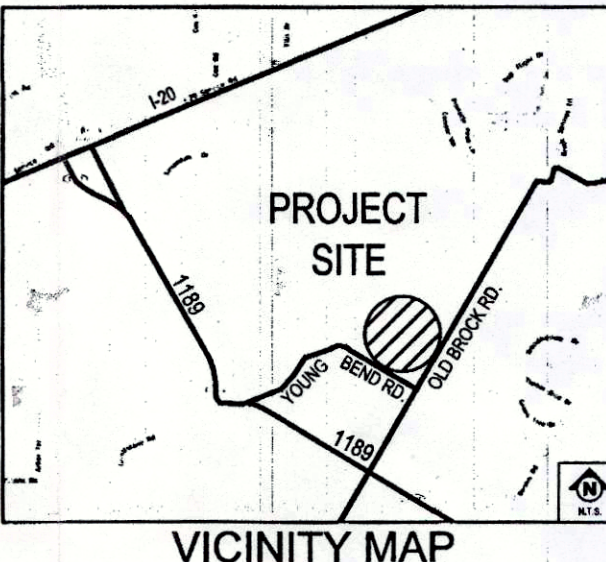


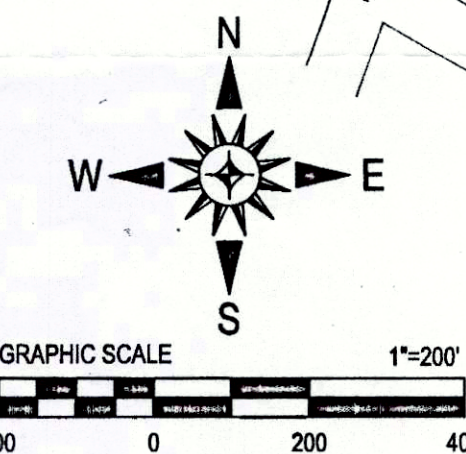
LINE No.	LENGTH	BEARING
L1	7.07	S15°51'22"E
L2	33.27	S23°56'46"E

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	164.54	970.00	9°43'08"	N24° 17' 04"E	164.34



LEON COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 799

POINT OF BEGINNING
NORTH:6931773.19
EAST:2148361.4
NAD 83, ZONE 4202 (GRID)



- 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.

- GENERAL NOTES CONTINUED:**
- Total Linear Length of Streets = 1,460 feet.
 - Water Source:
Individual Private Water Wells.
 - Waste Water:
Individual on Site Waste Water Systems.

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 SEPTEMBER 26, 2009 MAP NO. 48367C375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



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 10/29/18
Charles F. Stark, RPLS
Texas Registration No. 5084
August 14, 2018

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.

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.

SPOKE TO CYNTHIA SWIFT AT BARRON-STARK 3/12/2020 RE/ PC E-182 FILED 11/13/2018 LOTS 23-37 BLK 2
EXPLAINED TO HER THAT IT SHOULD ACTUALLY BE BLK 1 AND THAT AN AMENDED PLAT WOULD NEED TO BE FILED. SHE STATED THAT SHE WOULD GET THE BALL ROLLING.

4/8/2020 called Cynthia & left message re: status
4/24/2020 left another message
5/8/2020 Cynthia called & left me a message
5/9/2020 I left her a v.m.

Called Tad Carpenter
re: owner
Incorrect Blk#
on Final Plat
E-182
6/2/2020 left message

All Deeds reference correct Blk #
& set up.
Cynthia
817-231-8114

JENNIFER BRUNS
Notary Public, State of Texas
Comm. Expires 09-29-2021
Notary ID 128063931

CITY: D-FW
MAP NO.:

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas
on the 13 day of November, 2018

Pat Dean
Pat Dean, County Judge

George A Conley
George A Conley, Commissioner Precinct #1

Craig Peacock
Craig Peacock, Commissioner Precinct #2

Larry Walden
Larry Walden, Commissioner Precinct #3

Steve Dugan
Steve Dugan, Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201828775
11/13/2018 10:14 AM
Fee: 176.00
Jeanne Brunson, County Clerk
Parker County, Texas

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

Final Plat
Lots 23 thru 37, Block 2

STONEGATE ADDITION, PHASE 3

An Addition to Parker County, Texas
20799.010.001-00 -19.63 acres
20799.010.002-50 -13.87 acres

Being 33.20 Acres Situated in the
LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 799
Parker County, Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 182
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 Survey Firm F-10158800
www.barronstark.com

JOB No. 367-9727
DATE OCT. 2018
SHEET
1 of 1

USER: MATTHEW FRANK
PLATTED ON: 10/29/2018 11:30 AM
FILE NAME: PARKER COUNTY PLAT 2018-11-13-10-14-AM-182-001-00-19-63-ACRES-002-50-13-87-ACRES