

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, H2W2, LLC, a Texas limited liability company, are the Owners of the herein described property:

Description for a tract of land in the Richard C. Eddleman Survey, Abstract Number 438, Parker County, Texas, and being that tract described in a deed to H2W2, LLC, a Texas limited liability company, recorded as Instrument Number 202401223, Official Public Records, Parker County, Texas, and being described by metes and bounds as follows:

BEGINNING at railroad spike found at the intersection of the west line of Holt Lane with the south line of Old Annetta Road, for the northeast corner of said H2W2 tract, said spike having NAD 83, Zone 4202 (Grid) coordinate value of North = 6937457.75 feet, and East = 2241431.28 feet, for reference;

THENCE SOUTH 01°32'31" WEST, with the west line of Holt Lane, a distance of 202.53 feet, to a 1/2 inch iron rod found at the southeast corner of said H2W2 tract;

THENCE the following courses and distances along the south line of said H2W2 tract:

SOUTH 84°36'46" WEST, a distance of 210.11 feet to a 1/2 inch iron rod found;

NORTH 78°58'21" WEST, a distance of 275.13 feet to a found 5/8 inch iron rod;

SOUTH 82°00'36" WEST, a distance of 374.37 feet to a 1/2 inch iron rod set with cap stamped, "Barron Stark" for the southwest corner of said H2W2 tract, in the east line of Old Annetta Road;

THENCE NORTH 03°02'17" WEST, with the east line of Old Annetta Road, a distance of 7.39 feet, to a found 2 inch steel post;

THENCE NORTH 34°15'40" EAST, continuing with the east line of Old Annetta Road, a distance of 126.97 feet, to a found 2 inch steel post for the northwest corner of said H2W2 tract;

THENCE NORTH 82°04'08" EAST, with the south line of Old Annetta Road, a distance of 791.91 feet, to the POINT OF BEGINNING said described tract containing 2.664 Acres (116,037 Square Feet) more or less.

NOW THEREFORE know all men by these presents:

That H2W2, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized representative, does hereby adopt this plat designating the herein described property as Lots 1 thru 3, Block 1, Clearfork Bluff Addition, and does dedicate forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

Executed this the 11th day of November, 2024.

R. Wade Walker
R. Wade Walker

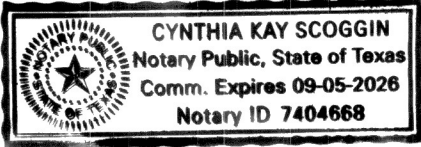
H2W2, LLC Member
Title

STATE OF TEXAS {}
COUNTY OF TARRANT {}

Before me, the undersigned authority on this day personally appeared R. Wade Walker, 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 11th day of November, 2024.

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



GENERAL NOTES:

- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- 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, Texas, dated Sept. 26, 2008 map no. 48367C0450E, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
- Abbreviations:
FND = Found
IR = Iron Rod
MAUE = Mutual Access & Utility Easement

11301
AL
CAL
M-17

Surveyor's Certificate

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 were properly placed under my supervision.

Charles F. Stark
(Signature)
11/7/24
(Date)



Charles F. Stark, RPLS No. 5084
Barron Stark Engineers, LP
6221 Southwest Blvd., Suite 100
Fort Worth, TX 76132
817.231.8100

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

Minor Plat

Lots 1 thru 3, Block 1

Clearfork Bluff Addition

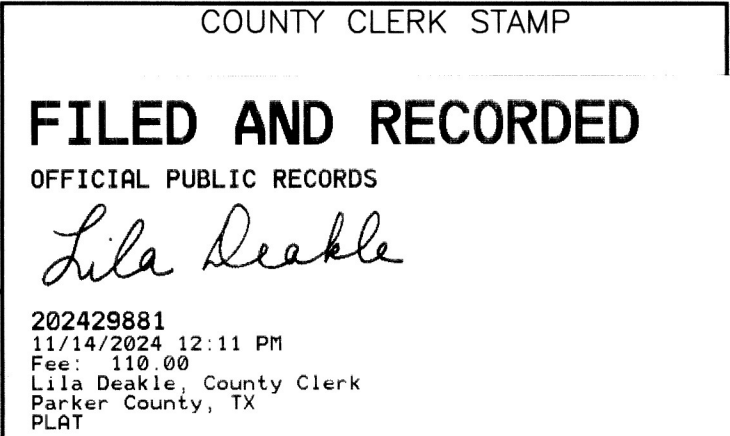
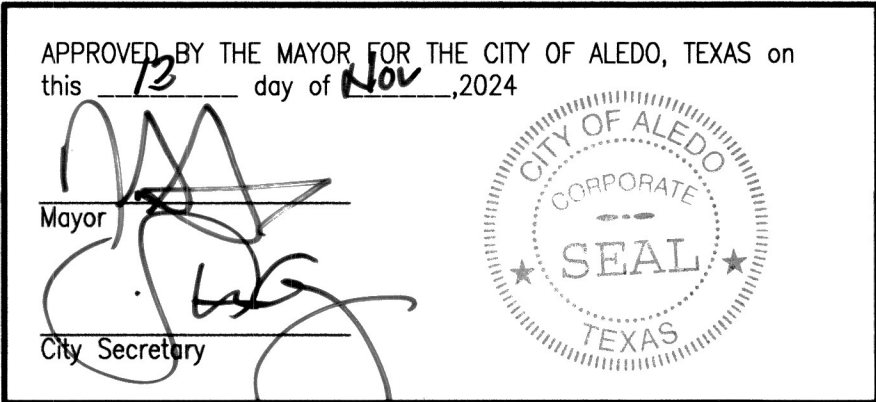
An Addition to the City Of Aledo
Parker County, Texas

Being 2.664 Acres Situated in the
Richard C. Eddleman Survey
Abstract No. 438
Parker County, Texas

October 2024

JOB No. 509-10173
OCTOBER, 2024

SHEET
2 of 2



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Texas Registered Survey Firm F-10158800
www.barronstark.com

B
Barron-Stark
Engineers

OWNER/SUBDIVIDER:
H2W2, LLC
4200 S Hulen Suite 630
Fort Worth, TX 761096

FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET G, SLIDE 18
DATE 11-14-24

202429881
11/14/2024 12:11 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT