

CURVE No.	LENGTH	RADIUS
C1	82.45	800.00
C2	314.77	250.00

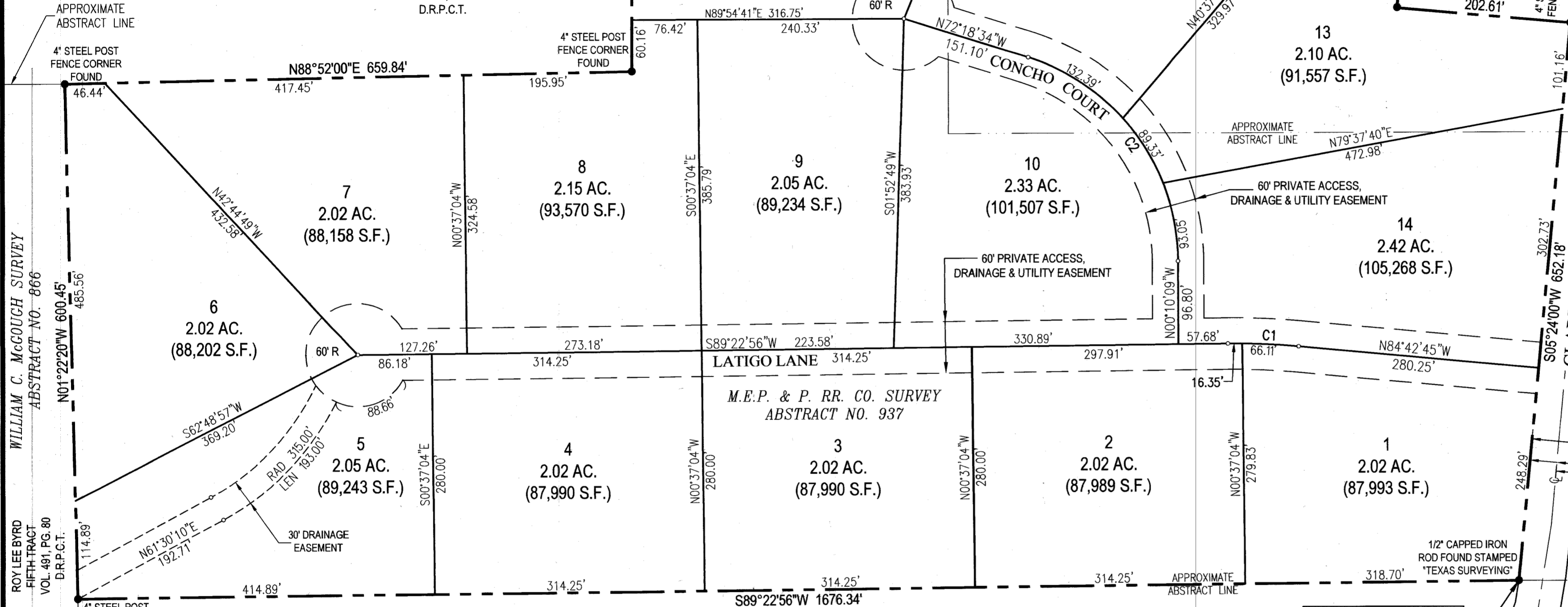
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	82.45	800.00	5°54'19"	N87°39'54"W	82.42
C2	314.77	250.00	72°08'25"	N36°14'21"W	294.39

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 FLOODING INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C 0375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

M.E.P. & P. RR. CO. SURVEY
ABSTRACT NO. 937

ROY LEE BYRD
THIRD TRACT
VOL. 491, PG. 80
D.R.P.C.T.



DEDICATION
STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS, TCOR Investments, LLC, is the owner of the herein described property,
BEING 29.62 acres situated in the M.E.P. & P. RR. CO. SURVEY, SECTION 291, Abstract No. 937 and the H.R. MOSS SURVEY, Abstract No. 888, Parker County, Texas, being all of that certain tract of land described in deed to Michael S. Carter, Trustee of the Maxine Carter Trust, recorded in Instrument Number 201800970, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "Texas Surveying" in the west line of Clary Road, being the southeast corner of said Michael S. Carter, Trustee tract and being (per deed call) NORTH, a distance of 651.56 feet and EAST, a distance of 1751.85 feet from the southwest corner of said M.E.P. & P. RR. CO. SURVEY, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6951586.25 and EAST: 2136307.47, for reference;

THENCE S 89°22'56" W, along the south line of said Michael S. Carter, Trustee tract, a distance of 1676.34 feet to a 4" steel post fence corner found at the southwest corner of said Michael S. Carter, Trustee tract;

THENCE N 01°22'20" W, along the occupied most westerly, west line of said Michael S. Carter, Trustee tract, a distance of 600.45 feet to a 4" steel fence corner post found at the westerly northwest corner of said Michael S. Carter, Trustee tract;

THENCE N 88°52'00" E, along the occupied most westerly north line of said Michael S. Carter, Trustee tract, a distance of 659.84 feet to a 4" steel post fence corner found;

THENCE N 00°09'44" E, along the occupied most northerly west line of said Michael S. Carter, Trustee tract, a distance of 315.03 feet to a 6" steel post fence corner found at the most northerly northwest corner of said Michael S. Carter, Trustee tract;

THENCE along the occupied most north and northeasterly line of said Michael S. Carter, Trustee tract, as follows:

S 89°45'02" E, a distance of 498.83 feet to a 6" steel post fence corner found;
S 67°27'30" E, a distance of 417.59 feet to a 6" steel post fence corner found;
S 83°55'07" E, a distance of 12.80 feet to a 6" steel post fence corner found;
S 05°30'48" W, a distance of 80.00 feet to a 6" steel post fence corner found;
S 84°58'18" E, a distance of 202.61 feet to a 4" steel post fence corner found in the west line of said Clary Road, being the northeast corner of said Michael S. Carter, Trustee tract;

THENCE S 05°24'00" W, along the west line of said Clary Road, a distance of 652.18 feet to the POINT OF BEGINNING and containing 29.62 acres (1,290,067 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1 thru 14, Block 1 SPRING VALLEY MEADOWS, 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.

I 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.

TCOR Investments, LLC
C.A. Carpentier
Cord Carpentier, Member

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned authority on this day personally appeared Cord Carpentier, on behalf of TCOR Investments, LLC, known to me to be the persons 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 23rd day of OCTOBER, 2020.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas

GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 25 feet from the 60' Private Access, Drainage & Utility Easement
Rear Building Line = 15 feet
Side Building Line = 10 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage and utility easement along the front, rear, and side lot lines.
- 1/2" capped iron rods set stamped "C.F. Stark RPLS 5084" (labeled 1/2" CIRS, on face of Plat) at all corners unless otherwise noted on the face of the Plat.
- 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.
- Total Linear Length of Streets = 1,938 feet.
- Water Source:
Individual Private Water Wells.
- Waste Water:
Individual on Site Waste Water Systems.
- Total Number of Lots = 14
- Subdivision is located in the Millsap ISD.

PLAINSCAPITAL BANK
Lien Holder Acknowledgement
Cindy Vaszauskas, SVP
Cindy Vaszauskas, S.V.P.
Printed Name & Title
Date: 10/23/2020

ROY LEE BYRD
SECOND TRACT
VOL. 491, PG. 80
D.R.P.C.T.

T. & P. RR. CO. SURVEY
ABSTRACT NO. 1827

STATE OF TEXAS ()
COUNTY OF PARKER ()

KNOW ALL MEN BY THESE PRESENTS:
That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Charles F. Stark
Charles F. Stark, RPLS
Texas Registration No. 5084



OWNER / DEVELOPER
TCOR INVESTMENTS, LLC
PO BOX 729
WEATHERFORD TX. 76087
CONTACT: CORD CARPENTIER
PH: 817-565-9136

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 614
DATE _____

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202037843
11/18/2020 08:44 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

20937.001.000.00
20937.001.000.50

ACCT. NO: 17766
SCH DIST: MI

CYNTHIA KAY SCOGGIN
Notary ID #7404668
My Commission Expires
September 5, 2022

STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioners Court of Parker County, Texas

on the 9 day of NOVEMBER, 2020

Pat Dean, County Judge
George A. Conley, George Conley, Commissioner Precinct #1
George Conley, Commissioner Precinct #2
Steve Dugan, Steve Dugan, Commissioner Precinct #4

Final Plat
Lots 1 thru 14, Block 1
SPRING VALLEY MEADOWS
an Addition to Parker County, Texas
Being 29.62 Acres Situated in the
M.E.P. & P. RR. CO. SURVEY
SECTION NO. 291, ABSTRACT NO. 937 and the
H.R. MOSS SURVEY, ABSTRACT NO. 888
Parker County, Texas

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