

Whereas James Scott, being the sole owner of a 5.008 acres tract of land; being all of Lot 31, The Pace Place, as recorded in Plat Cabinet B, Slide 3, Plat Records, Parker County, Texas; being all of that certain tract conveyed to James Scott in Clerk's File No. 20215119, Real Property Records, Parker County, Texas; 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 5/8" iron rod, in the west line of Pine Bluff Lane, and at the common easterly corner of said Lot 31 and Lot 30, The Pace Place, for the northeast and beginning corner of this tract.

THENCE S 01°17'27" E 240.26 feet, along said west line of Pine Bluff Lane, to a found 5/8" iron rod, for the easterly southeast corner of this tract.

THENCE S 37°48'00" W 57.06 feet, to a found 5/8" iron rod, in the north line of said Pine Bluff Lane, for the southerly southeast corner of this tract.

THENCE S 89°22'25" W 586.85 feet, along said north line of Pine Bluff Lane, to an 8" tree, for a corner of this tract.

THENCE S 89°47'08" W 148.71 feet, along said north line of Pine Bluff Lane, to a found 1/2" iron rod, at the southwest corner of said Lot 31, for the southwest corner of this tract.

THENCE N 00°06'37" W 283.89 feet, along the west line of said Lot 31, to a reset 1/2" iron rod, at the common westerly corner of said Lots 30 and 31, for the northwest corner of this tract.

THENCE N 89°22'25" E 765.68 feet, along the common line of said Lots 30 and 31, to the POINT OF BEGINNING.

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Micah Hamilton, 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.

*Micah Hamilton*

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
W2305032-RP  
Field Date: June 17, 2023  
Preparation Date: July 23, 2023



**Surveyor's Notes:**

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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 one or more of the following areas:

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

According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008; 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)

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 & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC" - unless otherwise noted.

**Parker County Notes:**

7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance and state law, and is subject to fines and withholding of utilities and building permits.

8) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

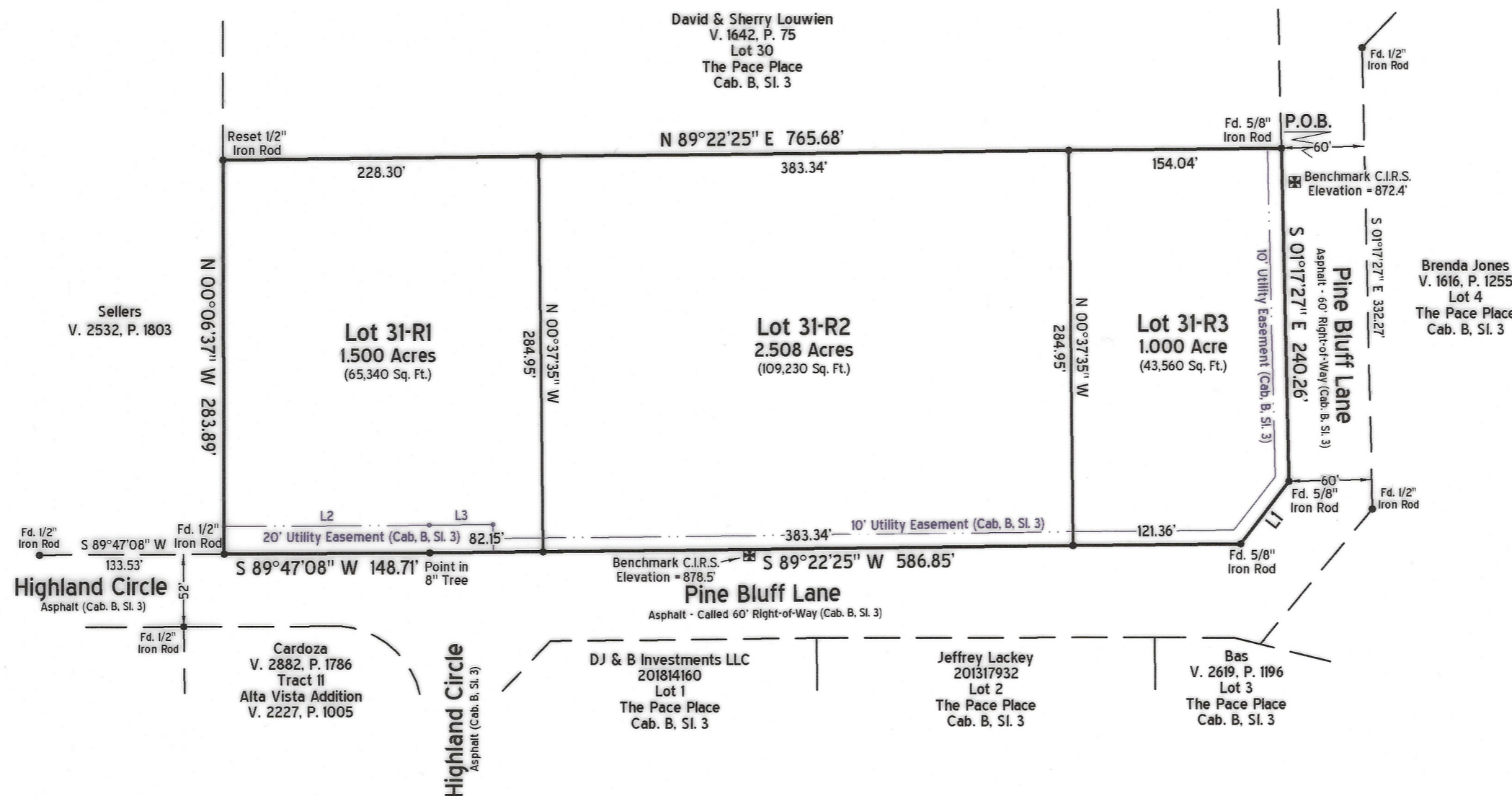
9) Sanitary sewer is to be provided by on-site septic facilities.

10) Water is to be provided by Walnut Creek SUD.

11) 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.

LINE	BEARING	DISTANCE
L1	S 37°48'00" W	57.06'

ESMT	BEARING	DISTANCE
L2	N 89°47'08" E	148.64'
L3	N 89°22'25" E	46.00'



Now, Therefore, Know All Men By These Presents:

That James Scott, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 31-R1, 31-R2 and 31-R3, The Pace Place, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

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

Witness, my hand, this the 6th day of September, 2023.

By:

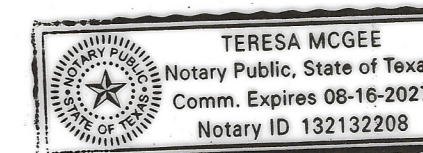
*James Scott*  
James Scott (Owner)

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 James Scott, 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 6th day of September, 2023.

*Teresa McGee*  
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 11th day of September, 2023.

*George A. Conley*  
County Judge

*George A. Conley*  
Commissioner Precinct #1

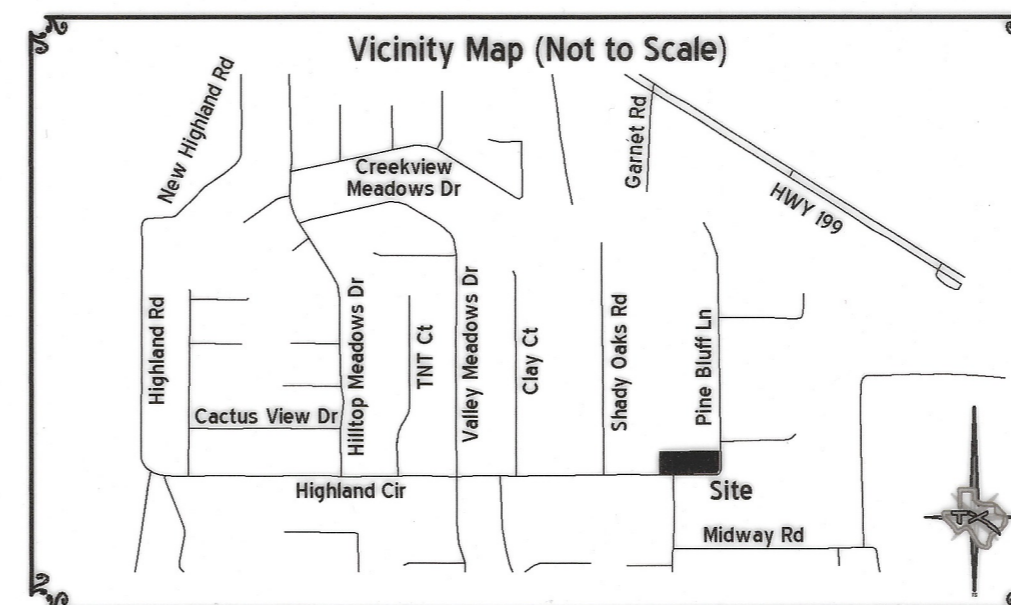
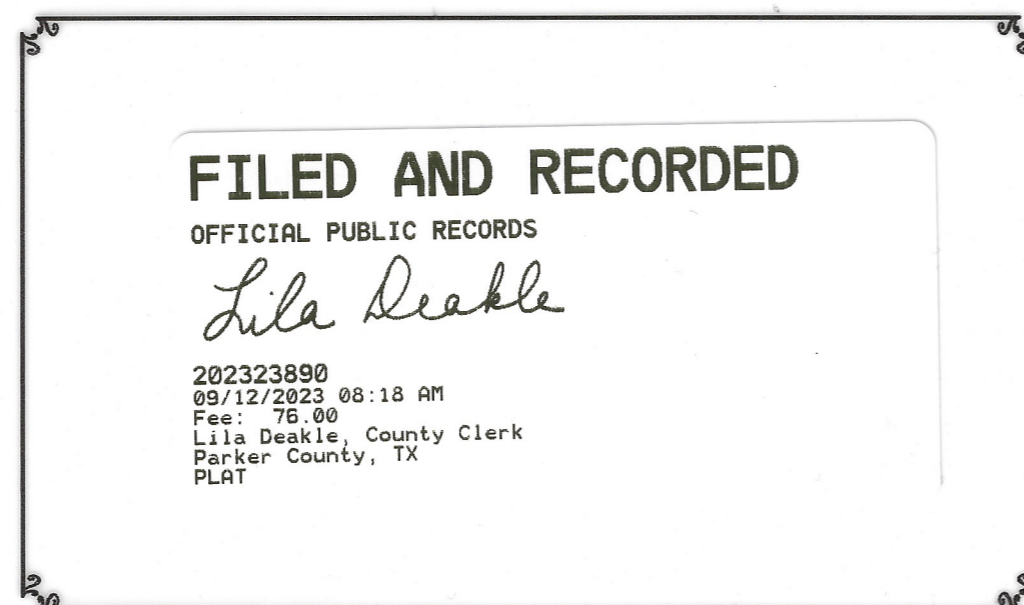
*Jacob Holt*  
Commissioner Precinct #2

*Tom Walden*  
Commissioner Precinct #3

*Chris*  
Commissioner Precinct #4

16045.001.031.00  
16045.001.031.9\*

16045  
AZ  
L-7



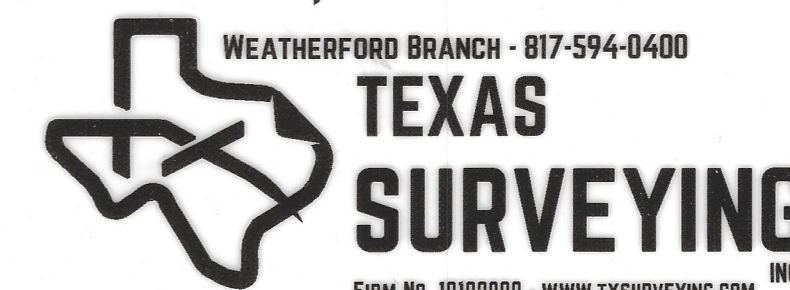
Revision of Plat  
Lots 31-R1, 31-R2 and 31-R3  
The Pace Place

an addition in Parker County, Texas

Being a 5.008 acre replat of Lot 31, The Pace Place, according to the plat recorded in Plat Cabinet B, Slide 3, Plat Records, Parker County, Texas

September 2023

WEATHERFORD BRANCH - 817-594-0400



The purpose of this replat is to divide Lot 31, The Pace Place into three lots.

Plat Cabinet F Slide 568

