

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL DISTANCES HAVE BEEN SCALED FROM GRID DISTANCES TO SURFACE DISTANCES BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C0450E, EFFECTIVE DATE SEPTEMBER 26, 2008. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM 1 PLATTED TRACT OF LAND.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
8. CALL UTILITY PROVIDERS AND/OR *811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
9. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
10. SUBJECT TRACT IS PART OF A TRACT DESCRIBED IN A BLANKET EASEMENT TO TRI-COUNTY ELECTRIC COOPERATIVE, INC. AS RECORDED IN INSTRUMENT NO. 20235231, O.P.R.P.C.T.
11. THIS PLAT WAS IN THE ETJ-CITY OF FORT WORTH AND RELEASED TO PARKER COUNTY ON AUGUST 28, 2024.
12. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
13. WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONER'S COURT ON NOVEMBER 12, 2024.
14. SPEED LIMIT FOR McCLENDON WALKER ROAD IS 30 MPH, PER COUNTY COMMISSIONER PRECINCT 4.
15. CULVERT IS TO BE 12"-18" DIAMETER, PER COUNTY COMMISSIONER PRECINCT 4.
16. WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELLS.

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 30, 2024.



FORREST C. NANCE, R.P.L.S. NO. 6809

14932.001.001.00

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OWNERS CERTIFICATION:

WHEREAS DAVID ANDREW FIELDS, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN G. YOUNG SURVEY, ABSTRACT 2851 IN PARKER COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1 OF McCLENDON WALKER ROAD ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 256 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS (P.R.P.C.T.) AS DESCRIBED IN A DEED TO DAVID ANDREW FIELDS, AS RECORDED IN INSTRUMENT NO. 202403949 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF SAID LOT 1 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF McCLENDON WALKER ROAD AND ALSO IN THE SOUTH LINE OF A CALLED 1.992 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRACY HAGGARD, AS RECORDED IN INSTRUMENT NO. 201321699 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.), FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "CBC" BEARS SOUTH 27°53'33" WEST, A DISTANCE OF 0.81 FEET;

THENCE SOUTH 89°38'15" EAST, WITH THE NORTH LINE OF SAID LOT 1, THE SOUTH LINE OF SAID 1.992 ACRE TRACT AND THE SOUTH LINE OF A CALLED 4.959 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HUNTER TENNISON, AS RECORDED IN INSTRUMENT NO. 201809137, O.P.R.P.C.T., A DISTANCE OF 897.27 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID 4.959 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 7.433 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES M. AND TARA R. BERTZYK, AS RECORDED IN VOLUME 2845, PAGE 466, O.P.R.P.C.T.;

THENCE SOUTH 03°17'22" EAST, WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 7.433 ACRE TRACT, A DISTANCE OF 385.04 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF A CALLED 2.997 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TIFFANY AND JASON STOKES, AS RECORDED IN INSTRUMENT NO. 201829831, O.P.R.P.C.T.;

THENCE NORTH 89°34'49" WEST, WITH THE SOUTH LINE OF SAID LOT 1, THE NORTH LINE OF SAID 2.997 ACRE TRACT TO AND WITH THE NORTH LINE OF A CALLED 3.288 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STEVE S. SMITH, AS RECORDED IN VOLUME 2841, PAGE 1787, O.P.R.P.C.T., A DISTANCE OF 710.23 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "CBC" FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING IN SAID McCLENDON WALKER ROAD;

THENCE WITH THE WEST LINE OF SAID LOT 1 SAID EAST RIGHT-OF-WAY LINE OF McCLENDON WALKER ROAD AS FOLLOWS:

NORTH 15°03'30" EAST, A DISTANCE OF 48.02 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 14°23'02" WEST, A DISTANCE OF 1.27 FEET;

NORTH 02°29'44" WEST, A DISTANCE OF 137.01 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "CBC";

NORTH 04°27'18" WEST, A DISTANCE OF 201.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.134 ACRES OF LAND.

STATE OF TEXAS §

COUNTY OF PARKER §

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.

David Andrew Fields
DAVID ANDREW FIELDS, LAND OWNER

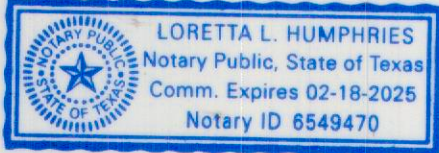
STATE OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID ANDREW FIELDS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 6th DAY OF December, 2024.

Loretta L. Humphries
LORETTA L. HUMPHRIES
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS §

COUNTY OF PARKER §

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 9th DAY OF December, 2024.

COUNTY JUDGE

George A. Carley
COMMISSIONER PRECINCT #1

James Walden
COMMISSIONER PRECINCT #3

James Walden
COMMISSIONER PRECINCT #2

James Walden
COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202432167
12/10/2024 08:27 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET **A**, SLIDE **034**

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- MONUMENT FOUND (AS NOTED)
- ⊙ 5/8" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ CALCULATED CORNER
- ⊙ FENCE CORNER POST FOUND

ABBREVIATIONS

O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
(XXXX) = PLAT CALLS
P.O.B. = PLACE OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
SQ. FT. = SQUARE FEET
INSTRUMENT NO. = INSTRUMENT NUMBER
N.T.S. = NOT TO SCALE

OWNER

DAVID ANDREW FIELDS
724 McCLENDON WALKER ROAD
ALEDO, TEXAS 76008



FINAL PLAT

LOT 1A AND LOT 1B, BLOCK 1
McCLENDON WALKER ROAD ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1
McCLENDON WALKER ROAD ADDITION
CABINET F, SLIDE 256
P.R.P.C.T.

FILE: FP_DF_MCCLENDON WALKER RD_20241205-SIGNED

DRAFT: GEB

CHECK: FCN

DATE: 12/05/2024

SHEET

2 of 2