

DEDICATION 202127234 PLAT Total Pages: 1

State of Texas {} County of Parker {}

WHEREAS, Bryson Adams and Mandy Adams, are the Owners of the herein described property, to wit:

BEING 10.05 acres situated in the T. & P. RR. CO. SURVEY, SECTION 173, ABSTRACT NO. 1363, Parker County, Texas, being a portion of that certain tract of land described in deed to Bryson Adams and Mandy Adams, recorded in Instrument Number 201519153, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a gear spike found in a railroad cross-tie post, in the north line of McClendon Road (Right-of-Way varies), being the southeast corner of said Adams tract and being the southwest corner of McCLENDON MEADOWS ADDITION, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 609, Plat Records, Parker County, Texas;

THENCE N 89°43'37" W, along the north line of said McClendon Road, a distance of 108.72 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the POINT OF BEGINNING and southeast corner of the herein described tract, said POINT OF BEGINNING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7004879.29 and EAST: 2172074.51, for reference;

THENCE N 89°43'37" W, along the north line of said McClendon Road, a distance of 610.07 feet to a 3" steel fence corner post found at the southwest corner of said Adams tract and being in the south line of that certain tract of land described in deed to David L. Linehan and wife, Barbara L. Linehan, recorded in Volume 1619, Page 1323, Real Records, Parker County, Texas;

THENCE N 01°03'56" E, along the west line of said Adams tract and the west line of the herein described tract, a distance of 727.95 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084", for the northwest corner of the herein described tract;

THENCE N 90°00'00" E, being across and through said Adams tract, and being the north line of the herein described tract, a distance of 590.41 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the northeast corner of the herein described tract;

THENCE S 00°28'47" E, continuing across and through said Adams tract and being the east line of the herein described tract, a distance of 730.76 feet to the POINT OF BEGINNING and containing 10.05 acres (437,743 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1 through 5, McCLENDON ESTATES, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

State of Texas {} County of Parker {}

Bryson Adams and Mandy Adams, as Owners of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is not within the Extraterritorial Jurisdiction on 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 [Signature] 7-7-21 Date: Bryson Adams Printed Name

Mandy Adams [Signature] 7-7-21 Date: Mandy Adams Printed Name

STATE OF TEXAS {} COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Bryson Adams, known to me to be the persons whose names 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 stated.

Given under my hand and seal on this the 7 day of July, 2021.

[Signature] Notary Public in and for The State of Texas

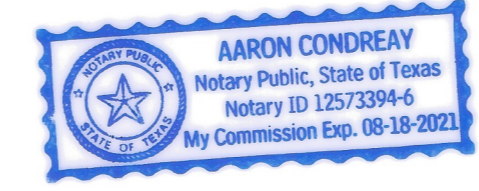
STATE OF TEXAS {} COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Mandy Adams, known to me to be the persons whose names 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 stated.

Given under my hand and seal on this the 7 day of July, 2021.

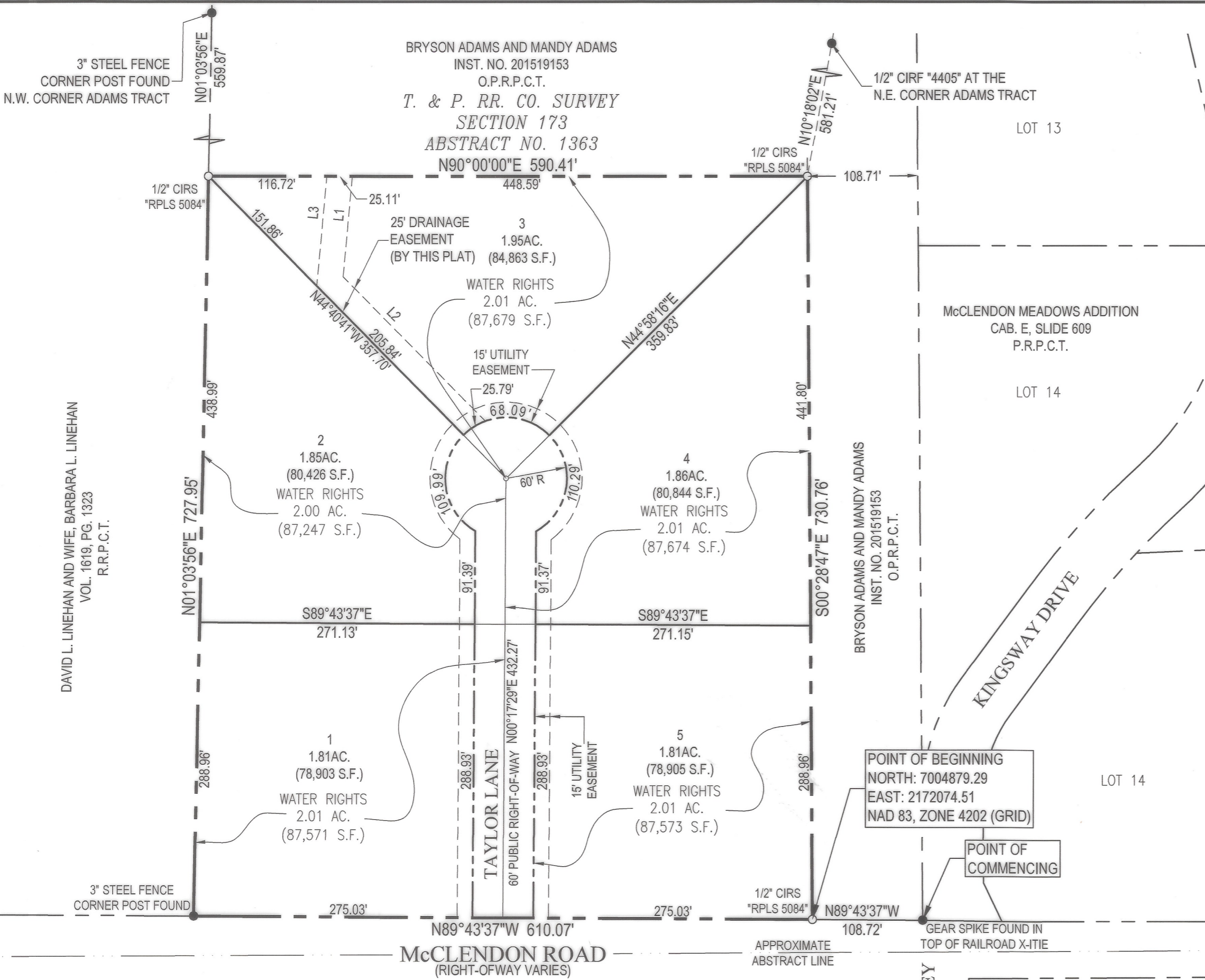
[Signature] Notary Public in and for The State of Texas

COUNTY CLERK STAMP



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS Lila Deakle 202127234 07/12/2021 02:44 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT



POINT OF BEGINNING NORTH: 7004879.29 EAST: 2172074.51 NAD 83, ZONE 4202 (GRID)

POINT OF COMMENCING

GEAR SPIKE FOUND IN TOP OF RAILROAD X-TIE

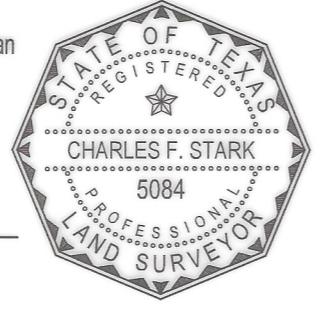
LINE TABLE with columns: LINE No., LENGTH, BEARING. Rows: L1 (99.10, S05°15'32"W), L2 (199.65, S44°40'41"E), L3 (108.44, N05°15'32"E)

R. BARNES SURVEY SECTION 172 ABSTRACT NO. 2095

STATE OF TEXAS } COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature] Charles F. Stark, RPLS Texas Registration No. 5084



NOTE: OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084. SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED.

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.

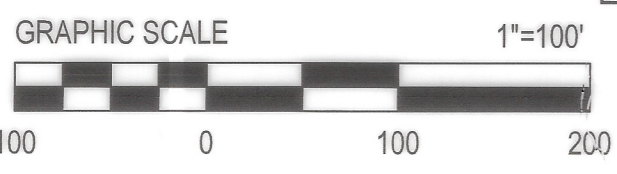
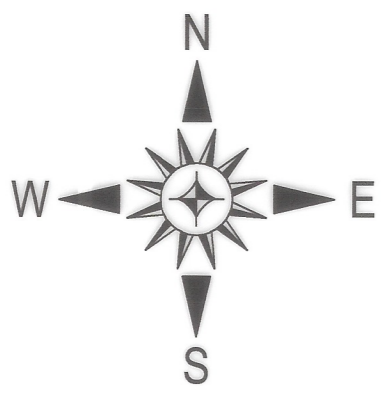
FLOOD STATEMENT:

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 SEPT. 26, 2008 MAP NO. 46367C0150E. THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS {} COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas on the 12 day of July, 2021

Pat Dean, County Judge [Signature] George Conley, Commissioner Precinct #1 [Signature] Larry Walden, Commissioner Precinct #3 [Signature] Craig Peabock, Commissioner Precinct #2 [Signature] Steve Dugan, Commissioner Precinct #4 [Signature]



OWNER: BRYSON ADAMS 2121 McCLEDON ROAD WEATHERFORD, TX. 76088 PH: 817-253-2494



FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET F SLIDE 9 DATE 7-12-21

21363.018.002.00

Final Plat Lots 1 through 5 McCLENDON ESTATES an Addition to Parker County, Texas

Being 10.05 Acres Situated in the T. & P. RR. CO. SURVEY, SECTION 173, ABSTRACT NO. 1363 Parker County, Texas

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 Surveying Firm F-10158800 www.barronstark.com

JOB No. 380-9786 DATE JUNE 2021 SHEET 1 of 1

USES: CIVIL/PLAT, SWIFT PLOTTED ON: 7/20/21 11:38 AM FILE NAME: IN:BARRON\STARK\SWIFT ENG\380 - BARRON\LAND COMPANY\6788 - 2121 McCLENDON PLAT & DRAINAGE STUDY\00 CAD\00 DWG\006 PLAT\380-0788 McCLENDON ESTATES FINAL PLAT.DWG