinnie
PATRICIA MCKINNIE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared John McKinnie, known to me to be the person whose name 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of March, 2023.

Steven Douglas Joy
Notary Public in and for the State of Texas

My Commission expires: March 18, 2026

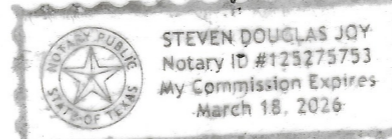
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Patricia McKinnie, known to me to be the person whose name 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of March, 2023.

Steven Douglas Joy
Notary Public in and for the State of Texas

My Commission expires: March 18, 2026



STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS ON THIS THE 13th DAY OF March, 2023.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Sam Holder
COMMISSIONER PRECINCT #3

John
COMMISSIONER PRECINCT #2

David
COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202306039
03/13/2023 03:05 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

14971
SP
I-5

FINAL PLAT

LOT 1R1 & 1R2, BLOCK 1
MCKINNIE ADDITION

6.0 ACRES

BEING A REPLAT OF LOT 1, BLOCK 1
MCKINNIE ADDITION
WILLIAM CUTBIRTH SURVEY,
ABSTRACT NO. 266
PARKER COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDP	MCB	1/23/2023	064631001	1 OF 1

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS John McKinnie and Patricia McKinnie are the owners of a 6.0000 acre (261,358 square foot) tract of land situated in the William Cutbirth Survey, Abstract No. 266, Parker County, Texas; said tract being all of Lot 1, Block 1, McKinnie Addition, an addition to Parker County according to the plat recorded in Cabinet F, Slide 219 of the Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the north right-of-way line of State Highway No. 199 (a 100-foot wide right-of-way); said point being the southwest corner of said Lot 1;

THENCE North 00°01'47" East, departing the said north line of State Highway No. 199 and along the west line of said Lot 1, a distance of 1,105.37 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of said Lot 1;

THENCE South 89°58'48" East, along the north line of said Lot 1, a distance of 229.62 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northeast corner of said Lot 1;

THENCE South 00°01'12" West, along the east line of said Lot 1, a distance of 1,171.67 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the said north line of State Highway No. 199;

THENCE North 73°52'34" West, along the said north line of State Highway No. 199, a distance of 239.03 feet to the POINT OF BEGINNING and containing 261,358 square feet or 6.0000 acres of land, more or less.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, 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.



Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

14971.001.001.00

F 450

OWNER:
JOHN & PATRICIA MCKINNIE
P.O. BOX 809
SPRINGTOWN, TEXAS 76082

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.