

DENNIS W. WILLIAMS, ET AL
93 1/3 ACRES
V. 2694, P. 1728

SECTION NO. 360
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 2752

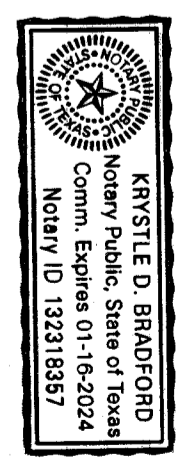
0.615 ACRE DECEDED TO
PARKER COUNTY, TEXAS FOR
RIGHT-OF-WAY PURPOSES
BY SEPARATE CONVEYANCE

LEGAL DESCRIPTION

Of a 34.750 acres tract of land out of the Southeast 1/4 of Section No. 360, T. & P. R.R. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas; being part of a certain 100.91 acres tract described in Document No. 202005206 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 100.91 acres tract and said J. Murphy Survey and at the northwest corner of Lot 13 of Building Crossing, Phase 1, according to plat recorded in Cabinet E, Slide 494 of the Plat Records; for the most westerly southwest and beginning corner of this tract. Whence the southwest corner of said 100.91 acres tract and said J. Murphy Survey bears S. 00 deg. 01 min. 36 sec. E. 2331.84 feet to a found 3/8" iron rod at the northwest corner of said 100.91 acres tract and said J. Murphy Survey bears S. 00 deg. 01 min. 36 sec. W. 333.28 feet.
Thence N. 00 deg. 01 min. 36 sec. E. 2331.84 feet to a found 3/8" iron rod at the northwest corner of said 100.91 acres tract and said 100.91 acres tract and at the southwest corner of a certain 86.18 acres tract described in Document No. 201702872 of said Official Public Records for the northwest corner of this tract.
Thence S. 89 deg. 40 min. 59 sec. E. 640.01 along the north line of said 100.91 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 86.18 acres tract for the northeast corner of this tract.
Thence S. 00 deg. 01 min. 36 sec. W. 2342.39 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Lot 10 of said Building Crossing, Phase 1, for the most easterly southeast corner of this tract.
Thence N. 89 deg. 58 min. 24 sec. W. 290.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 11 of said Building Crossing, Phase 1, for an ell corner of this tract.
Thence S. 00 deg. 01 min. 36 sec. W. 292.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Wilson Bend Road (paved) and at the southwest corner of said Lot 11 for the most southerly southeast corner of this tract.
Thence N. 88 deg. 29 min. 15 sec. W. 60.02 feet along the north right of way line of said Wilson Bend Road to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 12 of said Bulldog Crossing, Phase 1, for the most southerly southwest corner of this tract.
Thence N. 00 deg. 01 min. 36 sec. E. 305.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 12 for an ell corner of this tract.
Thence N. 89 deg. 58 min. 24 sec. W. 290.00 feet to the place of beginning.

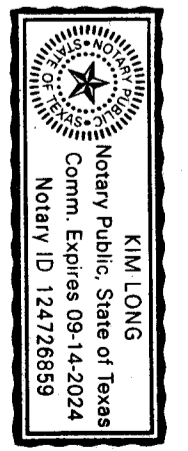
OWNERS CERTIFICATE
That I, THE GABRIELA DELACRUZ & WELLS COMPANY, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as BULLDOG CROSSING, PHASE 2. This plat being a subdivision of 34.750 acres out of the Southeast 1/4 of Section No. 360, T. & P. R.R. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.
I do hereby certify that this tract is not within the Extrajurisdiction of any Incorporated City or Town.
EXECUTED THIS THE 30 DAY OF October 2020
BY: [Signature]
RYAN D. ZAMARRON, PRESIDENT

STATE OF TEXAS
COUNTY OF Parker
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON known to me to be the person whose name 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 stated.
GIVEN under my hand and seal of office this 30 day of October 2020



LIEN HOLDER STATEMENT
FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.
Signature: [Signature]
Printed: John Femitte Title: President

STATE OF TEXAS
COUNTY OF Hood
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
[Signature] known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.
GIVEN under my hand and seal of office this 30 day of November 2020



SURVEYOR'S CERTIFICATE
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plated the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 17, 2020.
Signature: [Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6236
JN20195 20195 PH2.dwg FN201055



22752.002.001.00

FINAL PLAT

BULLDOG CROSSING
PHASE 2

FILED AND RECORDED

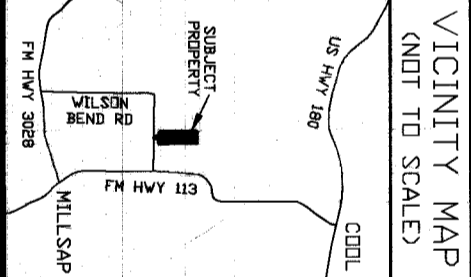
OFFICIAL PUBLIC RECORDS

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E, SLIDE 494

202005206
11/23/2020 11:20 AM
Fee: \$60.00
County Clerk
Parker County, Texas
Plat

PAGE 2 OF 2

DATE



PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

BEING A SUBDIVISION OF 34.750 ACRES
OUT OF THE SOUTHEAST 1/4 OF SECTION
NO. 360, T. & P. R.R. CO. SURVEY
(J. MURPHY SURVEY), ABSTRACT NO. 2752,
PARKER COUNTY, TX
PLAT DATE: OCTOBER 20, 2020