

State of Texas
County of Parker

Whereas, American Underwater Services, Inc. being the owner of that certain 6.749 acre tract of land situated in the R. BARNETT SURVEY, ABSTRACT NO. 40, the I.& G.N. R.R. CO. SURVEY, ABSTRACT NO. 1796 & the C. PEARCE SURVEY, ABSTRACT NO. 1043, Parker County, Texas, being all of that certain called 6.749 acres tract recorded in Clerk's File No. 202208708, Real Property Records, Parker County, Texas (R.P.R.P.C.T.), and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of said 6.749 acre tract, being the north line of Lot 11-A, Bluebonnet Hills, Section II, plat of said subdivision recorded in Cabinet A, Slide 349, R.P.R.P.C.T., being the southeast corner of said 6.749 acre tract for the southeast and beginning corner of the herein described tract, from which a found 5/8" capped iron rod for the most easterly southeast corner of that certain Lot 10-R, Block 1, M3:X Ranch Estates, Phase I, plat of subdivision recorded in Cabinet B, Slide 421, Plat Records, Parker County, Texas, bears N 44°57'15" E 325.25 feet;

THENCE N 89°18'59" W, 87.77 feet, with the south line of said 6.749 acre tract, the north line of said Lot 11-A, to a 1" iron rod found for an angle point in the south line of said 6.749 acre tract and the herein described tract;

THENCE N 89°20'14" W, 715.56 feet, with the south line of said 6.749 acre tract, the north line of said Lot 11-A, and that certain 12.00 acre tract described in instrument to Wagners Property Holdings, LLC, recorded under Clerk's File No. 202111719, O.P.R.P.C.T., to a 2" steel fence corner post found in the east right-of-way of U.S. Highway No. 377, (variable width), for the northwest corner of said 12.00 acre tract, being the southwest corner of said 6.749 acre tract and the herein described tract;

THENCE with the east right-of-way of said U.S. Highway No. 377, the west line of said 6.749 acre tract, the following three (3) courses and distances:

- 1) N 22°11'11" E, 456.87 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an angle point;
- 2) N 10°29'20" W, 40.75 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an angle point;
- 3) N 22°38'14" E, 71.77 feet, to a 3" steel fence corner post found for the southwest corner of that certain called 7.71 acre tract described in instrument to Matt Liveley, recorded under Clerk's File No. 201510313, R.P.R.P.C.T., being the northwest corner of said 6.749 acre tract and the herein described tract, from which a 5/8" iron rod with cap found for a common corner of said U.S. Highway No. 377 and 7.71 acre tract bears N 21°44'19" E, 705.46 feet;

THENCE with the north line of said 6.749 acre tract, the south line of said 7.71 acre tract, the following seven (7) courses and distances:

- 1) S 67°17'08" E, 56.65 feet, to a 4" wood fence corner post found for angle point;
- 2) S 63°10'42" E, 80.11 feet, to a 4" wood fence corner post found for angle point;
- 3) S 76°11'33" E, 121.54 feet, to a power pole found for an angle point;
- 4) S 56°11'48" E, 116.10 feet, to a 5/8" capped iron rod found for an angle point;
- 5) S 77°48'37" E, 148.82 feet, to a 1/2" iron rod found for an angle point;
- 6) S 51°35'29" E, 52.36 feet, to a 1/2" capped iron rod for an angle point in the north line of the herein described tract;
- 7) S 51°44'27" E, 84.78 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of the herein described tract, from which a 1/2" iron rod found in the westerly north line of said Lot 10-R, for the most southerly corner of said 7.71 acre tract, bears S 51°44'27" E, 7.88 feet;

THENCE S 04°04'07" E, 271.30 feet, with the east line of said 6.749 acre tract to the POINT OF BEGINNING, and containing 6.749 acres within the herein described metes and bounds, Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
P.O. Box 651 - 208 S. Front Street, Aledo, TX 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
Field Date: March 9, 2023 - ANO4161-RP



I hereby certify that this plat was approved this
13 day of June, 2023, by the City of Cresson,
and may be filed for record in the Plat Records of Parker
County by the County Clerk.

By: Jeana Convey
Mayor

By: [Signature]
City Secretary

1" = 100'

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St.
Weatherford, TX, 76086
817-594-0400

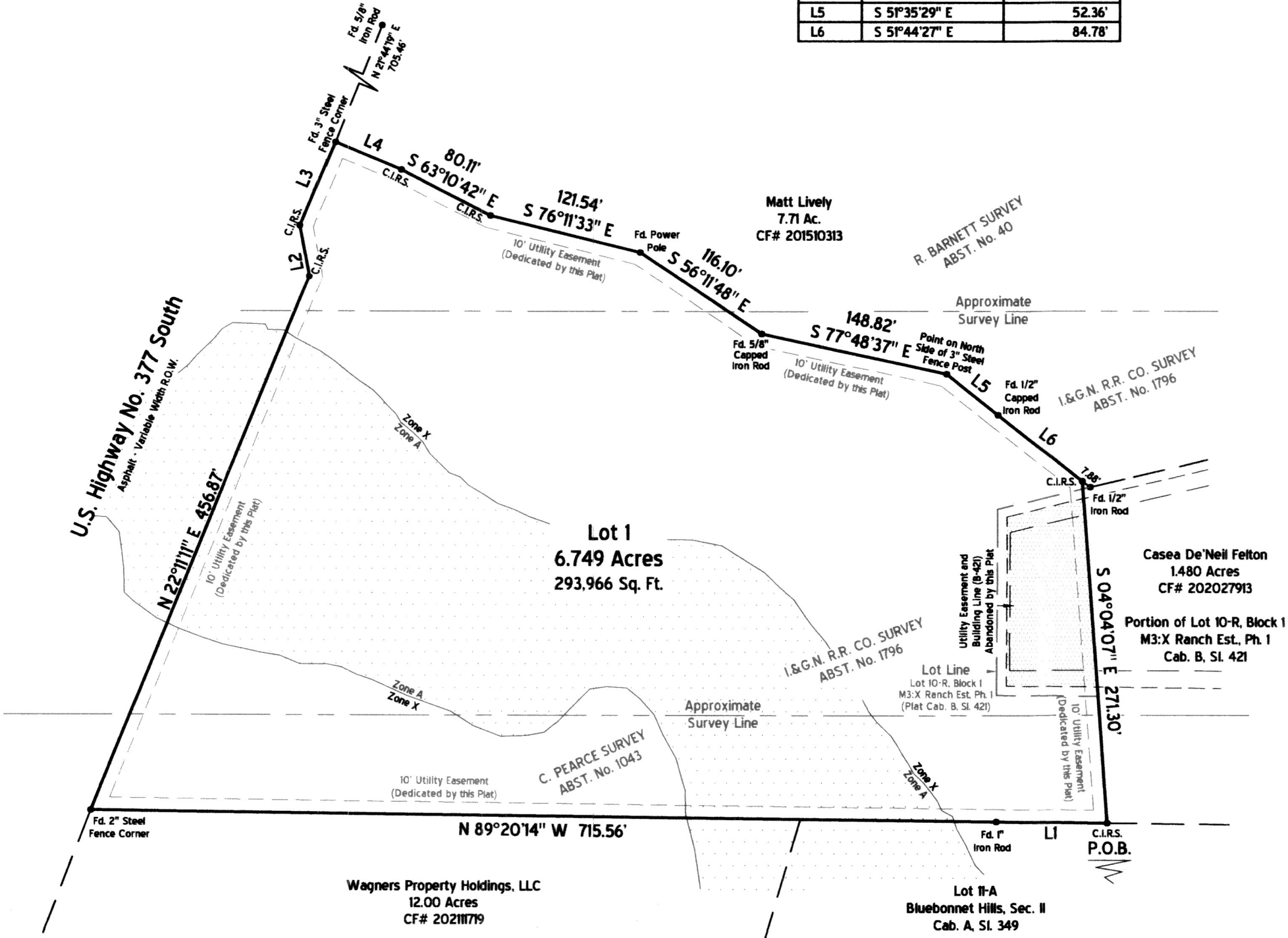
Owner:
American Underwater Services, Inc.
18911 S Hwy 377
Cresson, TX 76035



202510268 PLAT Total Pages: 1

Sheet 1 of 1

LINE	BEARING	DISTANCE
L1	N 89°18'59" W	87.77
L2	N 10°29'20" W	40.75
L3	N 22°38'14" E	71.77
L4	S 67°17'08" E	56.65
L5	S 51°35'29" E	52.36
L6	S 51°44'27" E	84.78



Now, Therefore, Know All Men By These Presents:

That Anthony DiJulio, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, American Underwater Business Park, an addition to the City of Cresson, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Cresson and Parker County, Texas.

Witness, my hand, this 18th day of July, 2023.

By:

[Signature]
American Underwater Services, Inc.
Anthony DiJulio (President)

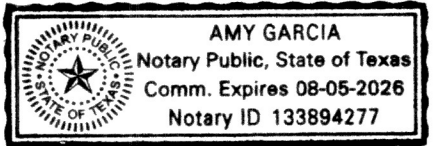
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Anthony DiJulio, 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 considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 18th day of July, 2023.

Notary Public in and for the State of Texas



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.

According to the F.I.R.M. Community Panel Map No. 48367C0575E, dated September 25, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - use TXDOT scale factor of 1.00012 if ground conversion is needed).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."

7) Elevation contours obtained from dfwmaps.com (2007 ACS).

8) No structure shall be constructed in the 100-year flood plain.

City of Cresson Notes:

9) Building lines shall conform to the zoning ordinance of the City of Cresson.

10) At the time of this plat, this tract lies within the RC - Restricted Commercial zone of City of Cresson.

11) Cresson City Limits as depicted on the vicinity map are an approximate recreation of the map dated May 27, 2020 available on cressontx.org.

Final Plat
Lot 1
American Underwater
Business Park
an addition to the City of Cresson,
Parker County, Texas

Being a 6.749 acre tract of land situated in the R. BARNETT SURVEY, ABSTRACT NO. 40, the I.& G.N. R.R. CO. SURVEY, ABSTRACT NO. 1796 & the C. PEARCE SURVEY, ABSTRACT NO. 1043, and being a portion of Lot 10-R, Block 1, M3:X Ranch Estates, Phase I (Plat Cabinet B, Slide 421), Parker County, Texas

June 2023

TEXAS
SURVEYING
ALEDO BRANCH - 817-441-5263
FIRM NO. 1019-4122 - ALEDO@TXSURVEYING.COM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202510268
04/21/2025 03:24 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet 9 Slide 092

