

I, JOSE L. LOPEZ, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Jose L. Lopez
JOSE L. LOPEZ

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT PARKER COUNTY, TEXAS, THIS THE 26th DAY OF February, 2021.

COUNTY JUDGE

Jose C. A. Conley
COMMISSIONER PRECINCT #1

Chris
COMMISSIONER PRECINCT #2

Sam
COMMISSIONER PRECINCT #3

DO
COMMISSIONER PRECINCT #4

202108707 PLAT Total Pages: 1



STATE OF TEXAS }
COUNTY OF PARKER }

Jose L. Lopez and Melinda Lopez, being the owners of that certain 5.00 acre tract of land more particularly described as follows:

Description for a 5.00 acre tract of land, said tract being all of Lot 10, THE PACE PLACE, an Addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 3, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at metal fence post found in the East line of Pine Bluff Lane, said post being for the Northwest corner of said Lot 10 and the Southwest corner of Lot 11;

THENCE S 89°48'48" E, with the common line of said Lot 10 & 11, 889.68 feet to a metal fence post at the Northeast corner of said Lot 10 and the Southeast corner of said Lot 11 and being in the West line of Lot 9;

THENCE S 02°14'25" E, with the common line of said Lot 9 & 10, 12.74 feet to a metal fence post at a common corner of said Lots 9 & 10;

THENCE S 42°47'57" W, with the common line of said Lot 9 & 10, 367.38 feet to a metal fence post in the North line of Pine Bluff Court and being for the Southeast corner of said Lot 10 and the Southwest corner of said Lot 9;

THENCE N 89°49'06" W, with the North line of said Pine Bluff Court, 613.51 feet to a metal fence post;

THENCE N 45°21'27" W, with the North line of said Pine Bluff Court, 35.29 feet to a metal fence post in the East line of said Pine Bluff Lane;

THENCE N 00°25'57" W, with the West line of said Pine Bluff Lane, 258.45 feet to the POINT OF BEGINNING and containing 5.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jose L. Lopez and Melinda Lopez, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

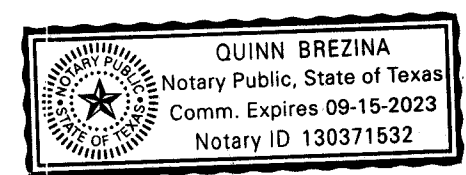
Lot 10R1 & 10R2
The Pace Place,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 26th day of February, 2021.

Jose L. Lopez
Jose L. Lopez

Melinda Lopez
Melinda Lopez



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jose L. Lopez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of February, 2021.

Quinn Brezina
Notary Public State of Texas

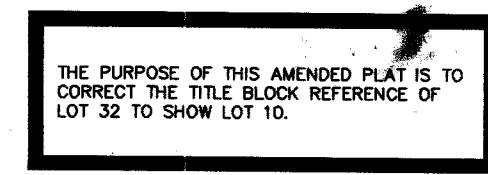
STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Lopez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of February, 2021.

Quinn Brezina
Notary Public State of Texas

16045.001.010.00



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

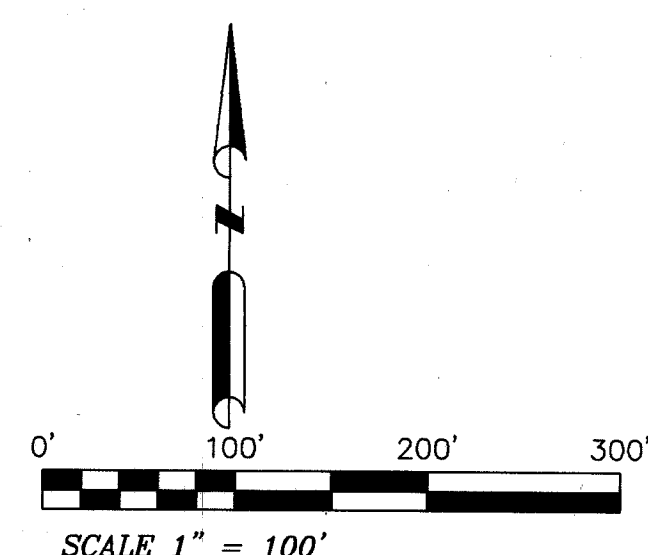
Lila Deakle

202108707
03/08/2021 02:28 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER

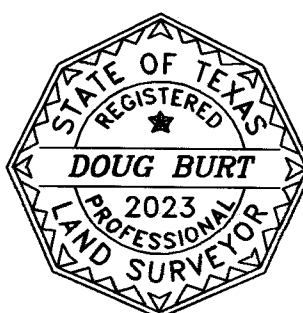
JOSE L. LOPEZ & MELINDA LOPEZ
101 PINE BLUFF COURT
SPRINGTOWN, TEXAS 76082

E 689



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 15, 2021

BASIS OF BEARING PER PLAT.
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
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.
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.