

LEGEND

- B/L.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- P.R.P.C.T.....Plat Records, Parker County, Texas
- U.E.....Utility Easement

STATE OF TEXAS §
COUNTY OF PARKER §

202135103 PLAT Total Pages: 1
[Barcode]

WHEREAS, Jorge L. Tueme and spouse, Jasmin Tueme, being the owners of the hereon described property to wit:

BEING a tract of land situated within the John T. Paschall Survey, Abstract Number 1055, Parker County, Texas and being all of Lots 62 and 63, The Preserve on Ash Creek, an addition to Parker County, Texas as shown on the plat recorded in Cabinet E, Slide 692, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" found (CIRF) for the northwest corner of said Lot 62, same being the southwest corner of Lot 61 of the said The Preserve on Ash Creek, and being in the east line of Tract 3, Block 3, Section 3, Live Oak Hills Addition, an addition to Parker County, Texas as shown on plat recorded in Cabinet A, Slide 179, P.R.P.C.T.;

THENCE EAST, with the common line between said Lots 61 and 62, a distance of 541.00 feet to a CIRF for the northeast corner of said Lot 62, same being the southeast corner of said Lot 61, and being in the west right-of-way line of Overlook Way (a 60 foot right-of-way);

THENCE SOUTH, with the common line between said Lot 62 and the said right-of-way line, passing at a distance of 163.08 feet, a CIRF for the southeast corner of said Lot 62, same being the northeast corner of the aforementioned Lot 63, and now continuing with the common line between said Lot 63 and the said right-of-way line, in all for a total distance of 325.53 feet to a CIRF for the southeast corner of said Lot 63, same being the northeast corner of Lot 64 of the aforesaid The Preserve on Ash Creek;

THENCE WEST, with the common line between said Lots 63 and 64, a distance of 545.21 feet to a CIRF for the southwest corner of said Lot 63, same being the northwest corner of said Lot 64, and being in the east line of a tract of land as described by deed to Jimmy L. Cole and wife, Dianna Cole, as recorded in Volume 1320, Page 850, Deed Records, Parker County, Texas;

THENCE North 00°44'25" East, with the common line between said Lot 63 and the said Cole tract, passing at a distance of 108.84 the northeast corner of the said Cole tract, same being the southeast corner of the aforementioned Tract 3, and now continuing with the common line between said Lot 63 and said Tract 3, passing at a distance of 162.46 feet, a CIRF for the northwest corner of said Lot 63, same being the southwest corner of the aforesaid Lot 62, and now continuing with the common line between said Lot 62 and said Tract 3 in all for a total distance of 325.56 feet to the POINT OF BEGINNING and CONTAINING 176,797 Square Feet or 4.059 Acres of land more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

That, Jorge L. Tueme and spouse, Jasmin Tueme, being the owners of said lots do hereby adopt this plat as:

LOT 62-R, THE PRESERVE OF ASH CREEK, Parker County, Texas, and hereby dedicate to the use of the Public forever all parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Executed this the 26 day of August, 2021.

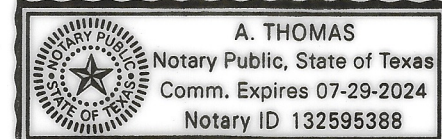
[Signatures of Jorge L. Tueme and Jasmin Tueme]

STATE OF Texas §
COUNTY OF Tarrant §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Jorge L. Tueme, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 26th day of August, 2021.

[Signature of Notary Public]

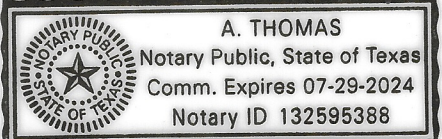


STATE OF Texas §
COUNTY OF Tarrant §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Jasmin Tueme, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 26th day of August, 2021.

[Signature of Notary Public]



The purpose of this Replat is to combine Lots 62 and 63 into one lot. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

REPLAT

LOT 62-R

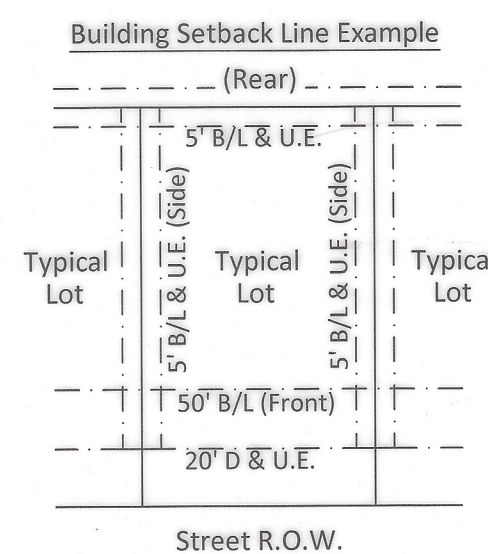
THE PRESERVE ON ASH CREEK

BEING A 4.059 ACRE TRACT OF LAND SITUATED WITHIN JOHN T. PASCHALL SURVEY, ABSTRACT NO. 1055 & BEING A REPLAT OF LOTS 62 & 63, THE PRESERVE ON ASH CREEK AS SHOWN ON PLAT CAB. E, SLIDE 692, P.R.P.C.T.

PARKER COUNTY, TEXAS

AUGUST 2021

F 47



GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
- No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
- Water Supply Source: Water Wells on each Lot.
- Sewer Disposal: On-site septic.
- Subject property is not within any ETJ Jurisdiction.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur

OWNER:
Jorge L. Tueme and spouse,
Jasmin Tueme
1505 Trinity View Street
Irving, TX 75060

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

POB CIRF

TRACT 3, SECTION 3, LIVE OAK HILLS ADDITION, CAB. A, SLIDE 179, P.R.P.C.T.

TRACT 3, SECTION 3, LIVE OAK HILLS ADDITION, CAB. A, SLIDE 179, P.R.P.C.T.

JIMMY L. COLE and wife, DIANNA COLE, VOL. 1320, PAGE 850, D.R.P.C.T.

5' B/L & U.E. CAB. E, SLIDE 692, P.R.P.C.T.

5' B/L & U.E. CAB. E, SLIDE 692, P.R.P.C.T.

325.56'

325.53'

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By scaled location the subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRMS, Flood Insurance Rate Map, Community Panel Number 48367C0175E, Map Revised September 26, 2008.

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 9 day of August, 2021.

[Signatures of Pat Deen, George A. Conley, Craig Peacock, Larry Walden, Steve Dugan]

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with the Parker County regulations.

[Signature of John G. Margotta]
John G. Margotta
State of Texas Registered Professional Land Surveyor
RPLS No. 5956
Date: August 24, 2021



STATE OF TEXAS §
COUNTY OF TARRANT §
Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared John G. Margotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 24th day of August, 2021.

[Signature of Michelle A. Soules]
Michelle A. Soules
Notary Public

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202135103
09/07/2021 01:31 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

