

CALLLED 10.00 ACRES
GRADY MANSELL
VOLUME 2514, PAGE 947
DRPCT

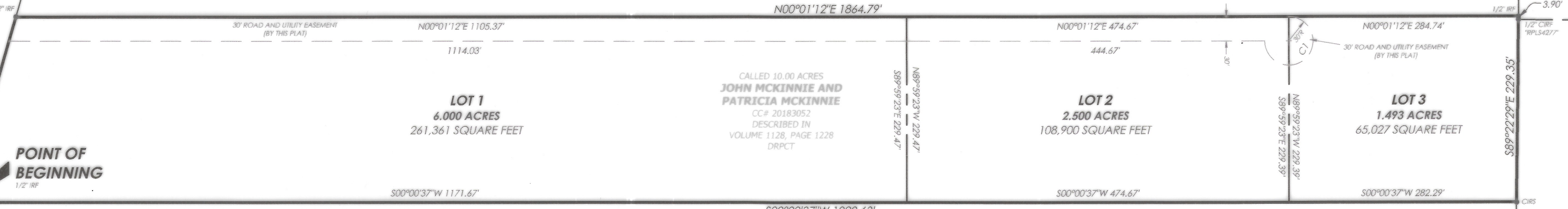
WILLIAM CUTBIRTH SURVEY
ABSTRACT NO. 266

TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	141.38'	270°00'31"	N44°59'10"W	42.42'

CALLLED 12.49 ACRES
RONALD W. WESTBERRY AND
MELISSA S. WESTBERRY
VOLUME 2204, PAGE 1719
DRPCT

CALLLED 12.483 ACRES
WILLIAM A. SCHOENBERGER
AND JANET LEE WARREN
CC# 201318489
DRPCT

STATE HIGHWAY NO. 199
VARIABLE WIDTH RIGHT-OF-WAY
N73°53'00"W 239.03'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS JOHN AND PATRICIA MCKINNIE, ARE THE SOLE OWNERS OF A 9.993 ACRE TRACT OF LAND LOCATED IN THE WILLIAM CUTBIRTH SURVEY, ABSTRACT NO. 266, IN PARKER COUNTY, TEXAS;

BEING A 9.993 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CUTBIRTH SURVEY, ABSTRACT NO. 266, PARKER COUNTY TEXAS, AND BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO JOHN MCKINNIE AND PATRICIA MCKINNIE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 201830502, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, [DESCRIBED IN VOLUME 1128, PAGE 1228, DEED RECORDS, PARKER COUNTY, TEXAS], SAID 9.993 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO TERESA A. CROSS, FILED FOR RECORD IN VOLUME 2915, PAGE 1095, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 199, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 73 DEGREES 53 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, BEING COMMON WITH SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 239.03 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO GRADY MANSELL, FILED FOR RECORD IN VOLUME 2514, PAGE 947, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 01 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 10.00 ACRE MANSELL TRACT, A DISTANCE OF 1864.79 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 10.00 ACRE MANSELL TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 12.49 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO RONALD W. WESTBERRY AKA RONNIE WESTBERRY AND MELISSA S. WESTBERRY AKA MELISSA WESTBERRY, HUSBAND AND WIFE, FILED FOR RECORD IN VOLUME 2204, PAGE 1719, DEED RECORDS, PARKER COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 10.00 ACRE MANSELL TRACT BEARS NORTH 89 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 237.12 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 12.49 ACRE TRACT OF LAND, AT A DISTANCE OF 3.90 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS4277" FOR THE SOUTHWEST CORNER OF SAID CALLED 12.49 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 12.483 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM A. SCHOENBERGER, A SINGLE MAN AND JANET LEE WARRANT, A SINGLE WOMAN, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 201318489, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND CONTINUING ALONG SAID NORTH LINE, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 12.483 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 229.35 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS4882" FOR THE NORTHEAST CORNER OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 10.00 ACRE CROSS TRACT BEARS SOUTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, A DISTANCE OF 222.30 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 10.00 ACRE MCKINNIE TRACT, BEING COMMON WITH SAID CALLED 10.00 ACRE CROSS TRACT, A DISTANCE OF 1928.63 FEET, TO THE POINT OF BEGINNING AND CONTAINING 9.993 ACRES (435,289 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48367C0175E, MAP REVISED SEPTEMBER 26, 2008.
- 2) THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 3) THIS SURVEYOR HAS PERFORMED NO RESEARCH INTO EASEMENTS AFFECTING THE SUBJECT PROPERTY. NO TITLE POLICY WAS ISSUED ON THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- 4) WATER PROVIDER - WALNUT CREEK SPECIAL UTILITY DISTRICT.
SEWER PROVIDER - ON-SITE SEWER FACILITY (SEPTIC)
ELECTRIC PROVIDER - ONCOR
- 5) THIS PROPERTY IS NOT LOCATED IN THE ETJ OF ANY CITY.
- 6) THIS PLAT REPRESENTS PROPERTY WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN AND PATRICIA MCKINNIE, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1, 2, & 3, BLOCK 1, MCKINNIE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, 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.

John McKinnie
JOHN MCKINNIE
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21 DAY OF April, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Patricia McKinnie
PATRICIA MCKINNIE
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21 DAY OF April, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS
DATE: April 20, 2022

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARSHALL W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21 DAY OF April, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

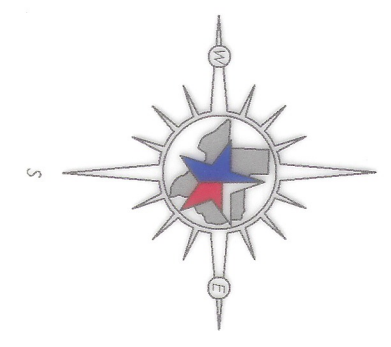
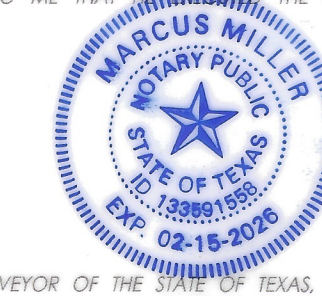
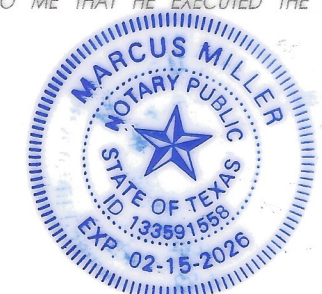
MY COMMISSION EXPIRES: 2/15/24

CALLLED 10.00 ACRES
TERESA A. CROSS
VOLUME 2915, PAGE 1095
DRPCT

John McKinnie

Patricia McKinnie

Marshall Miller



STATE OF TEXAS *
COUNTY OF PARKER *

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS 25 DAY OF April, 2022.

George A. Conley
PAT DEEN, COUNTY JUDGE
GEORGE A. CONLEY, COMMISSIONER PRECINCT #1
Larry Walden
LARRY WALDEN, COMMISSIONER PRECINCT #3

Craig P. Beck
CRAIG P. BECK, COMMISSIONER PRECINCT #2
Steve Dugan
STEVE DUGAN, COMMISSIONER PRECINCT #4

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____ YEAR _____
DRAWER F, SLIDE 219
4-26-22
DATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202215841
04/26/2022 11:24 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

20266.007.001.00
20266.007.001.*
20266.007.001.1*

LEGEND

- DRPCT = DEED RECORDS, PARKER COUNTY, TEXAS
- PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
- OPR# = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- CC# = COUNTY CLERK'S INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 4882"
- OHE = OVERHEAD ELECTRIC

OWNER:

JOHN MCKINNIE AND PATRICIA MCKINNIE
PO BOX 809, SPRINGTOWN TX 76082
CONTACT: HARRIETTE MCCOLLOUGH
PHONE: (918) 760-7753
EMAIL: HLMCCOLLOUGH@AOL.COM

BEING 9.993 ACRES OF LAND SITUATED IN THE WILLIAM CUTBIRTH SURVEY, ABSTRACT NO. 266, PARKER COUNTY, TEXAS

3 BUILDABLE LOTS
APRIL, 2022



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
2813 COUNTY ROAD 804A,
BURLESON, TX 76028
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM