

JON BAKER REALTY, 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.

*[Signature]*  
JON BAKER

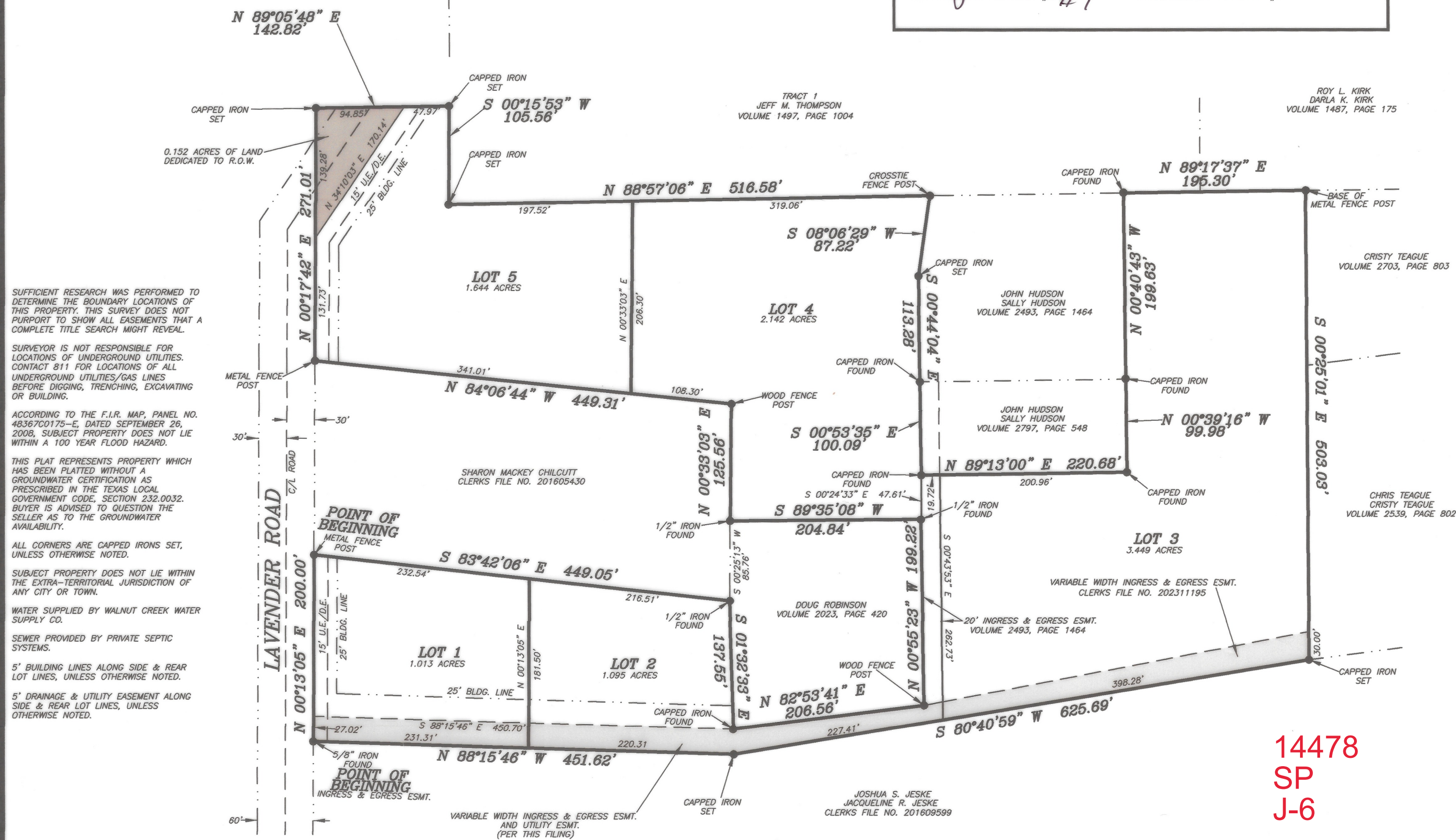
202325351 PLAT Total Pages: 1

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 15th DAY OF September 2023.

COUNTY JUDGE

*[Signatures]*  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3  
COMMISSIONER PRECINCT #4  
COMMISSIONER PRECINCT #1



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700176-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

5' BUILDING LINES ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED.

5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED.

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS JON BAKER REALTY, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T&P R.R. CO. SURVEY, Section 113, Abstract No. 1389 and the J.N. PARKER SURVEY, Abstract No. 2570, Parker County, Texas, said tract being the same tract of land described in deed to Jon Baker Realty, LLC., recorded in Clerks File No. 202311195, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a metal fence post in the East line of Lavender Road, said post being by deed call, South 1308.38 feet, East, 27.93 feet, North, 208.72 feet and N 00°32'20" E, 616.39 feet from the Northwest corner of said T&P R.R. CO. SURVEY, Abstract No. 1389;

thence S 83°42'06" E 449.05 feet to a 1/2" iron found in the West line of that certain tract of land described in deed to Doug Robinson, recorded in Volume 2023, Page 420, Real Records, Parker County, Texas;

thence S 01°28'30" E, with the West line of said Volume 2023, Page 420, 137.53 feet to a capped iron found at the Southwest corner of said Volume 2023, Page 420;

thence N 82°53'41" E, with the South line of said Volume 2023, Page 420, 206.56 feet to a wood fence post at the Southeast corner of said Volume 2023, Page 420;

thence N 00°55'23" W, with the East line of said Volume 2023, Page 420, 199.22 feet to a 1/2" iron found at the Northeast corner of said Volume 2023, Page 420;

thence S 89°35'08" W, with the North line of said Volume 2023, Page 420, 204.84 feet to a 1/2" iron found at the Northwest corner of said Volume 2023, Page 420;

thence N 00°33'03" E 125.56 feet to a wood fence post;

thence N 84°06'44" W 449.31 feet to a metal fence post in the East line of said Lavender Road;

thence N 00°17'42" E, crossing said Lavender Road, 271.01 feet to a capped iron set;

thence N 89°05'48" E, crossing said Lavender Road, 142.82 feet to a capped iron set in the West line of that certain tract of land described as Tract 1 in deed to Jeff M. Thompson, recorded in Volume 1497, Page 1004, Real Records, Parker County, Texas;

thence S 00°15'53" W, with the West line of said Tract 1, 105.56 feet to a capped iron set at the Southwest corner of said Tract 1;

thence N 88°57'06" E, with the South line of said Tract 1, 516.58 feet to a cross-tie fence post at the Northwest corner of that certain tract of land described in deed to John Hudson and Sally Hudson, recorded in Volume 2493, Page 1464, Real Records, Parker County, Texas;

thence S 08°06'29" W, with the West line of said Volume 2493, Page 1464, 87.22 feet to a capped iron set;

thence S 00°44'04" E, with the West line of said Volume 2493, Page 1464, 113.28 feet to a capped iron found at the Southwest corner of said Volume 2493, Page 1464 and the Northwest corner of that certain tract of land described in deed to John Hudson and Sally Hudson, recorded in Volume 2797, Page 548, Real Records, Parker County, Texas;

thence S 00°53'35" E, with the West line of said Volume 2797, Page 548, 100.09 feet to a capped iron found at the Southwest corner of said Volume 2797, Page 548;

thence N 89°13'00" E, with the South line of said Volume 2797, Page 548, 220.68 feet to a capped iron found at the Northeast corner of said Volume 2797, Page 548 and the Southeast corner of said Volume 2493, Page 1464;

thence N 00°39'16" W, with the East line of said Volume 2797, Page 548, 99.98 feet to a capped iron found at the Northeast corner of said Volume 2493, Page 1464 and being in the South line of said Tract 1, Volume 1497, Page 1004;

thence N 89°17'37" E, with the South line of said Tract 1 and the South line of that certain tract of land described in deed to Roy L. Kirk and Darla K. Kirk, recorded in Volume 1487, Page 175, 195.30 feet to the base of a metal fence post and being for the Northwest corner of that certain tract of land described in deed to Cristy Teague, recorded in Volume 2703, Page 803, Real Records, Parker County, Texas;

thence S 00°25'01" E, with the West line of said Volume 2703, Page 803 and with the West line of that certain tract of land described in deed to Cristy Teague and Cristy Teague, recorded in Volume 2539, Page 802, Real Records, Parker County, Texas, 503.03 feet to a capped iron set at the Southwest corner of said Volume 2539, Page 802 and being in the North line of that certain tract of land described in deed to Joshua S. Jeske and Jacqueline R. Jeske, recorded in Clerks File No. 201609599, Real Records, Parker County, Texas;

thence S 80°40'59" W, with the North line of said Clerks File No. 201609599, 625.69 feet to a capped iron set;

thence N 88°15'46" W, with the North line of said Clerks File No. 201609599, 451.62 feet to a 5/8" iron found in the East line of Lavender Road and being for the Northwest corner of said Clerks File No. 201609599;

thence N 00°13'05" E, with the East line of said Lavender Road, 200.00 feet to the POINT OF BEGINNING and containing 9.494 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jon Baker Realty, LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-5, Block 1  
LAVENDER HILLS,  
Parker County, Texas

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

Executed this the 16 day of September 2023.

*[Signature]*  
JON BAKER

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jon Baker, 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 16 day of September 2023.

*[Signature]*  
Notary Public State of Texas

*[Signature]*  
GARRY JOE JONES  
Notary Public, State of Texas  
Comm. Expires 09-17-2026  
Notary ID 131724543

0' 100' 200' 300'

SCALE 1"=100'

**HORIZON LAND SURVEYING**

582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194616

21389.008.001.00  
21389.004.000.00  
22570.006.000.00

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*[Signature]*  
Lila Deakle

202325351  
09/27/2023 08:57 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

OWNER/DEVELOPER

JON BAKER REALTY, LLC.  
916 PEACOCK DRIVE  
SAGINAW, TEXAS 76131



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*[Signature]*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
SEPTEMBER 13, 2023

GABRIELA NUNEZ  
Notary Public, State of Texas  
Comm. Expires 05-28-2024  
Notary ID 132497860

F579

Final Plat  
Lots 1-5, Block 1,  
LAVENDER HILLS,  
Being 9.494 acres of land situated in the  
T&P R.R. CO. SURVEY, Section 113, Abstract  
No. 1389 and the J.N. PARKER SURVEY,  
Abstract No. 2570, Parker County, Texas