

LINE	BEARING	DISTANCE
L1	S 01°47'30" E	179.13'
L2	S 08°05'03" W	46.43'
L3	S 29°05'48" W	108.01'
L4	S 19°51'58" W	108.36'
L5	S 10°44'37" W	47.80'
L6	S 00°06'33" W	104.26'
L7	S 88°26'08" W	168.46'
L8	S 01°24'17" E	45.77'
L9	S 88°26'57" W	114.49'

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 OCTOBER 13, 2022.

Philip E. Colvin, Jr.
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN221229 221229A.dwg
 17811.crd FN221058



BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250F, DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LEGAL DESCRIPTION

Of a 5.060 acres tract of land out of the Wm. Patterson Survey, Abstract No. 1050, Parker County, Texas; being part of a certain 17.980 acres tract described in Document No. 201723694 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 east line of the Cambridge Business Park Addition as recorded in Plat Cabinet "C", Slide 733 of the Plat Records of said Parker County and in the west line of said 17.980 acres tract for the southwest and beginning corner of this tract. Whence a found 1/2" iron rod at the southwest corner of said 17.980 acres tract bears S. 01 deg. 43 min. 58 sec. E. 941.28 feet and a car axle found at the southwest corner of the Wm. Patterson Survey bears S. 01 deg. 43 min. 58 sec. E. 941.28 feet and N. 89 deg. 45 min. 29 sec. W. 1067.70 feet.
 Thence N. 01 deg. 43 min. 58 sec. W. 696.48 feet to a found 1/2" iron rod with cap in the south right of way line of U.S. Highway No. 180 and at the northeast corner of said Cambridge Business Park Addition for the northwest corner of this and said 17.980 acres tract.
 Thence S. 80 deg. 06 min. 42 sec. E. 408.24 feet along the south right of way line of said U.S. Highway No. 180 and along the north line of said 17.980 acres tract to a point for the northeast corner of this tract.
 Thence S. 01 deg. 47 min. 30 sec. E. at 19.62 feet pass a 3" corner post and continuing along a fence 179.13 feet to a 3" corner post for a corner of this tract.
 Thence S. 08 deg. 05 min. 03 sec. W. 46.49 feet along said fence to a 3" steel corner post for a corner of this tract.
 Thence S. 29 deg. 05 min. 48 sec. W. 108.01 feet along said fence to a 3" steel corner post for a corner of this tract.
 Thence S. 19 deg. 51 min. 58 sec. W. 108.36 feet along said fence to a 3" steel corner post for a corner of this tract.
 Thence S. 10 deg. 44 min. 37 sec. W. 47.80 feet along said fence to a 3" steel corner post for a corner of this tract.
 Thence S. 00 deg. 06 min. 33 sec. W. 104.26 feet along said fence to a 2" steel corner post for the most easterly southeast corner of this tract.
 Thence S. 88 deg. 26 min. 02 sec. W. 168.46 feet along said fence to a 3" steel corner post for an ell corner of this tract.
 Thence S. 01 deg. 24 min. 17 sec. E. 45.77 feet along said fence to a 3" steel corner post for the most southerly southeast corner of this tract.
 Thence S. 88 deg. 26 min. 57 sec. W. 114.49 feet along said fence to the place of beginning.

OWNER'S CERTIFICATE

That we, SEAN FLYNN and ASHLEY FLYNN, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as FLYNN ACRES. This plat being a subdivision of 5.060 acres out of the Wm. Patterson Survey, Abstract No. 1050, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 20th DAY OF DECEMBER, 2022.

BY: *Sean Flynn*
 SEAN FLYNN

BY: *Ashley Flynn*
 ASHLEY FLYNN

21050.003.001.00
 21050.003.001.50

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 27th DAY OF December, 2022

[Signature]
 COUNTY JUDGE

George A. Conley
 COMR. PRECINCT #1

[Signature]
 COMR. PRECINCT #2

[Signature]
 COMR. PRECINCT #3

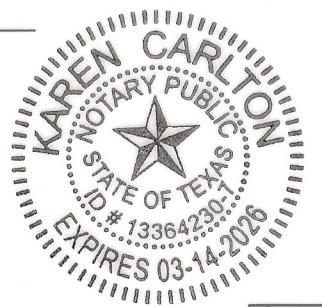
[Signature]
 COMR. PRECINCT #4

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 SEAN FLYNN and ASHLEY FLYNN known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 20th day of December, 2022

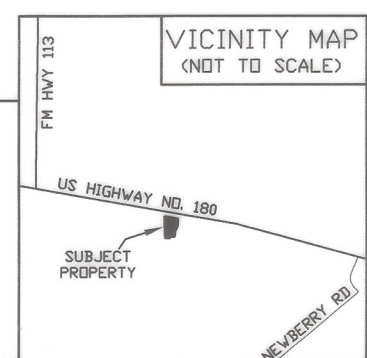
Karen Carlton
 Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202244210
 12/29/2022 10:34 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 406
 DATE 12/29/2022



OWNER INFORMATION
 SEAN FLYNN - P.O. BOX 311
 WEATHERFORD, TX 76086

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

FINAL PLAT
FLYNN ACRES LOT 1
BEING A SUBDIVISION OF 5.060 ACRES OUT OF THE Wm. PATTERSON SURVEY, ABSTRACT NO. 1050, PARKER COUNTY, TX
PLAT DATE: NOVEMBER 19, 2022

12406
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