

DEDICATION  
 State of Texas } 201828773 PLAT Total Pages: 1  
 County of Parker }

WHEREAS, ACAL Investments LLC, are the Owners of the herein described property to wit:  
 BEING 33.55 acres situated in the LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 799, Parker County, Texas, being a portion of those certain tracts of land described in deed as Tract 1 and Tract 2, to Blackburn Holdings, LLC., recorded in Instrument No. 201713007, Official Records, Parker County, Texas, said 33.55 acres being more particularly described, as follows:

COMMENCING at a P.K. nail found in Young Bend Road (Right-of-Way varies) at the most westerly corner of said Blackburn Holdings, LLC, Tract 2, from which a 1/2" iron rod found in the northeasterly line of said Young Bend Road, at the most south corner of that certain tract of land described in deed to Jean Floyd Love, recorded in Instrument No. 2012806579, Official Records, Parker County, Texas, bears N 29°43'16" E, a distance of 22.62 feet, for reference, said COMMENCING point having a NAD 83, Zone 4202, Grid Coordinate value of NORTH: 6930861.28 and EAST: 2146098.08, for reference;

THENCE S 60°01'51" E, along the approximate centerline of said Young Bend Road and along the southwestery line of said Blackburn Holdings, LLC, Tract 2, a distance of 1254.06 feet to a P.K. nail set at the POINT OF BEGINNING of the herein described 33.55 acre tract, said POINT OF BEGINNING having a NAD 83, Zone 4202, Grid Coordinate value of NORTH: 6930861.28 and EAST: 2146098.08, for reference;

THENCE N 27°41'00" E, leaving the approximate centerline of said Young Bend Road, a distance of 214.04 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE N 19°24'36" E, a distance of 947.37 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the most north corner of the herein described 33.55 acre tract;

THENCE S 62°11'39" E, a distance of 333.42 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 70°34'30" E, a distance of 60.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 19°25'30" W, a distance of 162.68 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 60°58'41" E, a distance of 169.92 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 74°39'55" E, a distance of 230.67 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 60°51'22" E, passing the common line of said Blackburn Holdings, LLC, Tract 1 and Tract 2, a distance of 896.27 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in a northwesterly line of SOUTHGATE ADDITION, an addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 146, Plat Records, Parker County, Texas;

THENCE S 28°20'10" W, along a northwesterly line of said STONEGATE ADDITION, passing the common line of said Blackburn Holdings, LLC, Tracts 1 and 2, a distance of 724.62 to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most easterly southeast corner of the herein described 33.55 acre tract;

THENCE N 60°01'51" W, along a northeasterly line of said STONEGATE ADDITION, a distance of 802.53 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 29°58'09" W, along a northwesterly line of said STONEGATE ADDITION, at a distance of 328.50 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of Lot 12 of said STONEGATE ADDITION, and continuing, in all, a distance of 358.50 feet to a P.K. Nail found at the most south corner of the herein described 33.55 acre tract, in the approximate centerline of said Young Bend Road;

THENCE N 60°01'51" W, along the approximate centerline of said Young Bend Road and the southwestery line of said Blackburn Holdings, LLC, Tract 2, a distance of 747.17 feet to the POINT OF BEGINNING and containing 33.55 acres of land, more or less.

Do hereby dedicate the same to be known as Lots 13 through 22 and Lots 38 through 41, Block 1, STONEGATE ADDITION, PHASE 2, 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 ( )

Tad Carpenter and Chris Hodges, on behalf of ACAL Investments LLC, are the Owners of the land shown on this plat and whose name is subscribed hereon, through its duly authorized agent, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

We also certify the property is not within any extrajurisdiction of any city, and 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.

Tad Carpenter, Owner Date: 10-30-18  
 Chris Hodges Date: 10-30-18

State of Texas ( )  
 County of Parker ( )

Before me, the undersigned authority on this day personally appeared Tad Carpenter on behalf of ACAL Investments LLC, know 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 30th day of October, 2018.

Jennifer Bruns  
 Notary Public, State of Texas  
 Comm. Expires 09-29-2021  
 Notary ID 128063931

Before me, the undersigned authority on this day personally appeared Chris Hodges on behalf of ACAL Investments LLC, know 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 30th day of October, 2018.

Jennifer Bruns  
 Notary Public, State of Texas  
 Comm. Expires 09-29-2021  
 Notary ID 128063931

Final Plat

Lots 13 thru 22 and 38 thru 41, Block 1

STONEGATE ADDITION, PHASE 2

An Addition to Parker County, Texas  
 Being 33.55 Acres Situated in the  
 LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 799  
 Parker County, Texas

- GENERAL NOTES:**
- All lots in this subdivision are subject to the following building line setbacks:  
 Front Building Line = 25 feet  
 Rear Building Line = 15 feet  
 Side Building Line = 10 feet
  - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage and utility easement along the front, rear, and side lot lines.
  - 1/2" capped iron rods set stamped "C.F. Stark RPLS 5084" (labeled 1/2" CIRS, on face of Plat) at all corners unless otherwise noted on the face of the Plat.
  - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) derived from resolved opus solutions.
  - Total Linear Length of Streets = 2,172 feet.
  - Water Source:  
 Individual Private Water Wells.
  - Waste Water:  
 Individual on Site Waste Water Systems.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 Jeane Brunson  
 201828773  
 11/13/2018 10:10 AM  
 Fee: 75.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

**LIENHOLDER**  
 BLACKBURN HOLDINGS, LLC  
 Printed Name: Gil Blackburn

**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 PROPERTIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

**NOTE**  
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" UNLESS OTHERWISE NOTED.  
 ● SOLID CIRCLE INDICATE MONUMENT FOUND AS LABELED.

STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

APPROVED by the Commissioners Court of Parker County, Texas

on the 13th day of November, 2018

Pat Dean, County Judge  
 George County Commissioner Precinct #1  
 Jimmy Walden, County Commissioner Precinct #3

Craig Peacock, County Commissioner Precinct #2  
 Steve Dugan, County Commissioner Precinct #4

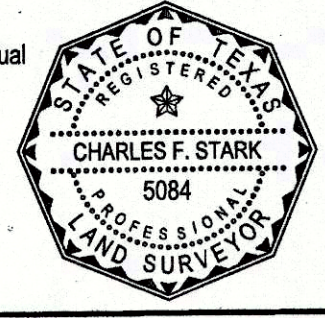
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

20799.010.001.00 - 4.415 acres  
 20799.010.002.50 - 29.135 acres

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.

Charles F. Stark, RPLS  
 Texas Registration No. 5084  
 August 14, 2018



FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET E SLIDE 181  
 DATE

**Barron-Stark**  
 Engineers

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. 367-972  
 DATE OCT. 2018  
 SHEET 1 of 1

USER: MATTHEW FRANKIE  
 PLOTTED ON: 10/29/18 11:25 AM  
 FILE NAME: H:\PARKER\STARK\INSTRUMENTS\2018\201828773\201828773 STONEGATE FINAL PLAT P12.DWG