

3" STEEL FENCE
CORNER POST FOUND
N.W. CORNER ADAMS TRACT

BRYSON ADAMS AND MANDY ADAMS
INST. NO. 201519153
O.P.R.P.C.T.

T. & P. RR. CO. SURVEY
SECTION 173
ABSTRACT NO. 1363

1/2" CIRF "4405" AT THE
N.E. CORNER ADAMS TRACT

DEDICATION

202145617 PLAT Total Pages: 1

State of Texas }
County of Parker }

WHEREAS, Bryson Adams and Mandy Adams, are the Owners of the herein described property, to wit:

BEING 10.05 acres situated in the T. & P. RR. CO. SURVEY, SECTION 173, ABSTRACT NO. 1363, Parker County, Texas, being a portion of that certain tract of land described in deed to Bryson Adams and Mandy Adams, recorded in Instrument Number 201519153, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENTING at a gear spike found in a railroad cross-tie post, in the north line of McClendon Road (Right-of-Way varies), being the southeast corner of said Adams tract and being the southwest corner of McCLENDON MEADOWS ADDITION, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 609, Plat Records, Parker County, Texas;

THENCE N 89°43'37" W, along the north line of said McClendon Road, a distance of 108.72 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the POINT OF BEGINNING and southeast corner of the herein described tract, said POINT OF BEGINNING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7004879.29 and EAST: 2172074.51, for reference;

THENCE N 89°43'37" W, along the north line of said McClendon Road, a distance of 610.07 feet to a 3" steel fence corner post found at the southwest corner of said Adams tract and being in the south line of that certain tract of land described in deed to David L. Linehan and wife, Barbara L. Linehan, recorded in Volume 1619, Page 1323, Real Records, Parker County, Texas;

THENCE N 01°03'56" E, along the west line of said Adams tract and the west line of the herein described tract, a distance of 727.95 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084", for the northwest corner of the herein described tract;

THENCE N 90°00'00" E, being across and through said Adams tract, and being the north line of the herein described tract, a distance of 590.41 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the northeast corner of the herein described tract;

THENCE S 00°28'47" E, continuing across and through said Adams tract and being the east line of the herein described tract, a distance of 730.76 feet to the POINT OF BEGINNING and containing 10.05 acres (437,743 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1R and 2R, McCLENDON ESTATES, 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 }

Bryson Adams and Mandy Adams, as Owners 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.

Owners 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.

Bryson Adams 11-17-21
Bryson Adams Date:

Mandy Adams 11/17/21
Mandy Adams Date:

14930
PE
G-9

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Bryson Adams, 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 17 day of November, 2021.

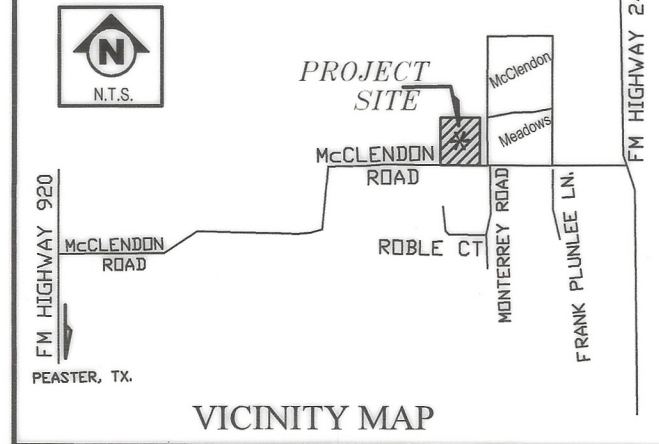
Monica Denise Woodward
Notary Public in and for The State of Texas

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Mandy Adams, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that she 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 17 day of November, 2021.

Monica Denise Woodward
Notary Public in and for The State of Texas



GENERAL NOTES:

- All lots in this subdivision are to be served by private individual water wells.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
25' Front Building Line
15' Rear Building Line
10' Side Building Line
- 1/2" capped iron rods set stamped "Stark 5084" at all corners unless otherwise note.
- Subdivision is located in the Peaster ISD.
- Total number of Lots = 2
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions, Elevation are NAVD 88, with a combined scale factor of 0.999874490.

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.

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 SEPT. 26, 2008 MAP NO. 48367C0150E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

FINAL PLAT
LOTS 1R AND 2R

McCLENDON ESTATES
an Addition to Parker County, Texas

BEING A REPLAT OF
LOTS 1 THROUGH 5
McCLENDON ESTATES
AS RECORDED IN CABINET F, SLIDE 9
PARKER COUNTY CLERK #202127234

and also being 10.05 Acres Situated in the
T. & P. RR. CO. SURVEY, SECTION 173, ABST. NO. 1363
Parker County, Texas

OWNER:

BRYSON ADAMS
2121 McCLENDON ROAD
WEATHERFORD, TX. 76088
PH: 817-253-2494

JOB No. 380-9786
DATE OCT 2021

SHEET

1 of 1

DAVID L. LINEHAN AND WIFE, BARBARA L. LINEHAN
VOL. 1619, PG. 1323
R.P.P.C.T.

25' DRAINAGE ESMT
VACATED BY THIS PLAT

1R
5.01AC.
(218,398 S.F.)

2R
5.04AC.
(219,345 S.F.)

McCLENDON ESTATES
CABINET F, SLIDE 9
#202127234

60' RIGHT OF WAY
VACATED BY THIS PLAT

15' UTILITY ESMT
VACATED BY THIS PLAT

POINT OF BEGINNING
NORTH: 7004879.29
EAST: 2172074.51
NAD 83, ZONE 4202 (GRID)

POINT OF COMMENCING

GEAR SPIKE FOUND IN
TOP OF RAILROAD X-TIE

R. BARNES SURVEY
SECTION 172
ABSTRACT NO. 2095

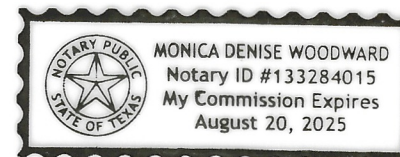
STATE OF TEXAS }
COUNTY OF PARKER }

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 11/16/21
Charles F. Stark, RPLS
Texas Registration No. 5084



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



STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas

on the 22 day of November, 2021

Pat Dean, County Judge

George A. Conley *Craig Peacock*
George Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2

Larry Walden *Steve Dugan*
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

FILED AND RECORDED

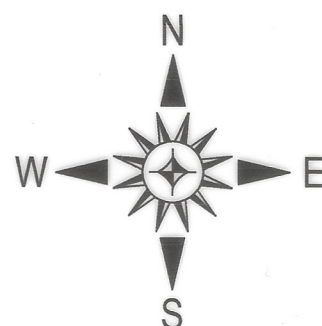
OFFICIAL PUBLIC RECORDS

Lila Deakle
202145617
11/22/2021 12:21 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 90
DATE 11/22/2021

14930.001.001.00
14930.001.002.00
14930.001.003.00
14930.001.004.00
14930.001.005.00



GRAPHIC SCALE 1"=100'
50 0 50 100

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
UPON COMPLETION OF THE CONSTRUCTION OF THE STREETS AND UTILITIES, ALL LOT CORNERS SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "BARRON STARK".

B
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