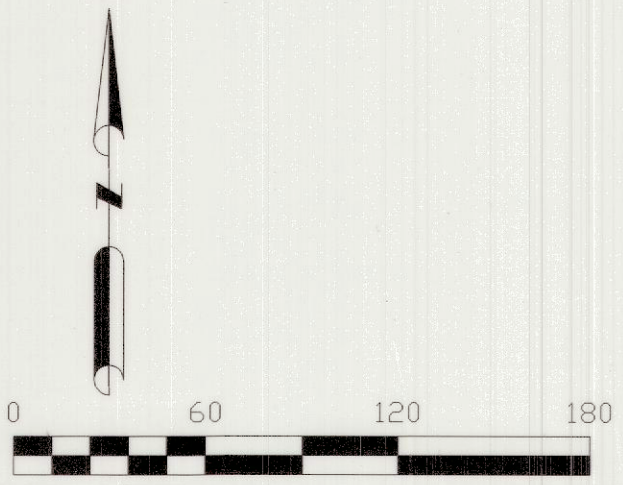
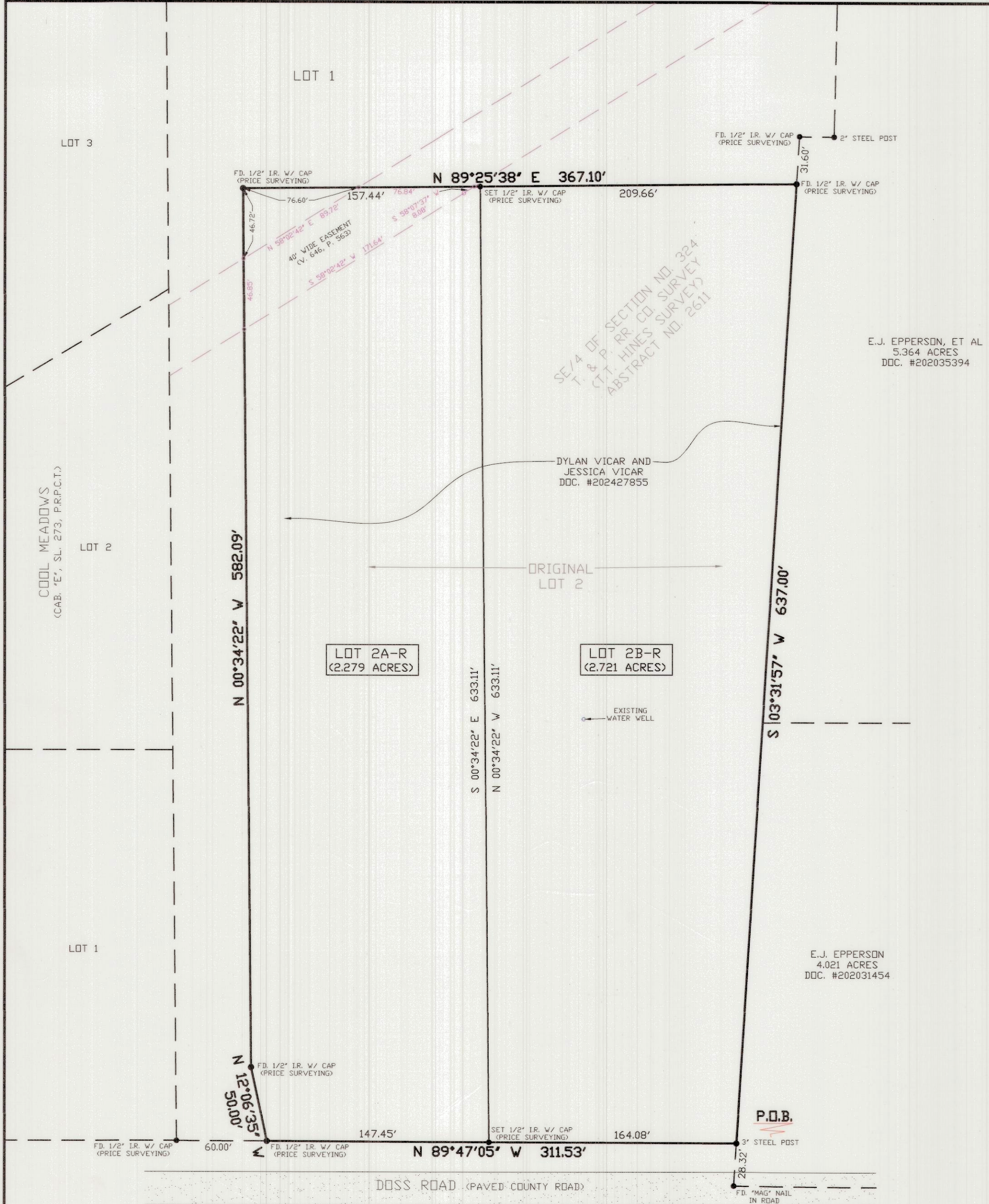




NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 292.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON MAY 12, 2025

NOTE: WATER IS SUPPLIED BY PRIVATE WATER WELL

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

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: A MINIMUM CULVERT SIZE OF 18\"/>

LEGAL DESCRIPTION

Of a 5.000 acres tract of land, being all of Lot 2 of Doss Road Place, according to plat recorded in Cabinet F, Slide 578 of the Plat Records of Parker County, Texas; and being the same tract described in Document No. 202427855 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 3\"/>

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 9th DAY OF June, 2025.

George A. Guley
COMR. PRECINCT #1

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

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 APRIL 8, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25264 20317.crd FN250420



OWNER'S CERTIFICATE

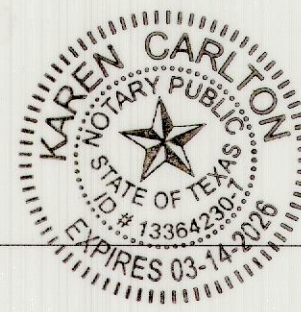
That we, DYLAN VICAR and JESSICA VICAR, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 2A-R and LOT 2B-R of DOSS ROAD PLACE, Parker County, Texas, We, by the recordation of this plat, do hereby replat the property shown hereon, said lot to be hereafter known by the lot numbers 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 2nd DAY OF June, 2025

BY: Dylan Vicar
DYLAN VICAR

BY: Jessica Vicar
JESSICA VICAR



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 DYLAN VICAR and JESSICA VICAR, 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 2nd day of June, 2025

Karen Carlton
Signature

11752.001.002.00

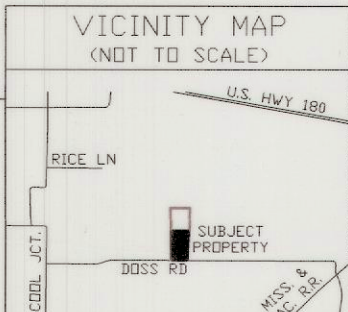
11752
MI
C-14

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515210
06/09/2025 02:11 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 117
DATE _____

DEVELOPER

DYLAN VICAR AND
JESSICA VICAR
P.O. BOX 2272
GRANBURY, TX 76048
PH. 780-404-6808

SURVEYOR

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

REPLAT

DOSS ROAD PLACE
LOT 2A-R & LOT 2B-R

BEING A REPLAT OF ALL OF
LOT 2 OF DOSS ROAD PLACE,
ACCORDING TO PLAT RECORDED
IN CABINET F, SLIDE 578 OF
THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: JUNE 2, 2025