

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS DON SNEED, ACTING BY AND THROUGH THE UNDERSIGNED IS THE SOLE OWNER OF A 34.392 ACRE TRACT OF LAND SITUATED IN THE VALENTINE YOAKUM SURVEY, ABSTRACT NO. 1691, BEING IN THE ETJ OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND BEING ALL OF A CALLED 44.04 ACRE TRACT OF LAND, AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO DSCI INCORPORATED, A TEXAS CORPORATION, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202127631, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPCT), SAID 34.392 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF WILLIAMS WARD ROAD, BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, SUMMERFIELDS ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B; SLIDE 158, PLAT RECORDS, PARKER COUNTY, TEXAS (PRPCT);

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

SOUTH 02 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 11.34 FEET, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 643.00 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 20 MINUTES 51 SECONDS, AN ARC LENGTH OF 329.35 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 14 DEGREES 18 MINUTES 35 SECONDS EAST, A CHORD LENGTH OF 325.76 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING";

SOUTH 28 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 556.82 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 543.0 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 00 MINUTES 01 SECONDS, AN ARC LENGTH OF 274.84 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 14 DEGREES 28 MINUTES 42 SECONDS EAST, A CHORD LENGTH OF 271.92 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING";

SOUTH 00 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 1,397.29 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING", BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID WILLIAMS-WARD ROAD, AND THE NORTH RIGHT-OF-WAY OF WALNUT CREEK ROAD, A 60' PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

NORTH 88 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 12.11 FEET, TO A 1/2 CAPPED IRON ROD FOUND STAMPED "HARLAN", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 796.93 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 14 SECONDS, AN ARC LENGTH OF 184.35 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 82 DEGREES 46 MINUTES 08 SECONDS WEST, A CHORD LENGTH OF 183.94 FEET, TO A 5/8 INCH CAPPED IRON SET STAMPED "FLANAGAN 6443";

NORTH 75 DEGREES 44 MINUTES 49 SECONDS WEST, A DISTANCE OF 108.70 FEET, TO A 5/8 INCH CAPPED IRON SET STAMPED "FLANAGAN 6443";

THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID CALLED 44.04 ACRE TRACT OF LAND, A DISTANCE OF 730.94 FEET, TO A 5/8 INCH CAPPED IRON SET STAMPED "FLANAGAN 6443";

THENCE NORTH 89 DEGREES 56 MINUTES 02 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 44.04 ACRE TRACT OF LAND, A DISTANCE OF 607.55 FEET, TO A 5/8 INCH CAPPED IRON SET STAMPED "FLANAGAN 6443", BEING ON THE WEST LINE OF SAID CALLED 44.04 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 47 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 44.04 ACRE TRACT OF LAND, A DISTANCE OF 712.30 FEET, TO STEEL CORNER POST FOUND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 43 DEGREES 44 MINUTES 05 SECONDS EAST, A DISTANCE OF 1.2 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID CALLED 44.04 ACRE TRACT OF LAND, A DISTANCE OF 455.87 FEET, TO STEEL CORNER POST FOUND, BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 2, OF SAID SUMMERFIELDS ESTATES, AND CONTINUING IN ALL A TOTAL DISTANCE OF 468.37 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 34.392 ACRES OF LAND (1,498,128 SQUARE FEET), MORE OR LESS.

THENCE NORTH 00 DEGREES 59 MINUTES 59 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID CALLED 44.04 ACRE TRACT OF LAND, A DISTANCE OF 327.08 FEET, TO A 1-INCH PIPE FOUND;

THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID CALLED 44.04 ACRE TRACT OF LAND, A DISTANCE OF 204.54 FEET, TO A 1/2 CAPPED IRON ROD FOUND STAMPED "HARLAN";

THENCE SOUTH 89 DEGREES 12 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUMMERFIELDS ESTATES, AT A DISTANCE OF 245.27 FEET PASSING A 3/8 INCH IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 2, OF SAID SUMMERFIELDS ESTATES, AND CONTINUING IN ALL A TOTAL DISTANCE OF 468.37 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 34.392 ACRES OF LAND (1,498,128 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DSCI, INCORPORATED, A TEXAS CORPORATION, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1 THRU 25, BLOCK 1; LOTS 26 THRU 68, BLOCK 2; LOTS 69 THRU 101, BLOCK 3; LOTS 102 THRU 114, BLOCK 4; AND LOTS 115 THRU 137, BLOCK 5 PENNSYLVANIA AVENUE**, AN ADDITION TO PARKER, COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS HEREON.

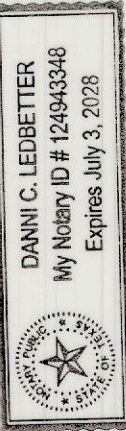
EXECUTED THIS THE 20 DAY OF DECEMBER, 2024.

BY: [Signature]
DON SNEED

STATE OF TEXAS }
COUNTY OF Parker }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DON SNEED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF DECEMBER, 2024.

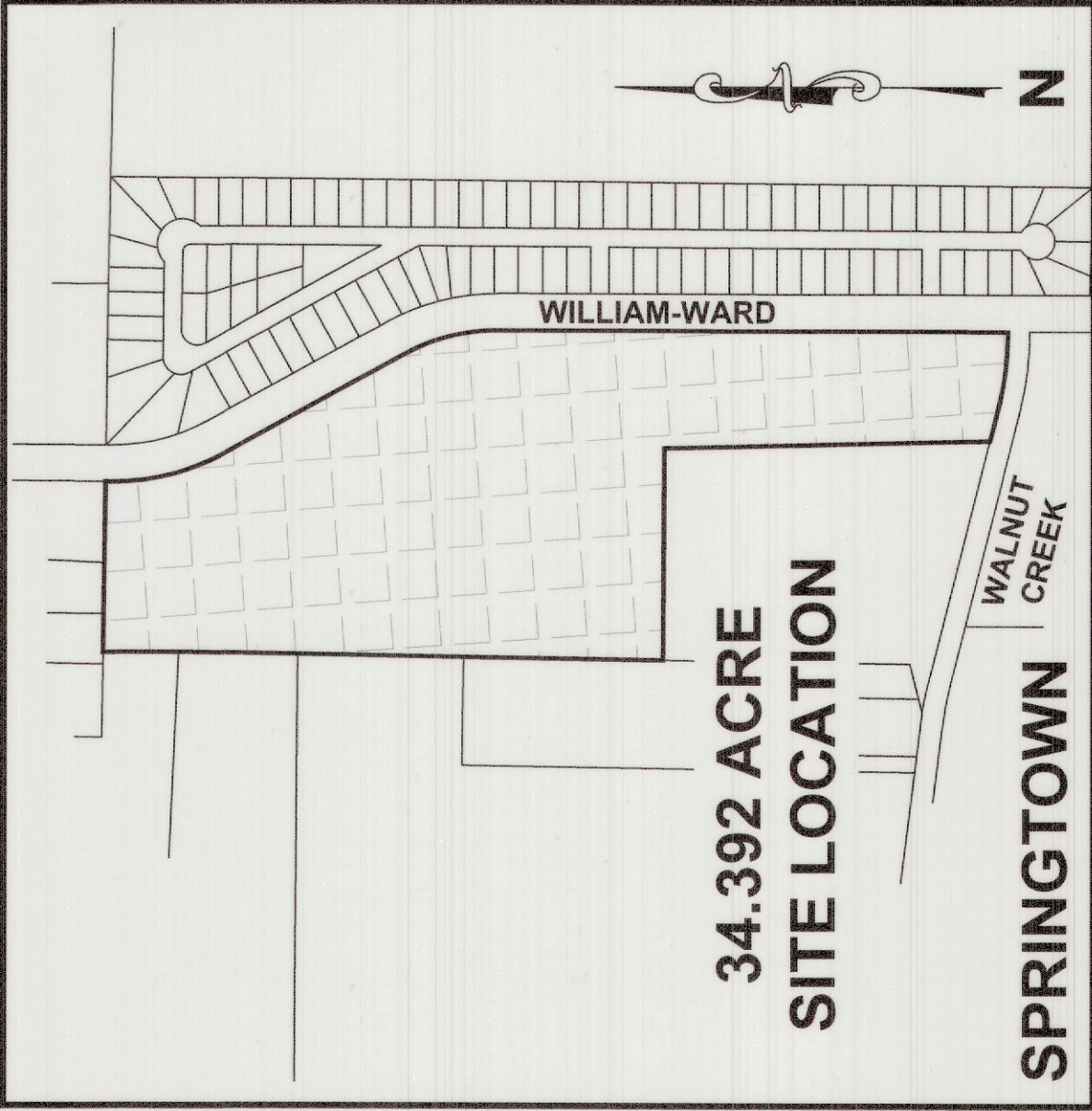


[Signature]
NOTARY PUBLIC, STATE OF TEXAS (SIGNATURE)

FILED FOR RECORD
PARKER COUNTY, TEXAS
PLAT RECORDS

CABINET G SLIDE 047

DATED 1/18/2025



VICINITY MAP

NTS
21691.002.000.50
21691.002.000.20 (SP) 3.352 ACRES

SEE RATIFICATION 202506274

GENERAL NOTES

- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
- ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "FLANAGAN 6443"
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PORTIONS OF THE PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD FLOOD HAZARD AREA.
- ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE "A": ZONES "A" AND "Ae" ARE SUBJECT TO FLOODING BY THE BASE OR 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AND ARE CONSIDERED TO BE HIGH-RISK AREAS, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0179E, EFFECTIVE DATE SEPTEMBER 26, 2008.
- SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE INSERT 137 PLATTED LOTS FROM A PLATTED 44.044 ACRE TRACT OF LAND.
- 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.
- THE DEVELOPMENT WILL BE SUPPLIED BY PUBLIC WATER AND SEWER.
- THE RIGHT-OF-WAY AGREEMENT FOR A 20' REPUBLIC ENERGY EASEMENT RECORDED IN VOLUME 2312, PAGE 763, DEED RECORDS, PARKER COUNTY TEXAS, ONLY AFFECTS LOT 1 BLOCK 7, LOT 114 BLOCK 4 AND LOT 115 BLOCK 5, AS SHOWN ON THE PLAT.

16238
SP

K-5

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

2025006576
01/08/2025 03:40 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT

LOTS 1 THRU 31, BLOCK 1;
LOTS 25 THRU 68, BLOCK 2;
LOTS 69 THRU 101, BLOCK 3;
LOTS 102 THRU 114, BLOCK 4;
LOTS 115 THRU 137, BLOCK 5;

PENNSYLVANIA AVENUE

BEING A 34.392 ACRE TRACT OF LAND SITUATED IN THE
VALENTINE YOAKUM SURVEY, ABSTRACT NO. 1691
PARKER COUNTY, TEXAS

AN ADDITION IN THE ETJ OF THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS

SURVEYOR:

FLANAGAN
SURVEYING

Fort Worth, Texas | P: 817.740.0480 | flanagan-ls.com | TBPLS Firm No. 10194766
Contact: Mark Peebles, R.P.L.S.