



PROPERTY DESCRIPTION

BEING A 16.86 ACRE TRACT SITUATED IN THE A.E. WINFREY SURVEY, ABSTRACT NO. 1591, AS RECORDED IN DOCUMENT No. 202131268, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 3/8 INCH IRON ROD FOUND IN THE OSTENSIBLE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, (A 50 FOOT RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 29°54'08" EAST, ALONG THE OSTENSIBLE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, (A 50 FOOT RIGHT-OF-WAY), A DISTANCE OF 1024.80 FEET TO A CALCULATED CORNER SET FOR A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 41°21'57" EAST, ALONG THE OSTENSIBLE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD, (A 50 FOOT RIGHT-OF-WAY), A DISTANCE OF 173.69 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE NORTHERLY MOST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A CALLED 48.74 ACRE TRACT OF LAND, DESCRIBED IN DEED TO MELBA FAYE SANDERS;

THENCE SOUTH 00°03'11" WEST ALONG THE COMMON LINE OF SAID CALLED 48.74 ACRES AND THIS TRACT, A DISTANCE OF 1657.01 FEET, TO A 1/2 INCH CAPPED IRON ROD (DATAPOINT#10194585) SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°59'08" WEST, ALONG THE COMMON LINE OF A CALLED 5.0 ACRE TRACT OF LAND, DESCRIBED IN DEED TO WILLIAM REX BRYANT, AND A CALLED 22.61 ACRE TRACT, DESCRIBED IN DEED TO WILLIAM REX BRYANT, A DISTANCE OF 624 FEET, TO A 1/2 INCH CAPPED IRON ROD (DATAPOINT#10194585) SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 00°00'42" WEST ALONG THE COMMON LINE OF A CALLED 3.15 ACRE TRACT OF LAND DESCRIBED IN DEED TO KERMIT SMITH, A DISTANCE OF 638.44 FEET TO THE POINT OF BEGINNING, CONTAINING 734,465 SQUARE FEET AND/OR 16.86 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MATTHEW TOMERLIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT SHOWS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION. ORIGINAL SIGNED AND STAMPED IN RED INK.

[Signature] DATE OF SIGNATURE: JULY 27, 2021

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
FIRM REGISTRATION/LICENSE NO. 10194585
FOR DATAPOINT SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 300
SAN ANTONIO, TX. 78249
(777) 726-4240 OFFICE
(777) 726-4241 FAX



THE STATE OF TEXAS {}
COUNTY OF PARKER {}

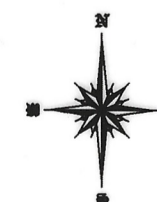
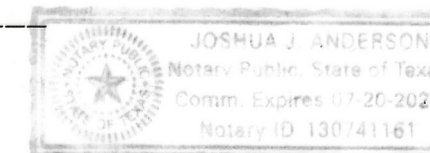
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
BRYAN TENNISON

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 21 DAY OF DEC, 2021.

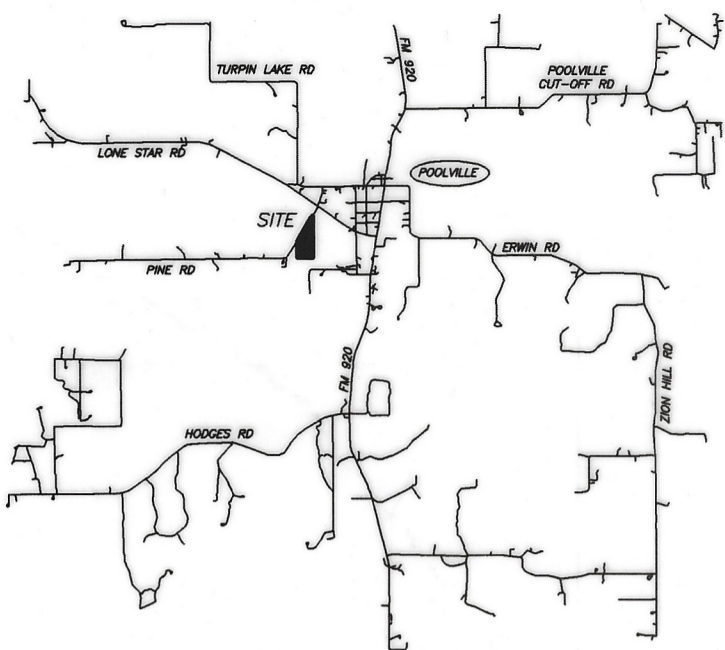
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SCALE 1" = 180'

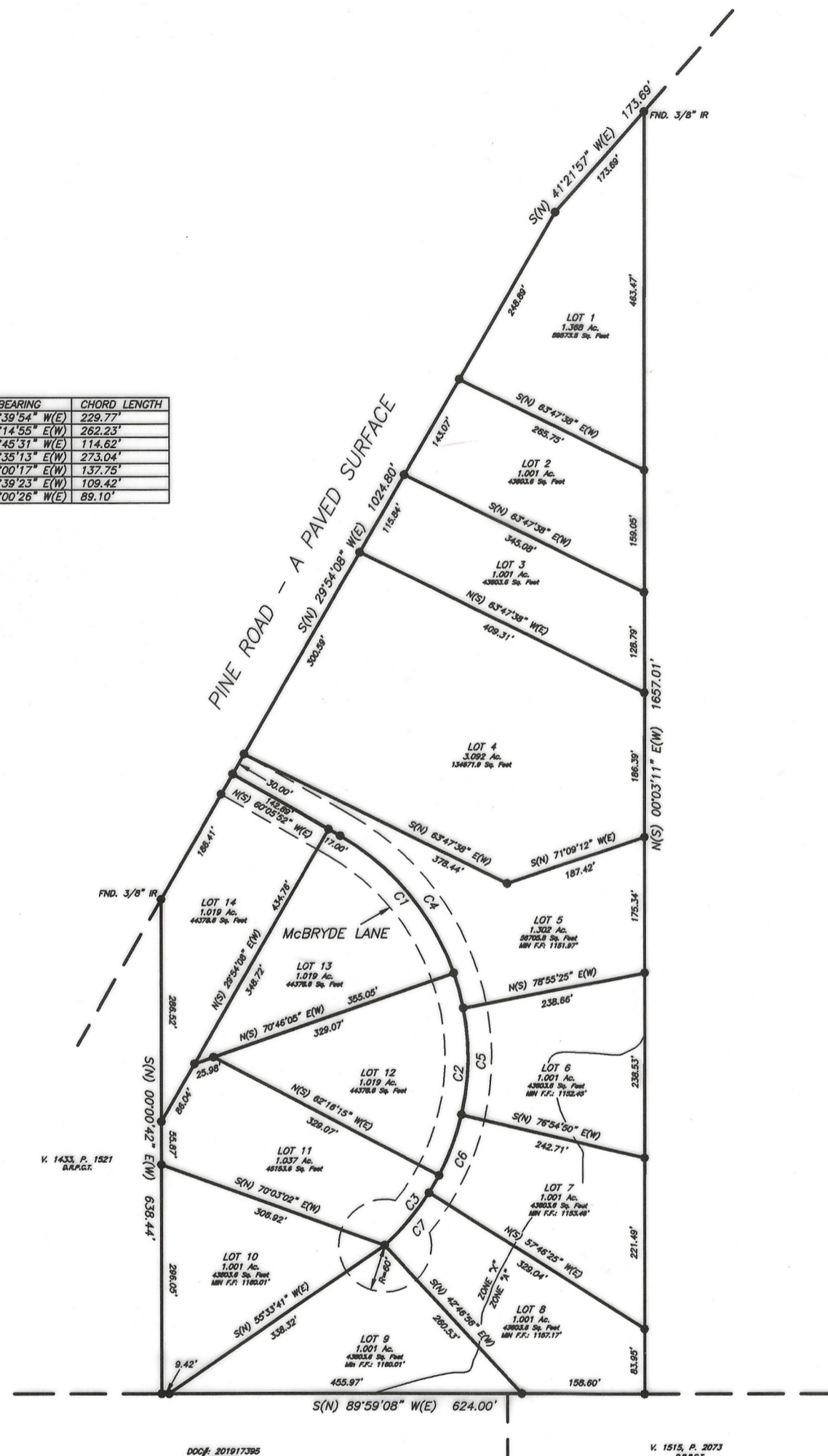
FINAL PLAT OF
LOTS 1-14 "McBRYDE RANCH"

BEING 16.86 ACRES SITUATED IN THE A.E. WINFREY SURVEY, ABSTRACT NO. 1591, PARKER COUNTY, TEXAS;



VICINITY MAP NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	329.07'	234.71'	N(S) 39°39'54" W(E)	229.77'
C2	329.07'	269.72'	N(S) 04°14'50" E(W)	262.23'
C3	329.07'	115.21'	S(W) 37°45'31" W(E)	114.62'
C4	329.07'	281.55'	S(W) 39°38'13" E(W)	273.04'
C5	329.07'	136.77'	N(S) 01°00'17" E(W)	137.75'
C6	329.07'	109.93'	N(S) 22°59'23" E(W)	109.42'
C7	329.07'	66.38'	S(W) 40°00'26" W(E)	69.10'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

202150416
12/28/2021 10:14 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

[Signature]
COMMISSIONER PRECINCT #2

[Signature]
COMMISSIONER PRECINCT #4

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 21 DAY OF December, 2021.

[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #3

CABINET F, SLIDE 122

LIENHOLDER
BANK
ATTN: TRUSTEE
STREET ADDRESS
CITY, TX 76082ZIP

SIGNATURE OF LIENHOLDER

THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

- A PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE (ZONE A) ACCORDING TO MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008. SEE WWW.FEMA.GOV FOR ADDITIONAL INFORMATION.
- CALL UTILITY PROVIDERS AND/OR *811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
- ALL LOT CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE SHOWN.
- 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES.
- 30' FRONT BUILDING SETBACK LINE. 10' SIDE AND REAR BUILDING SETBACK LINES.
- BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
- WATER SERVICES TO BE PROVIDED THROUGH WALNUT CREEK WATER SUPPLY.
- THERE SHALL EXIST A 60' PRIVATE ROAD/EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT (a.k.a. McBRYDE LN).
- ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
- USPS CLUSTER BOXES TO BE INSTALLED ALONG PINE RD.

SURVEYED BY
DATAPOINT SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 300
SAN ANTONIO, TX. 78249
777-726-4240 OFFICE
777-726-4241 FAX

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086
817-304-0028

DEVELOPED BY
NOTEX CONSTRUCTION
2505 ZION HILL RD.
WEATHERFORD, TX 76088
817-304-4631