OWNER'S CERTIFICATE

That we, ALLEN BACH and PEGGY BACH, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as DOSS ROAD PLACE. This plat being a subdivision of 11.477 acres out of the Southeast 1/4 of Section No. 324, T. & P. R.R. Co. Survey (T.T. Hines Survey), Abstract No. 2611, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that the tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 18 DAY OF September 2023

BY: Allen Bach
ALLEN BACH

BY: Peggy Bach
PEGGY BACH

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 ALLEN BACH and PEGGY BACH, 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 18 day of September 2023

Signature

LISA DAGER
MY COMM. EXPIRES JANUARY 29, 2027

NOTARY PUBLIC STATE OF TEXAS

LIEN HOLDER STATEMENT

FIRST FINANCIAL BANK, N.A., as lien holder of the property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature

Amber Allen
Printed

EVP Senior Lender
Title

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 Amber Allen 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 stated.

GIVEN under my hand and seal of office this 18 day of September 2023

Signature

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deable
202325349
09/27/2023 08:00 AM
Fee: 75.00
Lila Deable, County Clerk
Parker County, TX
PLAT

LEGAL DESCRIPTION 202325349 PLAT Total Pages: 1

[redacted]

Of an 11.477 acres tract of land out of the Southeast 1/4 of Section No. 324, T. & P. RR. Co. Survey (T.T. Hines Survey), Abstract No. 2611, Parker County, Texas, being part of a certain 11.751 acres tract described in Document No. 202101630 of the Official Public Records of Parker County, Texas, and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Doss Road (paved) and in the west line of said 11.751 acres tract and at the most southerly southeast corner of Coal Meadows, according to plat recorded in Cabinet "E", Slide 251 of the Plat Records, for the southwest and beginning corner of this tract. Whence a found "MAG" nail at the southwest corner of said 11.751 acres tract bears S. 89 deg. 54 min. 22 sec. E. 26.73 feet and the southwest corner of Section No. 101, T. & P. RR. Co. Survey, Abstract No. 1398, is called to bear S. 00 deg. 34 min. 22 sec. E. 26.73 feet and S. 89 deg. 32 min. 42 sec. E. 710.68 feet.

Thence N. 00 deg. 34 min. 22 sec. W. 1192.27 feet to a found 1/2" iron rod at an ell corner of said Coal Meadows for the northwest corner of this and said 11.751 acres tract.

Thence S. 89 deg. 31 min. 12 sec. E. 458.81 feet along a south line of said Coal Meadows to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly southeast corner of a certain 5.364 acres tract described in Document No. 202003994 of said Official Public Records for the northeast corner of this and said 11.751 acres tract.

Thence S. 01 deg. 12 min. 55 sec. W. 522.78 feet to a 2" steel post at an ell corner of said 5.364 acres tract for the most westerly southeast corner of this and said 11.751 acres tract.

Thence N. 89 deg. 03 min. 36 sec. W. 23.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly southwest corner of said 5.364 acres tract for an ell corner of this and said 11.751 acres tract.

Thence S. 01 deg. 31 min. 37 sec. W. 568.60 feet to a 2" steel post in the north line of said Doss Road and in the west line of said 11.751 acres tract for the most westerly southeast corner of this tract.

Thence N. 89 deg. 47 min. 05 sec. W. 371.53 feet to the place of beginning.

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 the plat correctly represents that survey made by me or under my direct supervision on APRIL 5, 2023.

Philip E. Colvin, Jr. R.P.L.S. No. 6058
JN23357 20317.dgn PN230605-06

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 25th DAY OF September 2023

COUNTY JUDGE

George A Conley
COMM. PRECINCT #1

COMM. PRECINCT #2

COMM. PRECINCT #3

COMM. PRECINCT #4

VICINITY MAP

FINAL PLAT

DOSS ROAD PLACE
LOT 1 AND LOT 2

BEING A SUBDIVISION OF 11.477 ACRES OUT OF THE SOUTHEAST 1/4 OF SECTION NO. 324, T. & P. R.R. CO. SURVEY (T.T. HINES SURVEY) ABSTRACT NO. 2611 PARKER COUNTY, TEXAS

FILED OF RECORD
PARKER COUNTY, TEXAS
CABINET
SLIDE

F 578
9/27/23

OWNER
ALLEN BACH
100 DOSS ROAD
WEATHERFORD, TEXAS 76087
817-573-4843

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
1108 WINDSOR
WEATHERFORD, TEXAS 76086
817-596-0348

PLAT DATE: AUGUST 2, 2023