

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°21'44"	330.00'	16°58'35"	S 56°34'57" E	97.42'	97.78'

201906761 PLAT Total Pages: 1

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0575E,
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE
WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS
OF PARKER COUNTY

OWNER'S CERTIFICATE

That we, ULRICH A. THIERSCH and FELICIA THIERSCH, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 6R in BLOCK 2 of M3:X RANCH ESTATES, PHASE I, being a replat of all of Lot 6 in Block 2 of M3:X RANCH ESTATES, PHASE I, according to plat recorded in Cabinet "B", Slide 421 of the Plat Records of Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 19th DAY OF March, 2019

BY: Ulrich Thiersch
ULRICH A. THIERSCH

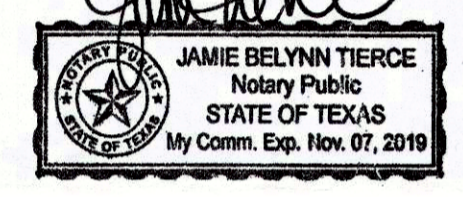
BY: Felicia Thiersch
FELICIA THIERSCH

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ULRICH A. THIERSCH and FELICIA THIERSCH, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 19th day of March, 2019

Jamie Belynn Tierce
Signature



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 25 DAY OF March, 2019.

Peo De
COUNTY JUDGE

George G. Galey
COMR. PRECINCT #1

Ernest
COMR. PRECINCT #2

Jim Wald
COMR. PRECINCT #3

Steve
COMR. PRECINCT #4

ACCT. NO.: 14753
SCH. DIST.: CR GR
CITY: M-23
MAP NO.: M-23

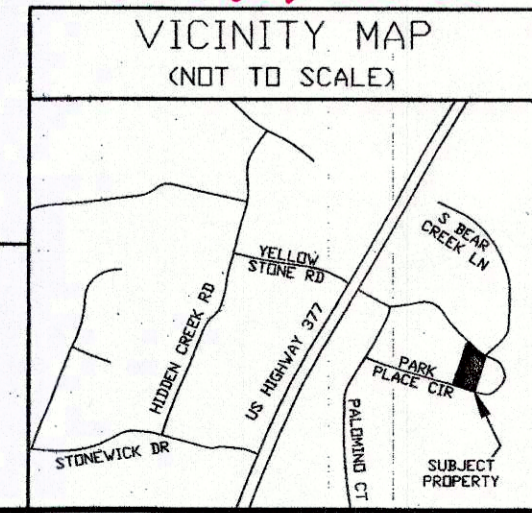
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201906761
03/25/2019 10:10 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SURVEYOR'S CERTIFICATE
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 8, 2019.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN19138



14753.002.006.00



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT
LOT 6R, BLOCK 2
M3:X RANCH ESTATES
PHASE 1
BEING A REPLAT OF ALL OF LOT 6
IN BLOCK 2 OF M3:X RANCH
ESTATES, PHASE 1, ACCORDING TO
PLAT RECORDED IN CABINET "B",
SLIDE 421 OF THE PLAT RECORDS
OF PARKER COUNTY, TX
PLAT DATE: MARCH 19, 2019

OWNER INFORMATION
ULRICH A. THIERSCH &
FELICIA THIERSCH
192 PARK PLACE CIRCLE
CRESSON, TX 76035
PH. 918-804-1167

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E, SLIDE 255
DATE _____

