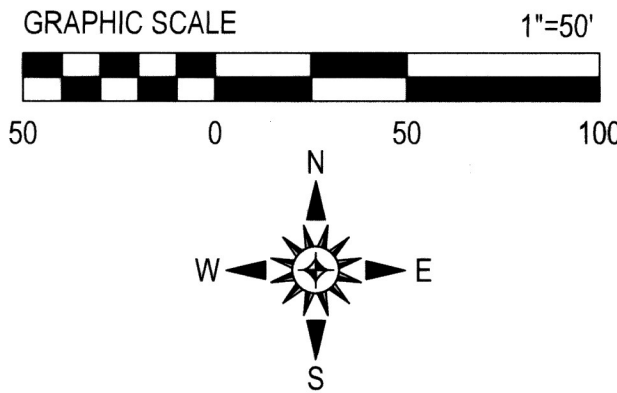




This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

Driveway Culvert Table	
Lot 10R	18"min
Lot 11R	18"min

SAMUEL RIDDELL SURVEY
ABSTRACT NO. 1129

Lot 9
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 8
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 7 Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 11
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

LOT 10R
1.00 ACRES
44,630 SF

Lot 10
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

LOT 11R
1.00 ACRES
43,672 SF

Lot 11
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 12
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 13
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 14
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 16
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

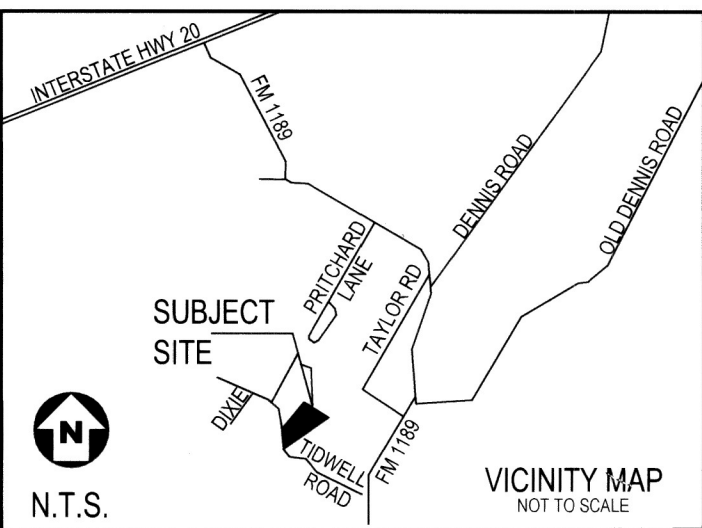
Lot 15
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

Lot 17
Grace Lane Estates
Cabinet F, Slide 547
P.R.P.C.T.

GENERAL NOTES:

- Project is not located in ETJ of any municipality.
- Total Number of Single Family Residential Lots = 2.
- Water Supplied by Parker County Special Utility District.
- Sewer provided by private OSSF's.
- Lot sizes 1.0 acres.
- Central box units (CBU'S) required by USPS for mail delivery & must meet postal regulations.
- A 9-1-1 address number shall be erected by the landowner on his/her driveway, visible and readable from public roads. Reflective house numbers are required.
- CIRS - Capped 1/2" Iron Rod Set Inscribed "Barron Stark"

Driveway Spacing Per Posted Speed Limit	
30 MPH	200 FEET
35 MPH	250 FEET
40 MPH	305 FEET



STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas
on the 12th day of November, 2024

Pat Deen, County Judge
George A Conley, Commissioner Precinct #1
Jacob Holt, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Mike Hale, Commissioner Precinct #4

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

Charles F. Stark Date 09/30/24
Registered Professional Land Surveyor
Texas Registration No. 5084

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202429707
11/13/2024 01:53 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202)
2.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPT. 26, 2008 MAP NO. 48367C0375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, KW HOMES, LLC, and Phillip & Tacy Thornton are the Owners of the herein described property:

BEING situated in the Samuel Riddell Survey, Abstract No 1129 and being all of Lots 10 and 11, Grace Lane Estates as recorded in Cabinet F, Slide 547, Official Public Records, Parker County, Texas.

Do Hereby Dedicate same to be known as Lots 10R and 11R, Grace Lane Estates. an addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

KW HOMES, LLC, and Phillip & Tacy Thornton as Owner(s) of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

We also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas;

It is the responsibility of the Developer, not the County to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

KW Homes, LLC Owner of Lot 10

Phillip & Tacy Thornton - Owners of Lot 11

Kevin Harris
Kevin Harris, President

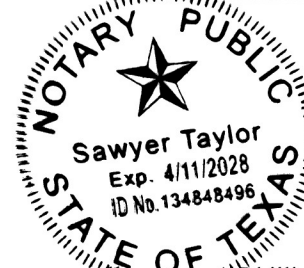
Phillip Thornton
Phillip Thornton
Tacy Thornton
Tacy Thornton

STATE OF TEXAS {}
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Kevin Harris, 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 and in the capacity therein stated.

Given under my hand and seal of this 3rd day of October, 2024

Sawyer Taylor
Notary Public in and for the State of Texas

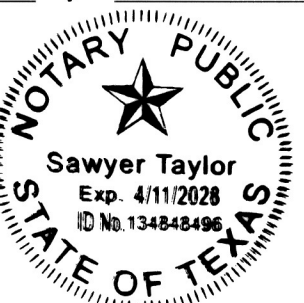


STATE OF TEXAS {}
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Phillip Thornton and Tacy Thornton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of this 3rd day of October, 2024

Sawyer Taylor
Notary Public in and for the State of Texas



12803.001.010.00
12803.001.011.00

12803
BR
E-19
REPLAT

Lots 10R and 11R

GRACE LANE ESTATES

An Addition to Parker County, Texas
Being a Revision of Lots 10 and 11, Grace Lane Estates as Recorded in Cabinet F, Slide 547 P.R.P.C.T.
and also
Being 2.0 Acres Situated in the
SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1129
Parker County, Texas

AUGUST 2024
PRECINCT #3

G-016

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

B
Barron-Stark
Engineers

OWNERS:
LOT 10
KW HOMES, LLC
P.O. BOX 1853
ALEDO TX, 76008
KEVIN HARRIS
817-614-8721
LOT 11
PHILLIP & TACY
THORNTON
1041 BERMESE CT,
BROCK, TX 76087
940-445-9232

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

JOB No. 1065-10287
AUG 2024
SHEET
1 of 1