



STATE OF TEXAS § 201628213 PLAT Total Pages: 1  
 COUNTY OF PARKER §

WHEREAS Pallet Property, LLC, a Texas limited liability company, is the owner of 10.186 acres of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 159, Parker County, Texas, and being all of that certain tract of land described in deed to Pallet Property, LLC, a Texas limited liability company, as filed in Instrument #201611135, Deed Records of Parker County, Texas (D.R.P.C.T.); said 10.186 acres of land being more particularly described by metes and bounds as follows:

THE STATE OF TEXAS §  
 COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this the 6 day of December, 2016

Mark Riley, County Judge

George Conley, Commissioner Precinct #1  
 Craig Peacock, Commissioner Precinct #2  
 Larry Walden, Commissioner Precinct #3  
 Steve Dugan, Commissioner Precinct #4

COMMENCING at a 5/8" iron rod with cap stamped "R.M. Eastwood RPLS 4063", found at the north corner of Lot 3, Block 1, Mountain Vista Estates, an addition to Parker County, Texas, according to the plat filed in Cabinet B, Slide 580, Plat Records of Parker County, Texas (P.R.P.C.T.), also being in the east Right-of-Way (R-O-W) line of Goforth Road (variable width), and also being in a southerly line of a tract of land described in deed to Troy A. Hoefler and Gayla B. Garner, according to the deed filed in Volume 2860, Page 69, D.R.P.C.T.;

THENCE N 61°01'34" W, along said east R-O-W line of Goforth Road and along the south line of said Hoefler and Garner tract, a distance of 11.31 feet to a 1/2" iron rod with cap stamped "Grant Eng RPLS 4151", found at the most westerly southwest corner of said Hoefler and Garner tract;

THENCE N 28°15'44" E, continuing along the east R-O-W line of said Goforth Road, along the most westerly line of said Hoefler and Garner tract, a distance of 588.13 feet to a railroad spike found at the most westerly northwest corner of said Hoefler and Garner tract;

THENCE S 52°54'19" E, continuing along the east R-O-W line of said Goforth Road, along the northerly line of said Hoefler and Garner tract, a distance of 11.96 feet to 5/8" iron rod with cap stamped "TNP", set at the west corner of said Pallet Property tract for the POINT OF BEGINNING of the hereinafter described tract of land, from which a 1/2" iron rod with cap stamped "Grant Eng RPLS 4151", found in the northerly line of said Hoefler and Garner tract, also being the south corner of said Tract 2, bears S 52°54'19" E, a distance of 571.57 feet;

THENCE N 28°20'14" E, continuing along the east R-O-W line of said Goforth Road, along the west line of said Pallet Property tract, a distance of 190.58 feet to a 5/8 inch iron rod found at the northwest corner of said Tract 2, also being the intersection of the east R-O-W line of said Goforth Road with the south R-O-W line of U.S. 377 (variable width);

THENCE N 52°47'40" E, along the south R-O-W line of said US 377 and along the north line of said Pallet Property tract, a distance of 236.47 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right whose radius is 2828.50 feet and whose long chord bears N 57°22'15" E, a distance of 435.48 feet;

THENCE along said curve in a northeasterly direction through a central angle of 08°49'49", an arc length of 435.92 feet to a 5/8" iron rod with cap stamped "TNP", set at the north corner of said Pallet Property tract, also being the most northwest corner of a tract of land described as Tract 1 and conveyed to Three H Family Limited Partnership, as filed in Volume 2675, Page 1454, D.R.P.C.T., from which a 1/2" iron rod with cap stamped "Grant Eng RPLS 4151", found in the south R-O-W line of said US 377, also being in the north line of said Tract 1 and bears along said curve to the right whose radius is 2828.50 feet and whose long chord bears N 63°02'12" E, a distance of 123.47 feet, through a central angle of 02°30'04", an arc length of 123.48 feet;

THENCE S 28°15'29" E, along the east line of said Pallet Property tract and along the west line of said Tract 1, a distance of 598.10 feet to a 1/2" iron rod with cap stamped "Grant Eng RPLS 4151", found at the southeast corner of said Tract 2, also being the southwest corner of said Tract 1 and also being in the north line of a tract of land described in deed to Jeffrey L. McGowen, according to the deed filed in Instrument #201500860, D.R.P.C.T.;

THENCE S 60°32'40" W, along the south line of said Pallet Property tract and along the northerly line of said McGowen tract, a distance of 33.52 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the northwest corner of said McGowen tract, also being the northeast corner of aforementioned Hoefler and Garner tract;

THENCE S 50°43'17" W, continuing along the southerly line of said Pallet Property tract and along the northerly line of said Hoefler and Garner tract, a distance of 412.44 feet to a 1/2" iron rod with cap stamped "Grant Eng RPLS 4151", found at the south corner of said Tract 2 in the northerly line of said Hoefler and Garner tract;

THENCE N 52°54'19" W, along a westerly line of said Pallet Property tract and continuing along the northerly line of said Hoefler and Garner tract, a distance of 571.57 feet to the POINT OF BEGINNING and containing 443,711 square feet or 10.186 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Pallet Property, LLC, a Texas limited liability company, does hereby adopt this plat as:

**LOT 1, BLOCK 1  
 TJF ADDITION**

An addition to Parker County, Texas and the owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS my hand on this the 6 day of December, 2016.

By: TJF

STATE OF TEXAS  
 COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 6 day of December, 2016.

Jane Brunson  
 Notary Public in and for the State of Texas  
 My Commission expires 9/19/17



ABST. NO: 18842  
 SCH. DIST: PL  
 CITY: AL  
 MAP NO: A-22

**FINAL PLAT OF  
 LOT 1, BLOCK 1  
 TJF ADDITION**

An addition to Parker County, Texas, situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 159, Parker County, Texas and containing 10.186 acres of land.

Physical address: 101 Goforth Road Date: 12/6/2016

Line #	Direction	Length
L1	S50°43'17"W	85.10'
L2	S23°19'21"W	157.69'
L3	S50°43'17"W	47.44'
L4	N39°16'43"W	20.00'
L5	N50°43'17"E	42.56'
L6	N23°19'21"E	157.69'
L7	N50°43'17"E	93.87'
L8	S28°15'29"E	20.38'

- NOTES:
- 1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
  - 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48367C0575E for Parker County, Texas, and depicted from Parker County, Texas, Community Map and Panel No. 480520 0575 E, Map Revised September 26, 2008.
  - 3) The plat shown hereon does not currently lie within the boundaries of any adjacent city ETJ (extraterritorial jurisdiction).
  - 4) Water will be provided by a private well.
  - 5) 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.

**SURVEYOR'S CERTIFICATION**

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground March 28, 2016 under my direct supervision.

Theron W. Sims  
 Theron W. Sims, R.P.L.S., No. 5887  
 Date: December 6, 2016



**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

Jane Brunson  
 201628213  
 12/12/2016 10:13 AM  
 Fee: 75.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

OWNER:  
 Pallet Property, LLC  
 3000 West Loop 820 South  
 Fort Worth, Texas 76116

**teague nall & perkins**  
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