

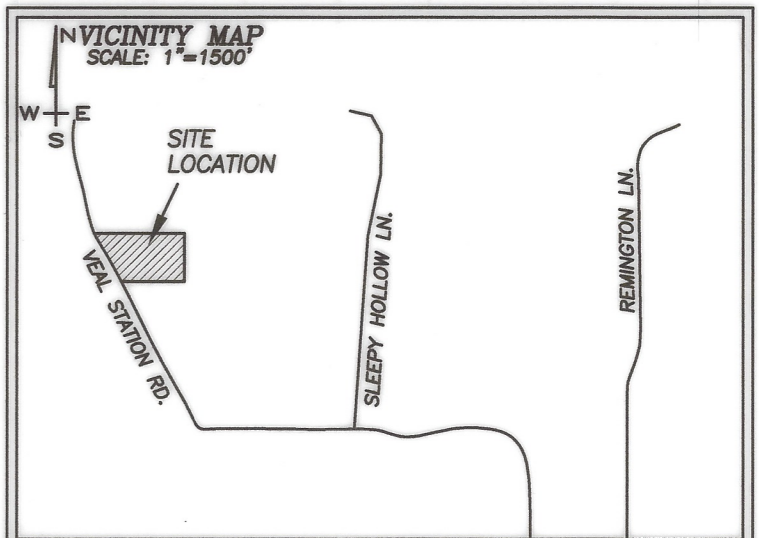
LIENHOLDER  
 THERE IS/IS NOT A LIEN ON THIS PROPERTY.  
*Patricia M. Dunnam* N/A

202224292 PLAT Total Pages: 1

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}  
 I, *Patricia M. Dunnam*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.  
 Signature of Owner: *Patricia M. Dunnam*

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}  
 Before me, the undersigned authority on this day personally appeared *Patricia M. Dunnam*, 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 purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 11 day of June, 2022.

Notary Public in and for State of Texas



Terry E. Dunnam  
 and wife,  
 Patricia M. Dunnam  
 V.1407, P.1851,  
 O.R.P.C.T.

**JAMIE TIERCE**  
 Notary Public, State of Texas  
 Comm. Expires 11-07-2023  
 Notary ID 10347742 (DEED=673.11')  
 671.27'

Point of Beginning

(Control Monument)  
 3/8" REBAR  
 ROD FOUND

Nathan A. Vaughan  
 and wife,  
 Kristi K. Vaughan  
 V.2856, P.40,  
 O.R.P.C.T.

**Lot 1**  
 (1.500 ACRES OF LAND  
 MORE OR LESS)

Terry Eugene Dunnam  
 and  
 Patricia M. Dunnam  
 Doc# 202139041,  
 O.R.P.C.T.

**Lot 2**  
 (3.457 ACRES OF LAND  
 MORE OR LESS)

**Block 1**

John Woody Survey,  
 Abstract# 2358,  
 Parker County, Texas

APPROVED BY THE  
 COMMISSIONERS COURT  
 OF PARKER COUNTY, TEXAS  
 ON THIS THE 27th DAY  
 OF June 2022

*Pat Reen*  
 COUNTY JUDGE

*George A. Conley*  
 PRECINCT #1 COMMISSIONER  
 George Conley

Absent

*Craig Peacock*  
 PRECINCT #2 COMMISSIONER  
 Craig Peacock

*Larry Warden*  
 PRECINCT #3 COMMISSIONER  
 Larry Warden

*Steve Dugan*  
 PRECINCT #4 COMMISSIONER  
 Steve Dugan

Gary M. Simmons  
 V.1271, P.647,  
 O.R.P.C.T.

17031  
 SP  
 K-9

STATE OF TEXAS  
 PARKER COUNTY

WHEREAS I, Patricia Marie Dunnam, being the owner of 4.957 acres of land in the John Woody Survey, Abstract Number 2358, Parker County, Texas and being the same tract of land described in a deed to Terry Eugene Dunnam and Patricia M. Dunnam recorded in Document Number 202139041, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" rebar rod found (Control Monument) for the northeast corner of the Dunnam Tract, same being the southeast corner of a tract of land described in a deed to Terry E. Dunnam and wife, Patricia M. Dunnam recorded in Volume 1407, Page 1851, Official Records, Parker County, Texas and being in the west line of a tract of land described in a deed to Nathan A. Vaughan and wife, Kristi K. Vaughan recorded in Volume 2856, Page 40, Official Records, Parker County, Texas;

THENCE S00°01'39"E. (DEED=SOUTH), 377.41 feet (DEED=379.04') along the common line of the Dunnam Tract (1704/338); the Vaughan Tract, and a tract of land described in a deed to Gary M. Simmons recorded in Volume 1271, Page 647, Official Records, Parker County, Texas to a 3/8" rebar rod found for the southeast corner of the Dunnam Tract (1704/338), same being the northeast corner of a tract of land described in a deed to Ed Thompson recorded in Volume 2300, Page 1975, Official Records, Parker County, Texas;

THENCE WEST., 472.97 feet (DEED=476.12') along the common line of the Dunnam Tract (1704/338) and the Thompson Tract to a point within a 4" cedar elm tree for the southwest corner of the Dunnam Tract (1704/338) and being in the easterly line of Veal Station Road, an existing 50 feet wide right of way;

THENCE N27°44'26"W. (DEED=N27°27'43"W), 426.42 feet (DEED=427.18') along the easterly line of Veal Station Road to a 3/8" rebar rod found (Control Monument) for the common west corner of the Dunnam Tracts;

THENCE EAST. (BASIS FOR DIRECTIONAL CONTROL), 671.27 feet (DEED=673.11') along the common line of the Dunnam Tracts to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Patricia Marie Dunnam, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Dunnam's Subdivision, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 11 day of June, 2022.

*Patricia M. Dunnam*  
 Patricia Marie Dunnam

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared representative for Patricia Marie Dunnam, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 11 day of June, 2022.

*Patricia M. Dunnam*  
 Patricia Marie Dunnam

Notary Public

**JAMIE TIERCE**  
 Notary Public, State of Texas  
 Comm. Expires 11-07-2023  
 Notary ID 10347742

**TRI SURVEYING**  
 CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AS MADE ON THE GROUND

*Lonnie Reed*  
 LONNIE REED  
 R.P.L.S. No. 4277

05-24-2022

**TRI COUNTIES**  
 d/b/a TRICO/DELTA JOINT VENTURE  
 116 LOCUST STREET, AZLE TX 76020  
 OFFICE: 817-444-2365 FAX: 817-444-4387  
 ts4277@gmail.com  
 FIRM REGISTRATION: 10194647  
 JOB# 22030146

22358.002.002.00

Ed Thompson  
 V.2300, P.1975,  
 O.R.P.C.T.

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

202224292  
 06/27/2022 03:49 PM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

- NOTES:
- 1) According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, a portion of this tract is located in Zone A, an area within the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X, an area not in the 1% annual chance flood.
  - 2) 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.
  - 3) Water source is Walnut Creek Water Supply and Well Water.
  - 4) Sewage are to be On Site Sewage Facilities (septic systems).
  - 5) Property corners not specified are 1/2" capped "T.C.S. RPLS 4277" rebar rods set.

FINAL PLAT SHOWING  
 LOTS 1 AND 2, BLOCK 1,  
**Dunnam's Subdivision**

AN ADDITION IN PARKER COUNTY, AND BEING 4.957 ACRES OF  
 LAND SITUATED IN THE JOHN WOODY SURVEY, ABSTRACT  
 NUMBER 2358, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 272, DATE 6/27/22