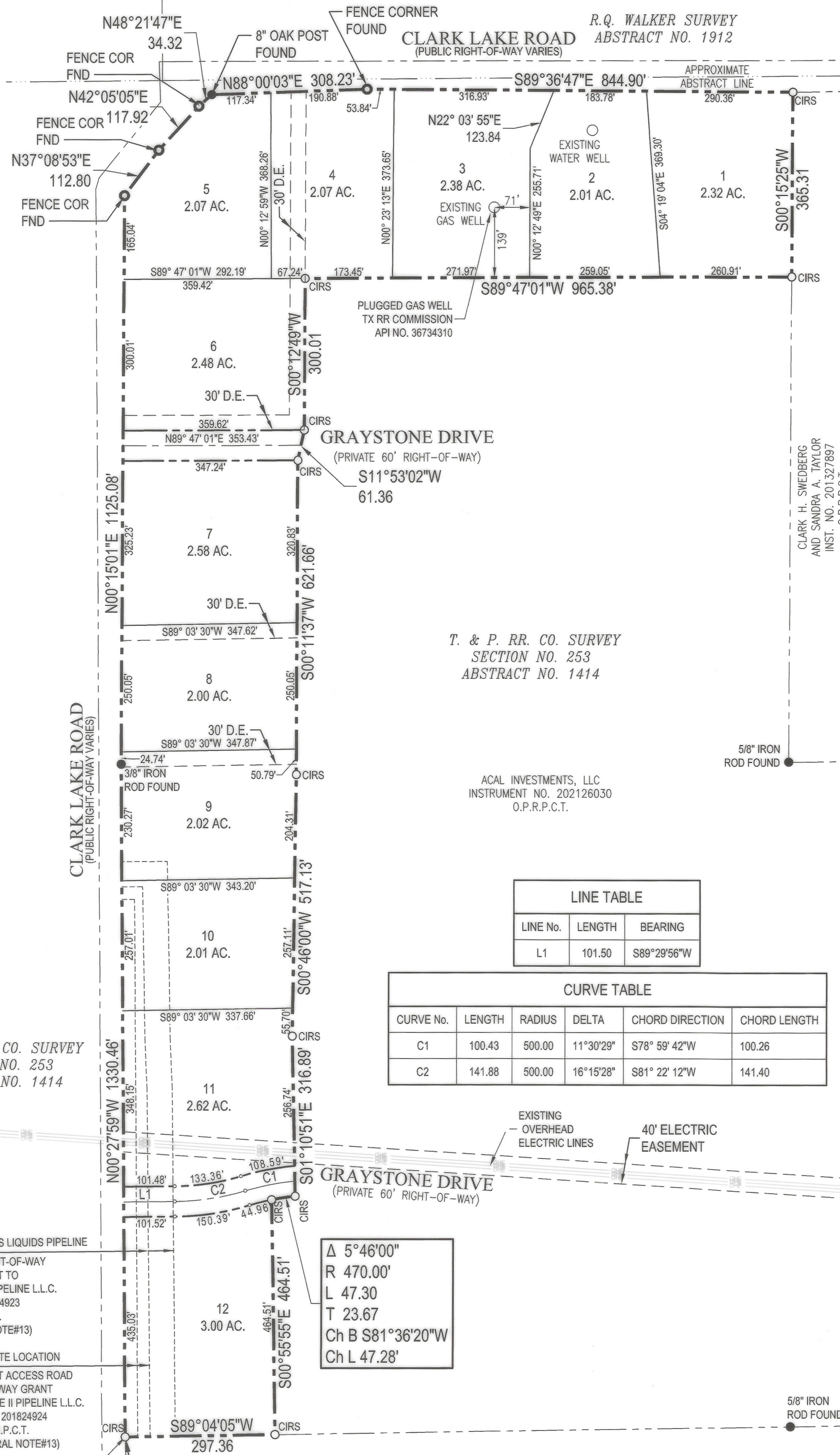


GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 40 feet
Rear Building Line = 15 feet
Side Building Line = 15 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along lot frontage.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- Project is not located in ETJ of any municipality.
- Total Number of Single Family Residential Lots = 12.
- Water Source to be private individual water wells.
Waste Water to be private individual Waste Water Systems.
- Lot sizes range from 2.01 acres to 3.00 acres.
- 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.
- 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, Texas, dated April 05, 2019 map no. 48367C0550F, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
- Total centerline linear street length=697.24' (Private ROW).
- *ONEOK Arbuckle II Pipeline, L.L.C. operates and maintains a 50 foot wide Right-of-Way, as shown on the face of the Plat and referenced by, Inst. No. 201824924 & 201824923, shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder."



| LINE TABLE | | |
|------------|--------|-------------|
| LINE No. | LENGTH | BEARING |
| L1 | 101.50 | S89°29'56"W |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE No. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 100.43 | 500.00 | 11°30'29" | S78°59'42"W | 100.26 |
| C2 | 141.88 | 500.00 | 16°15'28" | S81°22'12"W | 141.40 |

Δ 5°46'00"
R 470.00'
L 47.30
T 23.67
Ch B S81°36'20"W
Ch L 47.28'

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 / FOUND STAMPED C.F. STARK, RPLS 5084
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

JOB No. 367-9751
DATE SEPT 2021
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



OWNER
ACAL INVESTMENTS, LLC
a Texas limited liability company
2209 Browder Lane
Weatherford, Tx 76087-4222

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202138142
09/28/2021 11:57 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED by the Commissioners Court of Parker County, Texas
on the 27th day of September, 2021
Pat Dean, County Judge
George Cagle, Commissioner Precinct #1
Lily Walden, Commissioner Precinct #3
Craig Pesocok, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}
202138142 PLAT Total Pages: 1

WHEREAS, ACAL INVESTMENTS, LLC, are the Owners of the herein described property: BEING 28.51 acres situated in the T. & P. RR. CO. SURVEY, SECTION 253, ABSTRACT NO. 1414, Parker County, Texas, being a portion of that certain tract of land described in deed to ACAL INVESTMENTS, LLC, recorded in Instrument #202126030, Official Public Records, Parker County, Texas, said 28.51 acres being more particularly described, as follows: BEGINNING at a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the east occupied line of Clark Lake Road (Right-of-Way varies), and being the northwest corner of that certain tract of land described in deed as "Tract Two" to Holmes Scott, LLC, recorded in Instrument Number 201628646, Official Public Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6970124.72 and EAST: 2147018.36, for reference;

THENCE with the east right-of-way line of Clark Lake Road and west line of said ACAL INVESTMENTS, LLC, the following calls:
N 00°27'59" W, a distance of 1,330.46 feet to a found 3/8" iron rod;
N 00°15'01" E, a distance of 1,125.08 feet to a found fence corner;
N 37°08'53" E, a distance of 112.80 feet to a found fence corner;
N 42°05'05" E, a distance of 117.92 feet to a found fence corner;
N 48°21'47" E, a distance of 34.32 feet to a found 8" oak post;
THENCE N 88°00'03" E, with the south right-of-way line of said Clark Lake Road and north line of said ACAL INVESTMENTS, LLC, a distance of 308.23 feet to a found fence corner;
THENCE S 89°36'47" E, continuing with the south right-of-way line of Clark Lake Road and north line of said ACAL INVESTMENTS, LLC, a distance of 844.90 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the northeast corner of said ACAL INVESTMENTS, LLC tract and northwest corner of the certain tract of land described in the deed to Clark H. Swedberg and Sandra A. Taylor recorded under Instrument Number 201327897, official Public Records, Parker County, Texas;

THENCE through the interior of said ACAL INVESTMENTS, LLC, the following calls:
S 00°15'25" W, a distance of 365.31 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 89°47'01" W, a distance of 965.38 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 00°12'49" W, a distance of 300.01 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 11°53'02" W, a distance of 61.36 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 00°11'37" W, a distance of 621.66 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 00°46'00" W, a distance of 517.13 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 01°10'51" E, a distance of 316.89 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 470.00 feet and whose long chord bears S 81°36'20" W, a chord distance of 47.28 feet; Along said curve in a southwesterly direction, through a central angle of 05°46'00", an arc distance of 47.30 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 00°55'55" E, a distance of 464.51 feet a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the north line of said Holmes Scott tract;
S 89°04'05" W, with the north line of said Holmes Scott tract and south line of said ACAL INVESTMENTS, LLC, a distance of 297.36 feet returning to the POINT OF BEGINNING and containing 28.51 acres (1,241,967 square feet) of land, more or less.

Does hereby dedicate the same to be known as, LOTS 1 THRU 12, GRAYSTONE, 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 as Owner(s) of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public 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 the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas; 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.

ACAL INVESTMENTS LLC, a Texas limited liability company
Tad Carpenter Date 9/21/2021 Chris Hodges Date 9/21/2021

STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Tad Carpenter on behalf of ACAL Investments LLC, known to me to be the person 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.

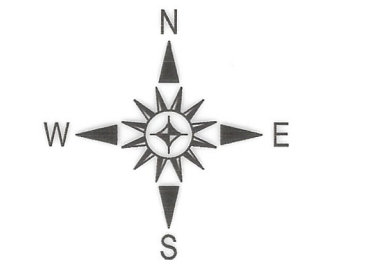
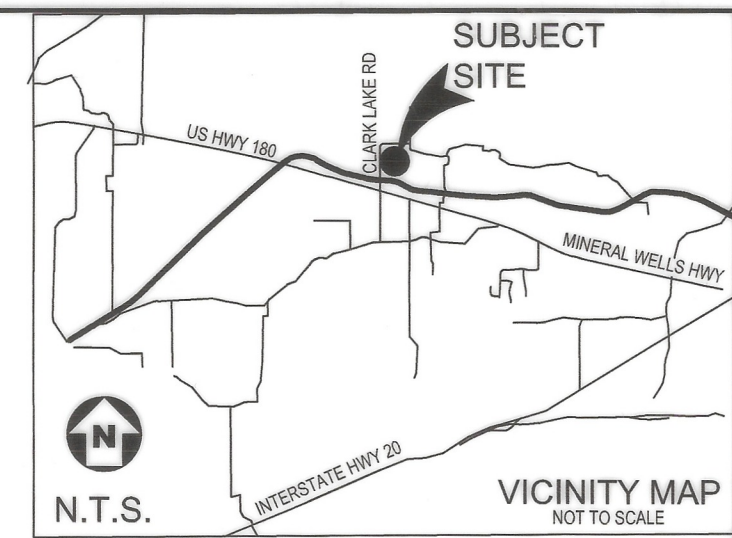
Given under my hand and seal on this the 21st day of September, 2021.

Stephanie Saldivar
Notary Public in and for the State of Texas
STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Chris Hodges on behalf of ACAL Investments LLC, known to me to be the person 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 21st day of September, 2021.

Stephanie Saldivar
Notary Public in and for The State of Texas



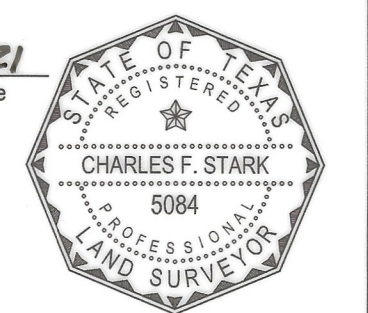
GRAPHIC SCALE 1"=200'
0 100 200

LIENHOLDER ACKNOWLEDGEMENT
PlainsCapital BANK
1001 SANTE FE DRIVE
WEATHERFORD, TX 76086
John Hinton
Printed Name
Signature
Date: 9-21-21

STATE OF TEXAS {}
COUNTY OF PARKER {}

KNOW ALL MEN BY THESE PRESENTS: I hereby certify that 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
Date 9/14/2021



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

21414.001.005.00
21414.001.005.50

12813
MI
E-13
FINAL PLAT
Lots 1 thru 12

GRAYSTONE
Phase 1

An Addition to Parker County, Texas
Being 28.51 Acres Situated in the
T & P. RR. CO. Survey, Section 253,
Abstract No. 1414
Parker County, Texas

SEPTEMBER 2021 PAGE 1 OF 1

USER: GARY GREEN, 11/11/2021 11:41 AM, FILE NAME: N:\BARRONSTARK\SWIFT\ENGR\987-BARRONSTARK_CUSTOM\HOMESITES\1-CLARK LAKE ROAD (PUBLIC RIGHT-OF-WAY VARIES)\951-GRAYSTONE FINAL PLAT PH.LDWG

F56