

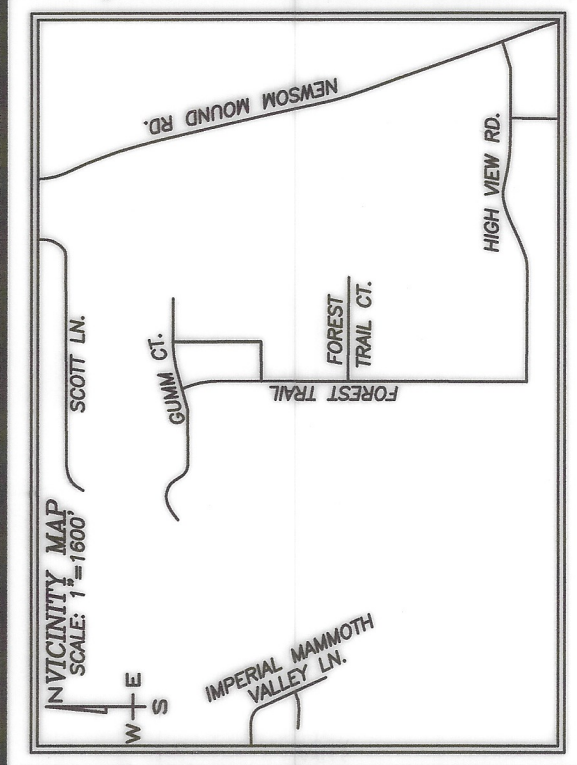
SCALE: 1" = 50'

LIENHOLDER

THERE IS/IS NOT A LIEN ON THIS PROPERTY.

Tiffany Ann Baisden

THE STATE OF TEXAS
COUNTY OF PARKER
Tiffany Ann Baisden
Signature of Owner
Notary Public, State of Texas
JAMIE TIERCE
Notary Public, State of Texas
Notary ID 10347742



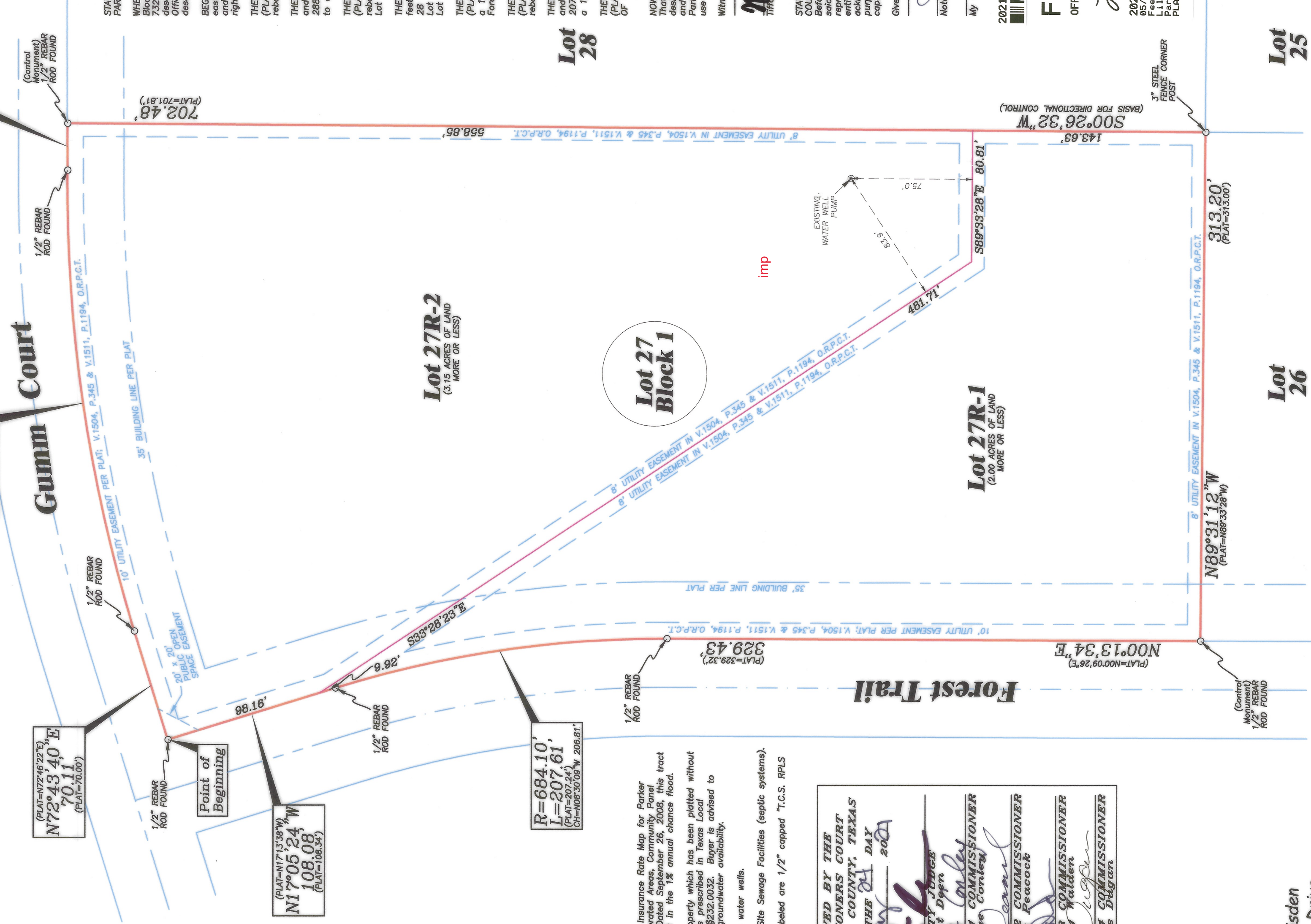
R=935.07'
L=288.05'
CH=N81°39'06"E 288.91'

R=935.07'
L=288.05'
CH=N81°39'06"E 288.91'

(PLAT=N72°43'40"E
70.11'
(PLAT=70.000')

(PLAT=N17°05'24"W
108.08'
(PLAT=108.34')

R=684.10'
L=207.61'
CH=N85°30'09"W 208.81'



(Control Monument) 1/2" REBAR ROD FOUND

ACCT NO: 13355
SCH DIST: AZ

Lot 28

Lot 25

Lot 26

Lot 27

Gumm Court

Forest Trail

- NOTES:
- 1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48357C 0200 E, Dated September 26, 2006, this tract is in Zone X, which is not in the 1% annual chance flood.
 - 2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
 - 3) Water source is private water wells.
 - 4) Sewage are to be On Site Sewage Facilities (septic systems).
 - 5) Property corners not labeled are 1/2" capped T.C.S. RPLS 4277" rebar rods set.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 01 DAY OF *July* 2024.

George A. Conley, Precinct #1 Commissioner
Steve Deagan, Precinct #2 Commissioner
Linda Walden, Precinct #3 Commissioner
Steve Deagan, Precinct #4 Commissioner

Ownership:
Tiffany Ann Baisden
316 Timberlake Drive
Azle, TX 76020

TRI COUNTRIES SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET AZLE TX 76020
OFFICE: 817-444-8355 FAX: 817-444-4387
survey@triconsurveying.com
FIRM REGISTRATION: 10194462
JOB# 21040166



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277

04-05-2021

THIS PLAT FILED FOR RECORD IN CABINET

FINAL PLAT SHOWING
LOTS 27R-1 AND 27R-2, BLOCK 1,

High View Oaks, Phase III

AN ADDITION IN PARKER COUNTY, AND BEING A RE-PLAT OF LOT 27, BLOCK 1, HIGH VIEW OAKS, PHASE III IN CABINET A, SLIDE 732, PLAT RECORDS, PARKER COUNTY, TEXAS.

DATE 7-01-24, SLIDE 760, DATE

Lot 27R-2
(3.15 ACRES OF LAND MORE OR LESS)

Lot 27R-1
(2.00 ACRES OF LAND MORE OR LESS)

Lot 27 Block 1

13355-001.027.00

Lot 28

STATE OF TEXAS
PARKER COUNTY
WHEREAS 1, Tiffany Ann Baisden, being the owner of Lot 27, Block 1, HIGH VIEW OAKS, PHASE III recorded in Cabinet A, Slide 732, Plat Records, Parker County, Texas, and being further described in a deed recorded in Document Number 201910466, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" rebar rod found at the intersection of the east line of Forest Trail, an existing 60 feet wide right-of-way and the south line of Gumm Court, an existing 60 feet wide right-of-way for the northwest corner of Lot 27;
THENCE N72°43'40"E (PLAT=N72°46'22"E), 70.11 feet (PLAT=70.00') along the south line of Gumm Court to a 1/2" rebar rod found;
THENCE along a curve to the right with a radius of 935.07 feet and a chord of N81°39'06"E, 288.91 feet, an arc distance of 288.05 feet (PLAT=288.37') along the south line of Gumm Court to a 1/2" rebar rod found;
THENCE N89°49'14"E (PLAT=N89°33'28"E), 28.83 feet (PLAT=29.27') along the south line of Gumm Court to a 1/2" rebar rod found (Control Monument) for the northeast corner of Lot 27, same being the northwest corner of Lot 28;
THENCE S00°26'32"W (BASIS FOR DIRECTIONAL CONTROL), 702.48 feet (PLAT=701.81') along the common line of Lot 27 and Lot 28 to a 3" steel fence corner post for the southeast corner of Lot 27; the southwest corner of Lot 28; the northwest corner of Lot 25 and the northeast corner of Lot 28;
THENCE N89°31'12"W (PLAT=N89°33'28"W), 313.20 feet (PLAT=313.00') along the common line of Lot 27 and Lot 28 to a 1/2" rebar rod found (Control Monument) in the east line of Forest Trail for the southwest corner of Lot 27;
THENCE N00°13'34"E (PLAT=N00°09'26"E), 329.43 feet (PLAT=329.32') along the east line of Forest Trail to a 1/2" rebar rod found;
THENCE along a curve to the left with a radius of 684.10 feet and a chord of N06°30'09"W, 208.81 feet, an arc distance of 207.61 feet (PLAT=207.24') along the east line of Forest Trail to a 1/2" rebar rod found;
THENCE N17°05'24"W (PLAT=N17°13'39"W), 108.08 feet (PLAT=108.34') along the east line of Forest Trail to the POINT OF BEGINNING.
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Tiffany Ann Baisden, do hereby adopt this plat designating the herein described real property as Lots 27R-1 and 27R-2, Block 1, HIGH VIEW OAKS, PHASE III, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.
Witness our hand and seal of office this 01 day of July, 2024 day of July, 2024 day of July, 2024
Tiffany Ann Baisden
Notary Public, State of Texas
Notary ID 10347742
My Commission Expires 11-07-2023

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared representative for Tiffany Ann Baisden, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 01 day of July, 2024
JAMIE TIERCE
Notary Public, State of Texas
Notary ID 10347742
My Commission Expires

202120720 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202120720 08:17 AM
05/26/2022
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLH

OWNERSHIP:
Tiffany Ann Baisden
316 Timberlake Drive
Azle, TX 76020