

State of Texas
County of Parker

Whereas Harold Morgan McGlothlin and Emily Caroline McGlothlin, being the sole owners of a 6.269 acres tract of land out of the E. BLANTON SURVEY, ABSTRACT No. 32, Parker County, Texas; being a portion of those certain tracts conveyed to McGlothlin in CF# 202223398 and CF# 202241118, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set 1/2" capped iron rod in the west line of Lacy Drive (paved), at the southeast corner of what was formerly known as Lot 2, Lacy Ranches, Cabinet F, slide 359, Plat Records, Parker County, Texas, being in the north line of that certain Beckett tract described in CF# 202202314, R.P.R.P.C.T. (said Lacy Ranches plat abandoned by Commissioners' Court Order OR-23-03 on March 13, 2023, filed for record in CF# 202306992, R.P.R.P.C.T.), for the southeast and beginning corner of this tract; WHENCE a found 1/2" iron rod at the apparent northeast corner of the G. W. Stell Survey, Abstract No. 1167 bears N 59°06'39" W 1328.26 feet.

THENCE N 89°51'54" W 453.05 feet, along the north line of said Beckett tract, to a set 1/2" capped iron rod in the south line of said McGlothlin CF# 202223398 tract, for the southwest corner of this tract.

THENCE N 00°12'37" W 602.74 feet, over and across said McGlothlin CF# 202223398 tract, to a set 1/2" capped iron rod, for the northwest corner of this tract.

THENCE East 370.64 feet, over and across said McGlothlin CF#s 202223398 and 202241118 tracts, to a 6" steel fence post, for a corner of this tract.

THENCE S 81°27'01" E 84.29 feet, over and across said McGlothlin CF# 202241118 tract, to a set 1/2" capped iron rod in the west line of said Lacy Drive, for the northeast corner of this tract; WHENCE a found 1/2" capped iron rod at the northeast corner of said McGlothlin CF# 202241118 tract bears N 00°07'24" W 31.06 feet.

THENCE S 00°07'24" E 591.28 feet, along the west line of said Lacy Drive, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: JN170805-R13-R1-P (I70805-R13-R1-P.CRD)
Field Date: May 29, 2025
Revised Date: May 30, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done 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 the following area(s):

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

according to the F.I.R.M. Community Panel Map No. 48367C0500F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

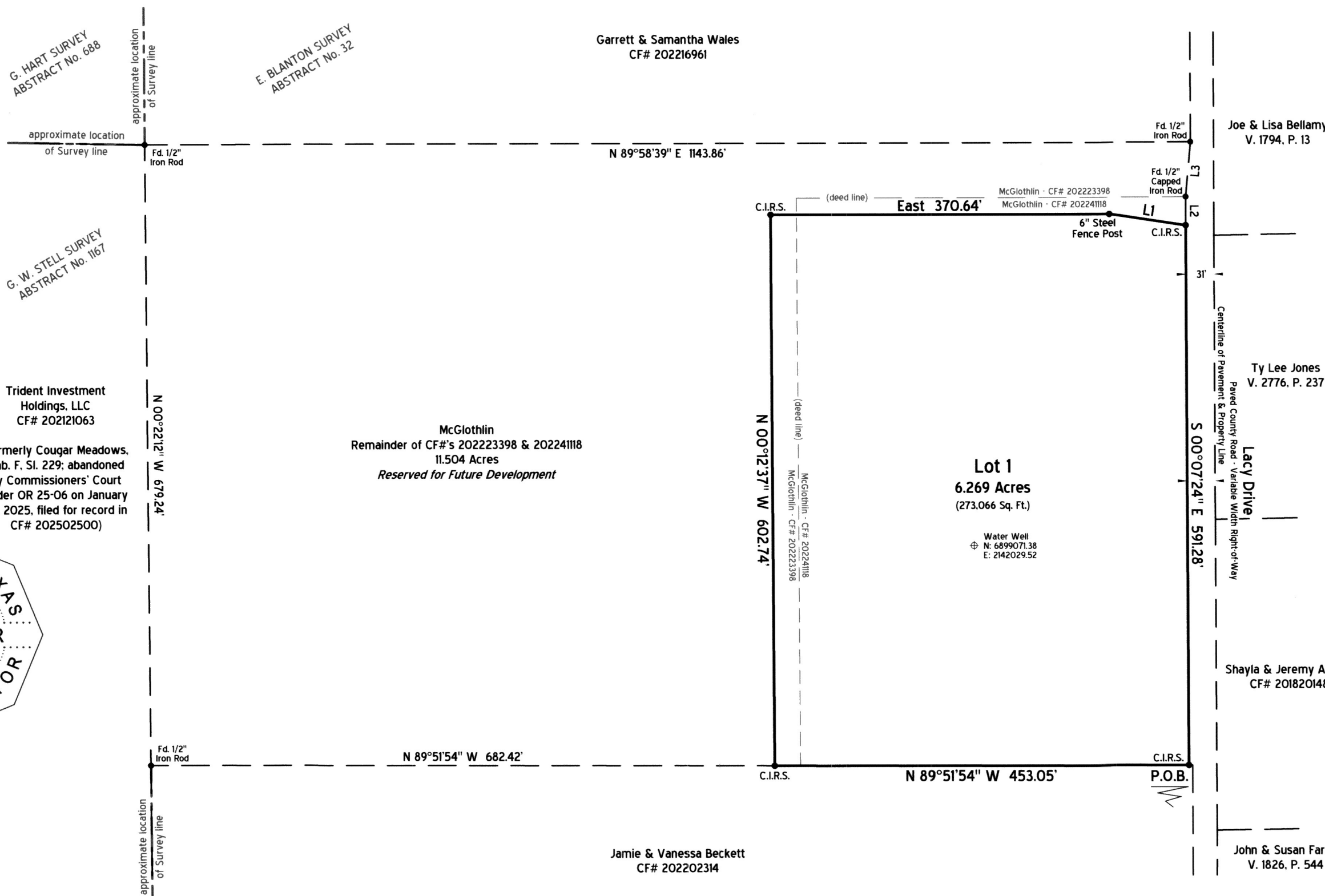
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

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

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC"

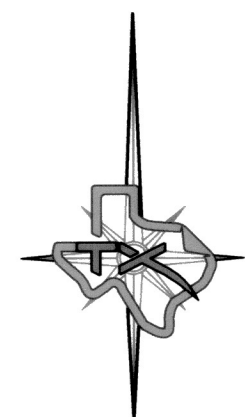
LINE	BEARING	DISTANCE
L1	S 81°27'01" E	84.29'
L2	N 00°07'24" W	31.06'
L3	N 05°04'48" E	60.25'



20032.009.010.50 SP

14957
BR

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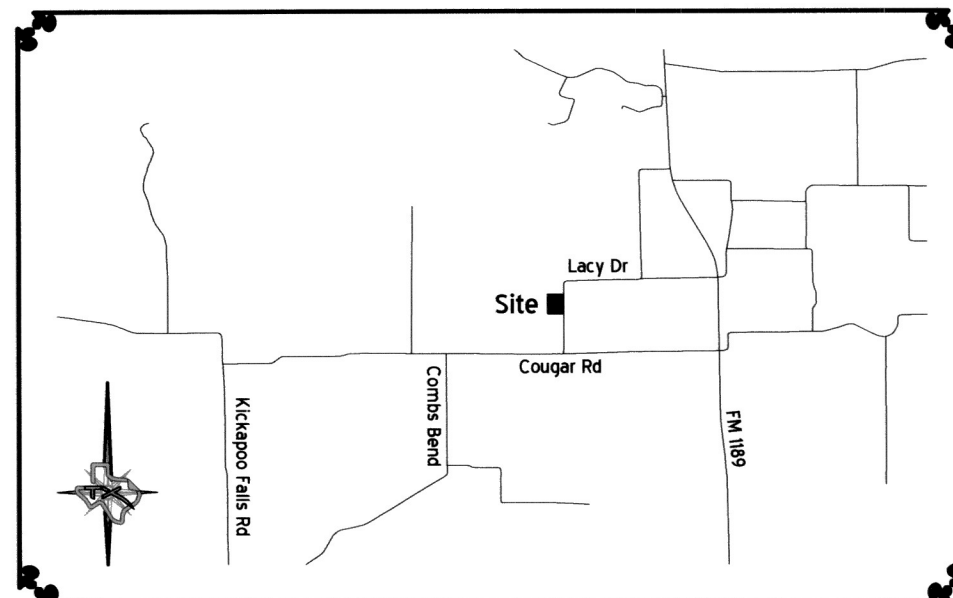
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
Harold & Emily McGlothlin
1400 Lacy Dr
Lipan, TX 76462

1" = 120'



Vicinity Map (1" = 6,000')



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202515298
06/10/2025 09:49 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 122

202515298 PLAT Total Pages: 1



Now, Therefore, Know All Men By These Presents:

Sheet 1 of 1
Arch C (18" x 24")

That Harold Morgan McGlothlin and Emily Caroline McGlothlin, do(es) hereby adopt this plat designating the herein above described property as Lot 1, McGlothlin Estate, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

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

At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.

Witness my hand, this the 2nd day of June, 2025.

By:

Harold Morgan McGlothlin (Owner)

Emily Caroline McGlothlin (Owner)

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

Harold Morgan McGlothlin 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 2nd day of June, 2025.

Kellie Surber
Notary Public in and for the State of Texas



State of Texas

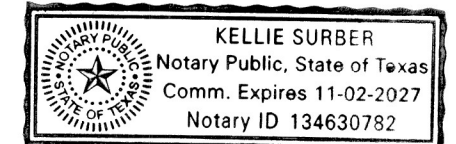
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Emily Caroline McGlothlin 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 2nd day of June, 2025.

Kellie Surber
Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 2nd day of June, 2025.

County Judge
George A. Conley

Commissioner Precinct #1

Jan Hald

Commissioner Precinct #3

Jacob Holt

Commissioner Precinct #2

Stu Hane

Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- B) At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.
- C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- D) Water is to be provided by private well.
- E) 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 availability.
- F) At time of plat, Lacy Drive has a posted speed limit of 30 miles per hour.
- G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on May 27, 2025.

Lot #	Culvert
1	18" C.M.P.

Final Plat

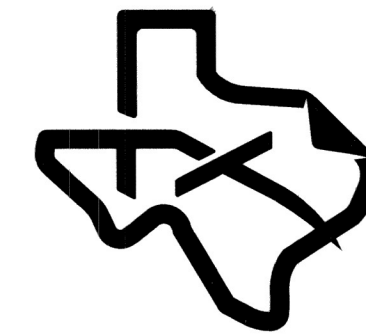
Lot 1

McGlothlin Estate

an addition to Parker County, Texas

Being a 6.269 acre tract out of the E. Blanton Survey, Abstract No. 32, Parker County, Texas

June 2025



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586