

FILED AND RECORDED

OFFICIAL - PUBLIC RECORDS

Lila Deable

202020133
07/08/2020 11:03 AM
Lila Deable, County Clerk
Parker County, Texas
PLAT

COWTOWN RV PARK
VOL. 2523, PG. 1325
O.R.P.C.T.

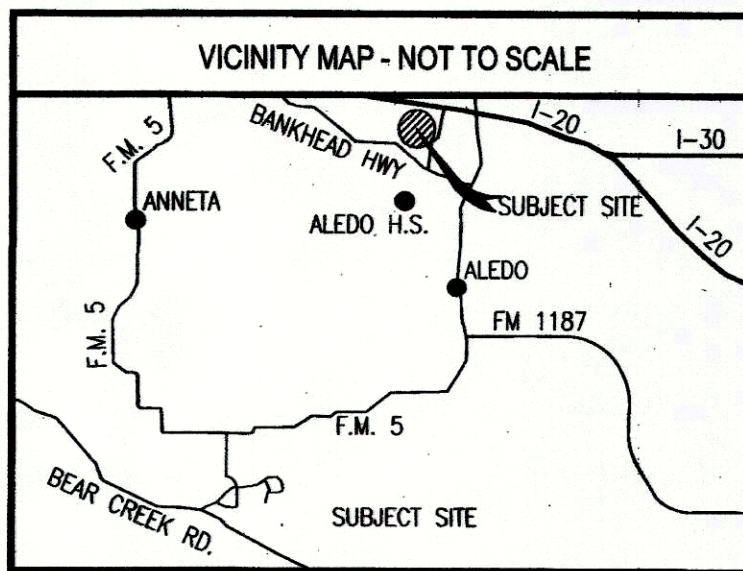
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

LOT 6R1, BLOCK 2
CAB. E, SLIDE 131
P.R.P.C.T.

McKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 955

LOT 7, BLOCK 2
GROWCO DEVELOPMENT, LLC
INST. NO. 202012371
O.P.R.P.C.T.

LOT 7R, BLOCK 2
2.301 AC. (100,236 S.F.)
MIN. F.F. ELEVATION = 913.50



DEDICATION

202020133 PLAT Total Pages: 1

State of Texas }
County of Parker }

WHEREAS, GROWCO DEVELOPMENT, LLC, is the Owner of the herein described property, to wit:

BEING all of Lot 7, Block 2, PRAIRIE CREEK BUSINESS PARK, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 333, Plat Records, Parker County, Texas and containing 2.301 acres (100,236 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lot 7R, Block 2, PRAIRIE CREEK BUSINESS PARK, 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.

GROWCO DEVELOPMENT, LLC

Joshua T. Robertson

NAME: Joshua T. Robertson

TITLE: Managing Partner

SEAN THOMAS, INDIVIDUALLY

PAUL THOMAS, INDIVIDUALLY

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared JOSHUA T. ROBERTSON on behalf of GrowCo Development, 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 11th day of JUNE, 2020.

Cynthia Kay Scoggin

CYNTHIA KAY SCOGGIN
Notary Public, State of Texas
My Commission Expires
September 5, 2022

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Sean Thomas, Individually, 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 19 day of June, 2020.

Maria R. Ferguson

MARIA R. FERGUSON
Notary Public, State of Texas
Comm. Expires 05-21-2022
Notary ID 11229164

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Paul Thomas, Individually, 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 19 day of June, 2020.

Maria R. Ferguson

MARIA R. FERGUSON
Notary Public, State of Texas
Comm. Expires 05-21-2022
Notary ID 11229164

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. Plat Approval Date: June 26, 2020. By: Donald R. Barron CHAIRMAN, Mary Elliott SECRETARY.



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 }

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, RPLS
Texas Registration No. 5084

ACCT. NO.: 16335
SCH. DIST.: AL
CITY: L-16
MAP NO.: COM

Final Plat
Lot 7R, Block 2
PRAIRIE CREEK BUSINESS PARK
An Addition to Parker County, Texas

Being a RePlat of Lot 7, Block 2
PRAIRIE CREEK BUSINESS PARK
An Addition to Parker County, Texas
According to the Plat recorded in
Cabinet C, Slide 333
Plat Records, Parker County, Texas

City of Fort Worth Case No. FS-20-060

JOB No. 417-9650
DATE APRIL 2020
SHEET

1 of 1

FLOOD EASEMENT TABLE with columns for LINE No., LENGTH, BEARING. Rows include L2 (48.34, N26°29'27"E), L3 (185.75, N15°37'21"E), L4 (192.24, N09°29'39"E).

LINE TABLE with columns for LINE No., LENGTH, BEARING. Row includes L1 (4.36, S07°54'01"W).

LENDER ACKNOWLEDGMENT FIRST FINANCIAL BANK. NAME: Marcos Morris, TITLE: CEO/President.

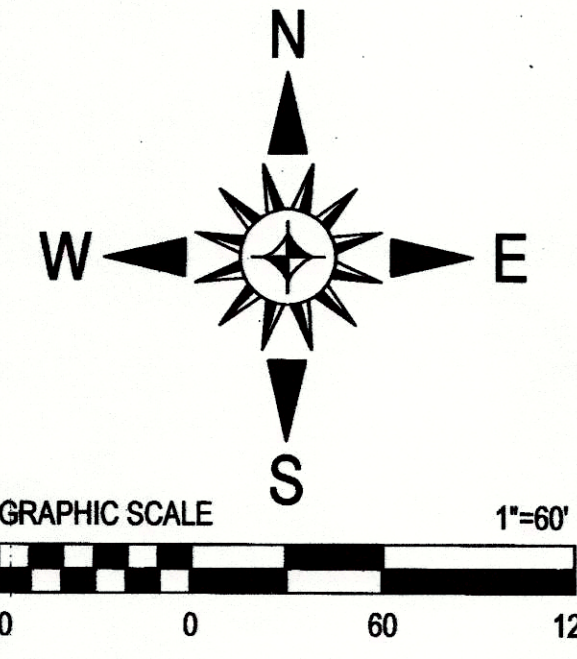
NOTE: BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202 GRID, COMBINED SCALE FACTOR OF 0.999896609) DERIVED FROM RESOLVED OPUS SOLUTIONS.

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD. CABINET E, SLIDE 544. DATE 7-8-20.

OWNER: GROWCO DEVELOPMENT, LLC, 1000 FOREST PARK BLVD, SUITE 401, FORT WORTH, TX 76110, 817-368-4003.

Barron-Stark Engineers logo.

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



USER: GARY GREEN, PLOTTED ON: 8/10/2020 11:47 AM, FILE NAME: HARBORON STARK SWIFT ENGHART - SEAN THOMAS 8860 - REPLAT LOT 7, BLOCK 2 - PRAIRIE CREEK BUSINESS PARK 08 040808 DWG0808 PLAT 7 3608 REPLAT PRAIRIE CREEK LOT 7 BLK 2.DWG