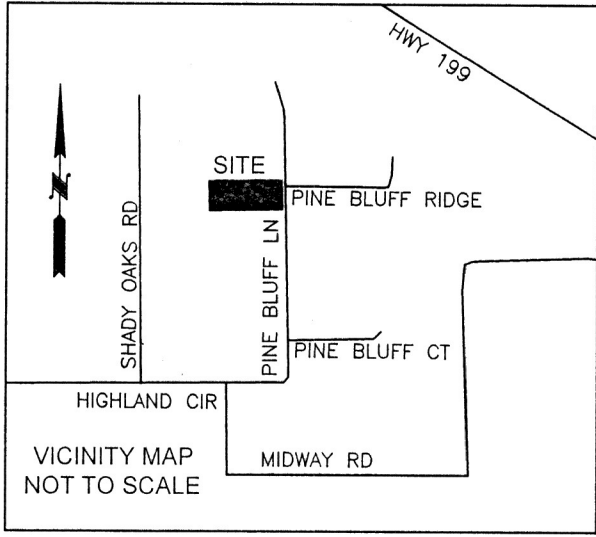


Bearings are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.

Original Scale : 1" = 50'
0 25' 50' 100'
Graphic Scale in Feet

IRF = IRON ROD FOUND
IRS = IRON ROD WITH CAP STAMPED "WIESE RPLS 6369" SET
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS



Notes:

1. This tract lies within Area of Minimal Flood Hazard Zone X, according to the Flood Insurance Rate Map Number 48367C0200E with an effective date of September 26, 2008.

2. 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.

3. 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.

4. Water will be supplied by Walnut Creek Water Supply Co.

5. Sewer Service will be on-site sewer facilities subject to approval by officials of Parker County.

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

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground October 18th, 2023.

Aaron Wiese
Aaron Wiese
Texas Registered Professional Surveyor No. 6369



State of Texas

County of Parker

Metes and Bounds Description

All that certain lot, tract or parcel of land being all of Lot 25, The Pace Place, according to the plat thereof recorded in Cabinet B, Slide 003, Plat Records, Parker County Texas and 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 Pine Bluff Lane for southeast corner of said Lot 25;

THENCE with the south line of said Lot 25, South 89 degrees 21 minutes 05 seconds West a distance of 754.41 feet to a 1/2-inch iron rod found for southwest corner of said Lot 25;

THENCE with the west line of said Lot 25, North 00 degrees 57 minutes 44 seconds West a distance of 300.45 feet to a 1/2-inch iron rod found for northwest corner of said Lot 25;

THENCE with the north line of said Lot 25, North 89 degrees 22 minutes 28 seconds East a distance of 752.67 feet to a 1/2-inch iron rod found in said west right of way line for northeast corner of said Lot 25;

THENCE with said west right of way line and east line of said Lot 25, South 01 degree 17 minutes 43 seconds East a distance of 300.17 feet to the point of BEGINNING, containing 5.195 acres of land.

Owner/Developer
Billy Joe Baker Jr. and Carla Willene Baker
1812 Melba Court
River Oaks, Texas 76114

Jackie Ray Baker, Sr. and Flora Baker
251 Pine Bluff Lane
Springtown, Texas 76082

SCALE 1"=50'	PROJ. NO. 2023-177	WIESE LAND SURVEYING, LLC 4890 OLD MILLSAP ROAD MILLSAP, TX 76066 (817) 597-9487	SHEET NO. 1 OF 1
DWN: APW	PARKER COUNTY	FIRM REGISTRATION NUMBER: 10194709	
DATE: 11-17-23	TEXAS		

3.0 ACRES
ANISKA SATTERFIELD
VOLUME 2338, PAGE 759
D.R.P.C.T.

2.92 ACRES
WILLIAM J. MARTIN AND WIFE,
MARILYN MARTIN
VOLUME 1249, PAGE 467
D.R.P.C.T.

2.98 ACRES
JEREMY DOW
DOCUMENT NUMBER 202239655
O.P.R.P.C.T.

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Billy Joe Baker Jr., Carla Willene Baker, Jackie Ray Baker Sr., and Flora Baker do hereby adopt this plat designating the hereinabove described real property as LOT 25-R1, LOT 25-R2, and LOT 25-R3, THE PACE PLACE, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this 20th day of December, 2023.

Billy Joe Baker Jr.
BILLY JOE BAKER JR

Jackie Ray Baker Sr.
JACKIE RAY BAKER SR

THE 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 Billy Joe Baker Jr, 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.

Given under my hand and seal of office on this 20th day of December, 2023.

Karen Carlton
Notary Public in and for the State of Texas

THE 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 Carla Willene Baker, 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.

Given under my hand and seal of office on this 20th day of December, 2023.

Karen Carlton
Notary Public in and for the State of Texas

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

Plat Cabinet F, Slide 643

LOT 24
THE PACE PLACE
CABINET B, SLIDE 003
P.R.P.C.T.

752.67'
N 89°22'28" E
435.88'

LOT 25
THE PACE PLACE
CABINET B, SLIDE 003
P.R.P.C.T.

LOT 26
THE PACE PLACE
CABINET B, SLIDE 003
P.R.P.C.T.

202400530 PLAT Total Pages: 1



5/8" IRS

N 89°22'28" E
160.73'

20' INGRESS/EGRESS EASEMENT

N 89°30'15" E
317.47'

S 89°30'15" W
317.74'

1/2" IRF

N 00°31'38" W
20.00'

300.27'

N 00°31'38" W

1/2" IRF

S 89°21'05" W
754.41'

POINT FOR CORNER.
STEEL FENCE POST BEARS
N 60° 26' 13" E - 0.66'

5/8" IRS

5/8" IRS

5/8" IRS

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N 89°22'28" E
160.73'

PINE BLUFF LANE
FORMERLY KNOWN AS NEWFIELD LANE
60' RIGHT-OF-WAY
CABINET B, SLIDE 003
P.R.P.C.T.
ASPHALT PAVING

60'

1/2" IRF

1/2" IRF

1/2" IRF

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16045.001.025.00

THE 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 Jackie Ray Baker Sr., 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.

Given under my hand and seal of office on this 20th day of December, 2023.

Karen Carlton
Notary Public in and for the State of Texas

THE 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 Flora Baker, 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.

Given under my hand and seal of office on this 20th day of December, 2023.

Karen Carlton
Notary Public in and for the State of Texas

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, this 8th day of January, 2024.

George A. Conley
George Conley
Commissioner Precinct #1

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Mark Hale
Mark Hale
Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202400530
01/08/2024 01:10 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet

Slide

F

643

REPLAT
LOT 25-R1, LOT 25-R2, AND LOT 25-R3
THE PACE PLACE
AN ADDITION IN PARKER COUNTY, TEXAS

BEING A REPLAT OF ALL OF LOT 25 OF THE PACE PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 003 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS