



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND

BY: [Signature]

DATE: 4-23-93



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners of Parker County, Texas this the 3rd day of May 1993

[Signatures]
COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3

THE STATE OF TEXAS
COUNTY OF PARKER

I, William McDavid being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is within the one half (1/2) mile Extra-Territorial Jurisdiction of the city of Annetta North, Parker County, Texas.

William M. McDavid

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared William M. McDavid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 20th day of April 1993.

[Signature]
Notary Public State of Texas

Lienholder does, hereby, dedicate same to be known as Lots 1-19, Block 1, Lot 1, Block 2, Lots 1-4, Block 3, and Lot 1, Block 4, McDavid Estates, an addition to Annetta North, Parker County, Texas, and dedicate to the public the easements and rights-of-way as shown on this plat.

EXECUTED this the 20th day of April 1993

Texas Bank Co., Union Agent for CEO
Lienholder

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, Angie Burges, Notary Public in and for the state of Texas, on this day personally appeared

own to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he/she) executed the same in the capacity indicated as the act and deed of said corporation for the purposes and consideration therein expressed. Given my hand and seal of office this the 20th day of April, A.D. 1993.

Notary Public in and for the state of Texas.

[Signature]

CITY OF ANNETTA NORTH, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVED DATE: 01/12/93

BY: [Signature]
E. KEN HENSLEY, MAYOR

STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of Parker County as indicated hereon by me.

RECORDED MAY -8 1993



[Signature]
County Clerk, Parker County, Texas

OWNER:
WILLIAM M. McDAVID
ROUTE 17, BOX 282
FORT WORTH, TEXAS 76126

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, the undersigned owner of the following described property in the I & G.N. Railroad County Survey Abstract 1998 Parker County, Texas and being more fully described by the following:

Commencing at a fence post, said point being the N.W. Corner of the I.C. Spence Survey, Abstract 1173;

Thence, with the general line of a fence S 00 deg. 15 min. 41 sec. W, 236.37 ft. to a fence post for a corner;

Thence S 00 deg. 14 min. 28 sec. E, 935.46 ft to a steel rod for a corner;

Thence WEST, 1620.24 ft. to a steel rod, for a corner;

Thence with the general line of a fence N 00 deg. 19 min. 03 sec. E, 180.89 ft. to a steel rod for a corner;

Thence, with the general line of a fence N 89 deg. 18 min. 49 sec. W, 1621.01 ft. to a fence post in the north right of way line of a county road, for a corner;

Thence, with the general line of a fence and with the north right of way line of the above mentioned county road N 73 deg. 08 min. 19 sec. W, 37.68 ft. to a fence post in the east right of way line of F.M. 1545 (Hwy 5) to a 1/2" iron pin set at the Point of Beginning of the tract herein described, said point also being the intersection of the above mentioned county road and the east right of way line of the above mentioned F.M. 1545 (Hwy 5);

Thence N 03 deg. 09 min. 43 sec. W, 799.49 ft; with the east right-of-way line of F.M. 1545 (Hwy 5) along a curve to the left with a radius of 2934.45 ft., a curve length of 237.95 ft.;

Thence N 07 deg. 55 min. 55 sec. W, 293.95 ft. to a 1/2" iron pin set;

Thence N 86 deg. 05 min. 14 sec. E, 330.81 ft. to a 1/2" iron pin set;

Thence S 77 deg. 03 min. 11 sec. E, 306.08 ft. to a 1/2" iron pin set;

Thence S 81 deg. 11 min. 53 sec. E, 562.27 ft. to a 1/2" iron pin set;

Thence S 79 deg. 56 min. 52 sec. E, 265.34 ft. to a 1/2" iron pin set;

Thence S 06 deg. 58 min. 24 sec. W, 256.86 ft. to a 1/2" iron pin set;

Thence S 84 deg. 43 min. 27 sec. E, 93.7 ft. to a 1/2" iron pin set;

Thence S 14 deg. 59 min. 45 sec. W, 942.32 ft. to a 1/2" iron pin set;

Thence N 89 deg. 14 min. 32 sec. W, 1120.0 ft. to a 1/2" iron pin set;

Thence N 73 deg. 04 min. 02 sec. W, 37.68 ft. to the POINT OF BEGINNING and containing 39.19 acres of land.

DO, hereby dedicate same to be known as: Lots 1-19, Block 1; Lots 1, Block 2; Lots 1-4, Block 3 and Lot 1, Block 4, McDavid Estates an addition to the County of Parker, Texas and dedicate to the public the easements and rights-of-way as shown on this plat.

EXECUTED this the 20th day of April 1993

William M. McDavid

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, Angie Burges, Notary Public in and for the State of Texas, on this day personally appeared William M. McDavid, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated as the act and deed of said corporation for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 20th day of April, A.D. 1993.

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



FINAL PLAT
LOTS 1-19 BLOCK 1, LOT 1 BLOCK 2,
LOTS 1-4, BLOCK 3 AND LOT 1 BLOCK 4
McDAVID ESTATES
A SUBDIVISION OF 39.19 ACRES OF LAND
IN THE I & G.N. RAILROAD COUNTY
ABSTRACT-1998
PARKER COUNTY, TEXAS

GORDON S. SWIFT
CONSULTING ENGINEER, INC.
900 MONROE STREET, FORT WORTH, TEXAS, 76102
(817) 335-6464