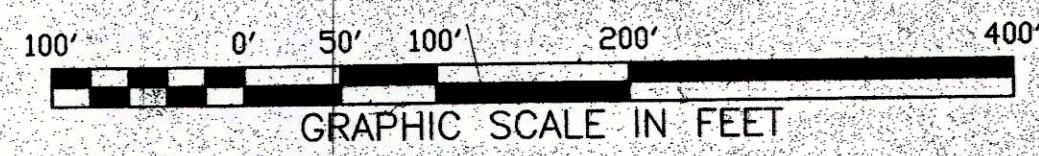
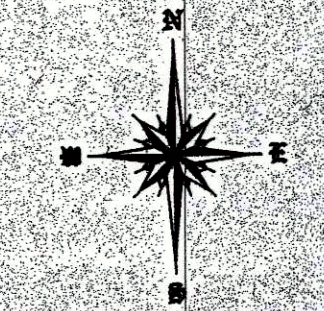
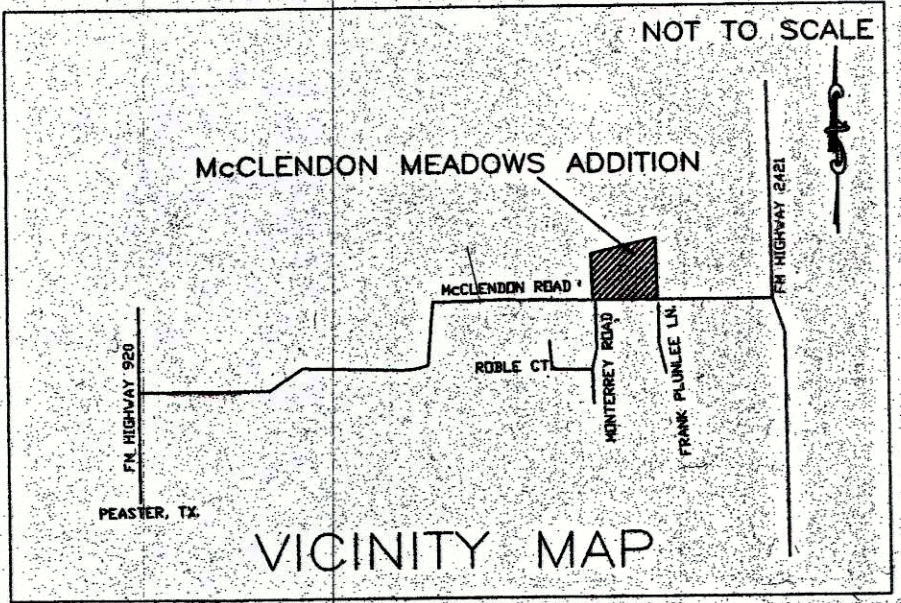


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT	DEGREE OF CURVE
C-1	139.45	89.77	88.23	N 17°57'31" E	46.50	41°05'11"
C-2	169.45	109.09	107.21	S 17°57'31" W	56.51	33°48'45"
C-3	199.45	128.40	126.19	S 17°57'31" W	66.51	28°43'36"
C-4	772.40	153.51	153.26	N 42°05'41" E	77.01	7°25'04"
C-5	802.40	159.47	159.21	S 42°05'41" W	80.00	7°08'26"
C-6	832.39	165.44	165.16	S 42°05'41" W	82.99	6°53'00"
C-7	328.31	207.00	203.59	N 29°43'32" E	107.07	17°27'05"
C-8	298.31	188.09	184.99	N 29°43'32" E	97.29	19°12'23"
C-9	268.32	169.17	166.39	S 29°43'32" W	87.51	21°21'14"
C-10	353.82	57.67	57.60	N 06°59'36" E	28.90	16°11'37"
C-11	323.82	95.98	95.63	N 03°10'17" E	48.35	17°41'37"
C-12	293.82	126.59	125.82	S 00°40'48" E	64.29	19°30'00"
C-13	20.00	28.63	26.25	N 43°20'09" E	17.39	286°28'46"
C-14	19.81	28.57	26.16	N 54°20'17" W	17.41	289°13'08"
C-15	75.00	409.81	60.00	N 05°38'13" W	32.73	76°23'40"
C-16	293.82	39.81	39.78	N 07°46'54" E	19.93	19°30'00"
C-17	293.82	86.79	86.47	N 04°33'40" E	43.71	17°41'37"
C-18	323.82	45.92	45.88	N 07°36'03" E	23.00	17°41'37"
C-19	323.82	50.07	50.02	N 00°53'28" W	25.08	17°41'37"
C-20	323.82	43.54	43.50	N 09°10'17" W	21.80	17°41'37"
C-21	75.00	114.03	103.36	S 72°47'10" E	71.31	76°23'40"
C-22	75.00	64.84	62.84	N 38°53'28" E	34.60	76°23'40"
C-23	75.00	64.73	62.74	N 10°36'08" W	34.54	76°23'40"
C-24	75.00	62.21	60.44	N 59°05'25" W	33.02	76°23'40"
C-25	75.00	103.70	95.64	S 57°32'08" W	62.07	76°23'40"



# FINAL PLAT OF McCLENDON MEADOWS ADDITION LOTS 1 - 14

AN ADDITION TO PARKER COUNTY, TEXAS  
RECORDED IN (DOC NO. 202013535), OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS  
BEING 31.75 ACRES SITUATED IN AND BEING A PORTION OF THE  
T.&P. RAILWAY SURVEY, SW 1/4, SECTION 173 ABSTRACT NUMBER 1363, PARKER COUNTY, TEXAS



9.98 ACRE TRACT  
SONYA LEE  
INST. NO. 201510135  
O.P.R.P.C.T.

9.82 ACRE TRACT  
SONYA LEE  
INST. NO. 201510135  
O.P.R.P.C.T.

9.968 ACRE TRACT  
CHRIS LESTER  
VOLUME 1963, PAGE 1692  
D.R.P.C.T.

## LEGEND

These standard symbols will be found in the drawing.

Symbol	LEGEND
---	BOUNDARY LINE
o	1/2 INCH IRON ROD SET
•	1/2 IRON ROD FOUND
-E-	ELECTRIC
-G-	GAS PIPELINE
⊗	GAS WELL
---	LOT LINES
⊕	WATER WELL
---	UTILITY OFFSET
---	BUILDING LINE

LINK	BEARING	DISTANCE
L-3	N 25°50'28" W	42.39
L-4	N 00°29'02" W	82.12
L-5	N 36°24'04" E	109.61
L-6	N 84°20'48" E	257.73
L-7	N 84°20'48" E	169.57
L-8	S 84°20'48" W	172.25
L-9	S 84°20'48" W	248.12
L-11	N 79°09'52" E	30.02
L-12	S 00°11'19" E	110.72
L-13	S 00°12'00" E	24.05
L-14	S 00°05'34" E	184.49
L-15	N 90°00'00" W	83.32
L-16	S 90°00'00" W	131.53
L-17	N 90°00'00" W	213.78
L-18	S 88°50'00" W	127.80
L-19	S 42°12'41" E	30.00
L-20	S 89°27'20" E	16.36
L-21	N 00°29'02" W	1118.52
L-22	N 36°24'04" E	109.61
L-23	N 36°24'03" E	109.61
L-24	N 79°09'52" W	30.02
L-25	S 89°05'03" E	30.01
L-26	S 89°05'03" E	48.17
L-27	N 00°29'02" W	1119.25

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL TEXAS ZONE, US SURVEY FOOT.

NOTE: ALL DISTANCES ARE SURFACE DISTANCES.

NOTE: ALL CORNERS SET IN THE CENTER OF KINGSWAY DRIVE AND ADAMS OVERLOOK ARE 60d NAILS.

NOTE: ALL OTHER CORNERS ARE SET 1/2 INCH IRON RODS WITH RED PLASTIC CAPS MARKED "PFINGSTEN 4405", UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF PARKER COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT DOCE, SECTION 232.0032, BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

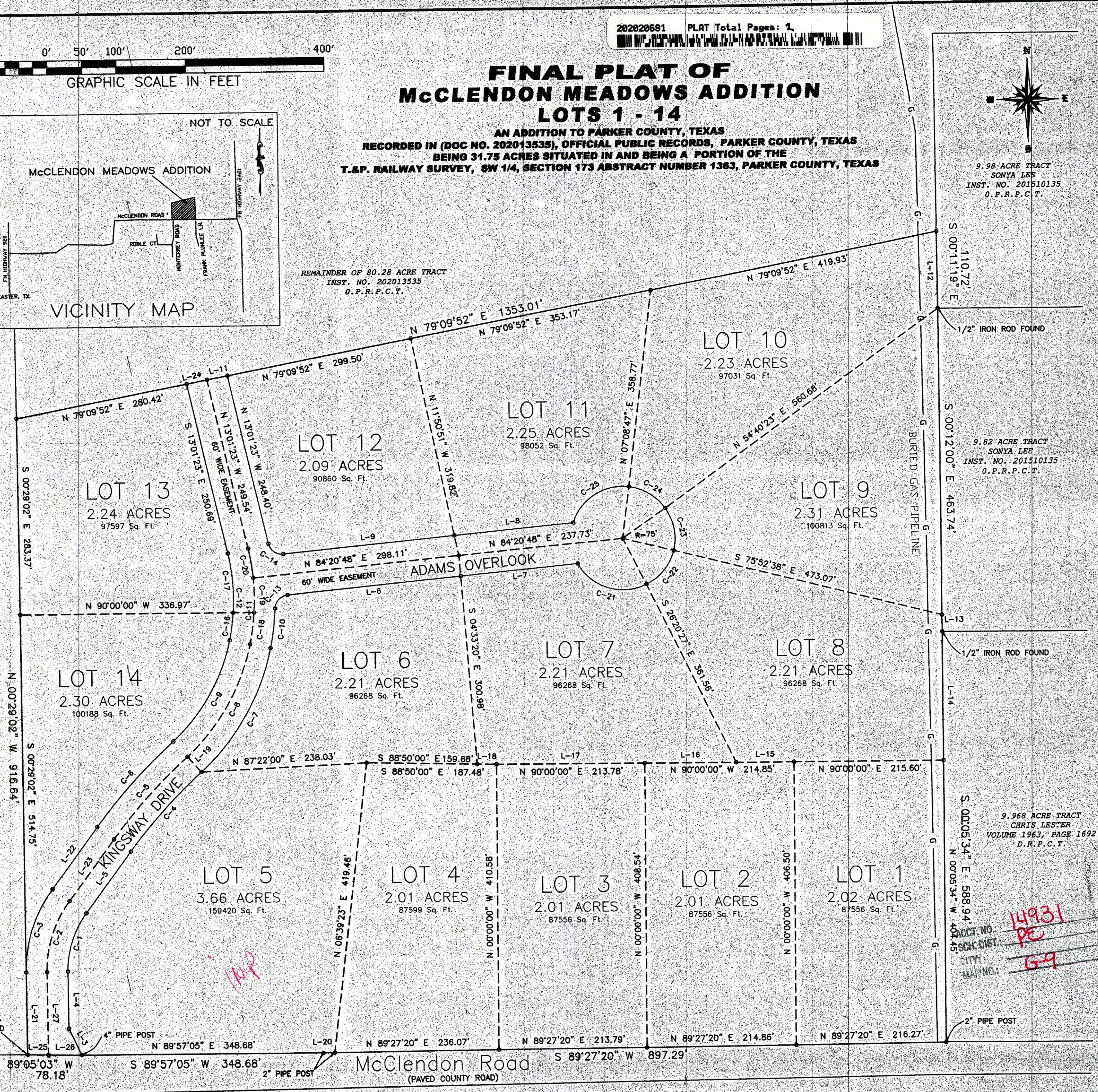
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY, TEXAS.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY, TEXAS.

NOTE: THERE IS A 50' BUILDING LINE ALONG ALL ROADS AND A 20' BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.

NOTE: THE LENGTH OF KINGSWAY DRIVE IS 985.12 FEET AND THE LENGTH OF ADAMS OVERLOOK IS 535.84 FEET.

20.84 ACRE TRACT  
BRYSON ADAMS & MANDY ADAMS  
-INSTRUMENT NO. 201519153  
O.P.R.P.C.T.



SURVEYOR: ROY PFINGSTEN  
RPLS NO. 4405  
RC SURVEYING  
FIRM NO. 10194196  
108 MITCH CT.  
BOYD TEXAS 76023  
325-647-4818

PAGE 1 OF 2  
PLAT DATE, JUNE 17, 2020

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
CABINET/INSTRUMENT NO. \_\_\_\_\_

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