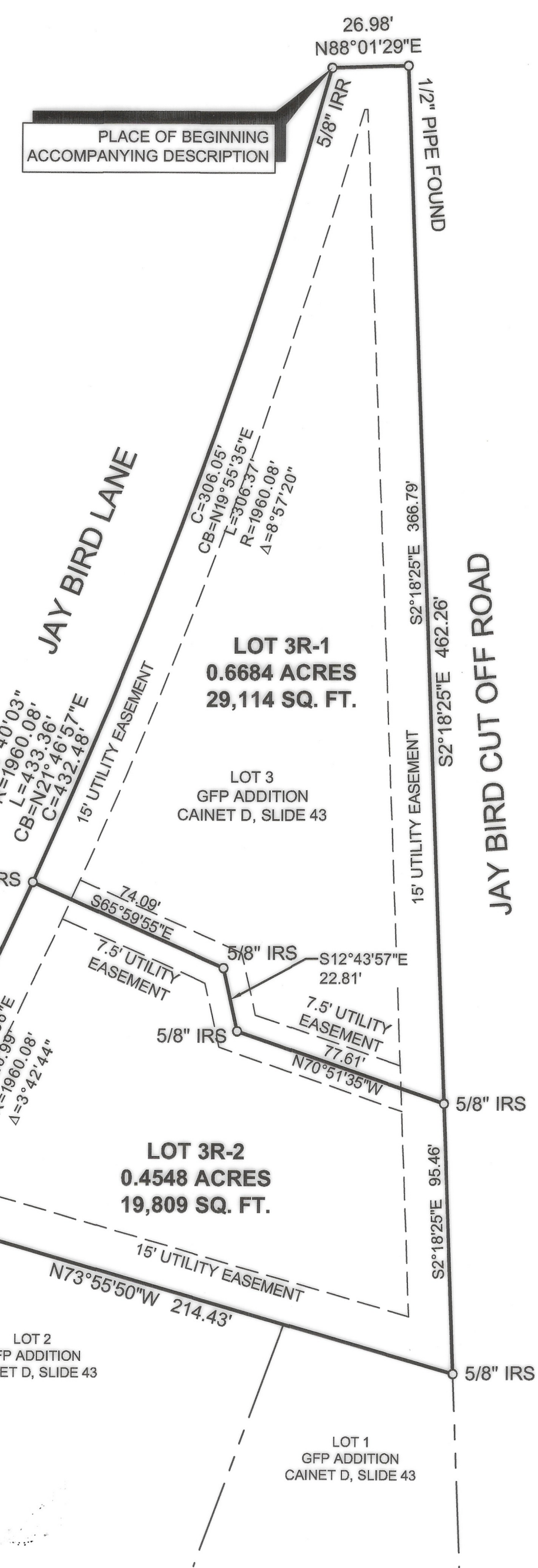
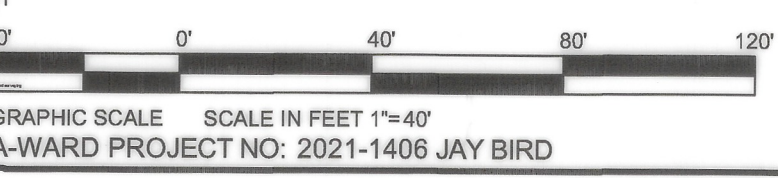


LOCATION MAP



**LEGEND**

EM	ELECTRIC METER	WF	WOOD FENCE	SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
WV	WATER VALVE	CF	CHAIN LINK FENCE	AC	AIR CONDITIONER
WM	WATER METER	IF	IRON FENCE	POB	PUBLIC OPEN SPACE EASEMENT
KV	IRRIGATION CONTROL VALVE	UG	UNDERGROUND	IPF	IRON PIPE FOUND
GV	GAS VALVE	OU	OVERHEAD UTILITY	IRF	IRON ROD FOUND
GM	GAS METER	FH	FIRE HYDRANT	IRS	5/8\"/>
SMH	SANITARY SEWER MANHOLE	ET	ELECTRIC TRANSFORMER	IR	5/8\"/>
MH	MANHOLE	SS	SANITARY SEWER	IRR	5/8\"/>
PP	POWER POLE	SSC	SANITARY SEWER CLEANOUT	IR	5/8\"/>
LS	LIGHT STANDARD	OSF	ON SITE SEWER FACILITY	IR	5/8\"/>
EB	ELEC BOX	MH	MANHOLE	IR	5/8\"/>
TR	TELEPHONE RISER	STSM	STORM SEWER MANHOLE	IR	5/8\"/>
		BLDG	BUILDING W/ PERMANENT FOUNDATION	IR	5/8\"/>



202140865 PLAT Total Pages: 1

**LOT SUMMARY:**  
 TOTAL LOT = 2  
 TOTAL AREA = 1.1231 ACRES  
 MINIMUM LOT SIZE = 0.4548 ACRES  
 MAXIMUM LOT SIZE = 0.6684 OF AN ACRE

- 1.) THE EXISTING UTILITIES SERVING EACH LOT SHALL HAVE AN EASEMENT FOR REPLACEMENT OR REPAIR.
- 2.) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATE AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
- 3.) THE UNDERSIGNED HEREBY STATES THAT THIS SURVEY IS TRUE AND CORRECT, WAS MADE ON THE GROUND UNDER MY SUPERVISION AND ALL CORNERS ARE MARKED AS SHOWN. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 48367C0200E EFFECTIVE DATE SEPTEMBER 26, 2008 AND IT APPEARS THAT THE PROPERTY LIES WITHIN ZONE X, AND IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE. THE 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 AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- 4.) THIS PROPERTY IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR MUNICIPALITY.
- 5.) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

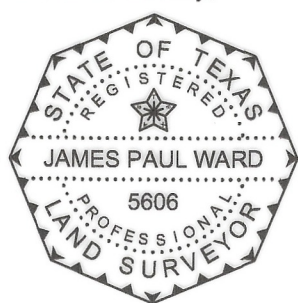
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202140865  
 10/18/2021 01:50 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
 I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of Parker County, Texas.

*James Paul Ward*  
 James Paul Ward  
 Award Surveying, Inc.,  
 252 West Main Street, Suite F  
 Azle, TX 76020  
 Registered Professional Land Surveyor #5606



**APPROVAL BLOCK:**

Recommended for Preparation of Construction Drawings and Final Plat

*James Paul Ward*  
 Chairman, Planning and Zoning Commission

Approved for preparation of Construction Drawings

*James Paul Ward*  
 Mayor, City of Reno

CITY PLAN COMMISSION  
 CITY OF RENO, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: \_\_\_\_\_

BY: *James Paul Ward* CHAIRMAN

BY: *James Paul Ward* SECRETARY

STATE OF TEXAS )  
 COUNTY OF PARKER )

**OWNER'S DEDICATION:**

Whereas, G Force Properties, LLC is the sole owner of Lot 3, Block 1, GPF ADDITION, a subdivision in Parker County, Texas, according to the plat recorded in Volume 2754, Page 1990, Official Records of Parker County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod recovered stamped "Award Surv RPLS 5606" at the northwest corner of said Lot 3 and being on the east right-of-way line of Jay Bird Lane, a public right-of-way;

THENCE North 88°01'29" East, along the north line of said Lot 3, a distance of 26.98 feet to a 1/2" iron pipe found for the northeast corner of said Lot 3 and on the west right-of-way line of Jay Bird Cut Off Road, a public right-of-way;

THENCE South 02°18'25" East, along the common line of said Lot 3 and said west right-of-way line, a distance of 462.26 feet to a capped iron rod set stamped-"Award Surv RPLS 5606" for the common east corner of said Lot 3 and Lot 1, of said Block 1;

THENCE North 73°55'50" West, along the common line of said Lot 3 and said Lot 1, to and along the north line of Lot 2, of said Block 1, a distance of 214.43 feet to a capped iron rod set stamped "Award Surv RPLS 5606" for the common west corner of said Lot 3 and said Lot 2 and on the aforementioned east right-of-way line, also being at the beginning of a curve to the left;

THENCE along said curve to the left having a radius of 1960.08 feet, a delta angle of 12°40'03", an arc length of 433.36 feet and long chord bearing and distance of North 21°46'57" East, 432.48 feet to the POINT OF BEGINNING and containing 1.1231 acres or 48,923 square feet of land.

**OWNER'S CERTIFICATION:**

Now therefore know all men by these presents:

That, G Force Properties, LLC, acting by and through its duly authorized president, Randal Geisler does hereby adopt this replat designating there herein above property as

**LOTS 3R1 AND 3R2  
 GPF ADDITION**

an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Owner acknowledges that it is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Witness my hand, this the 18th day of October 2021.

*Randy Geisler*  
 Randy Geisler  
 President

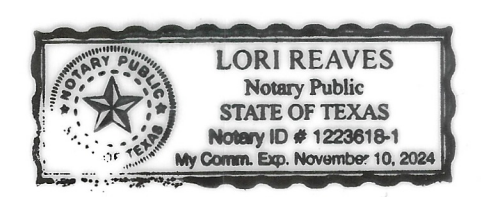
12740  
 SP  
 L-7

STATE OF TEXAS )  
 COUNTY OF PARKER )

Before me, the undersigned authority on this day personally appeared Randy Geisler 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 consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal on this the 18 day of October 2021.

*Lori Reaves*  
 Notary Public, Texas



**REPLAT  
 Lots 3R-1 and 3R-2,  
 GPF ADDITION,**

an addition to Parker County, Texas according to the Plat thereof recorded in Cabinet D, Slide 43, of the Plat Records of Parker County, Texas.

SURVEYOR:  
 AWARD SURVEYING  
 252 WEST MAIN STREET, SUITE F  
 AZLE, TX 76020  
 817-332-9273  
 ATTN: PAUL WARD

OWNER/DEVELOPER:  
 G FORCE PROPERTIES, LLC  
 PRESIDENT: RANDAL S. GEISLER  
 3605 E. HIGHWAY 199  
 SPRINGTOWN, TX 76082

**A**WARD SURVEYING COMPANY  
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
 817-33A-WARD (332-9273) 877-982-9273  
 survey@awardsurveying.com TBPELS Firm No. 10194435

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