

**OWNER'S CERTIFICATE**

That I, TYLER JORDAN BACH, the owner 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 DOSS ROAD PLACE. This plat being a subdivision of 11.711 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. I, 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.

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

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
TYLER JORDAN BACH

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TYLER JORDAN BACH 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 stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Signature \_\_\_\_\_

**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 5, 2023.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN23357 20317.crd FN230505-06

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0250F,  
DATED APRIL 5, 2019

SET = SET 1/2" IRON ROD WITH CAP MARKED  
"PRICE SURVEYING"

NOTE: SELLING A PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS  
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER  
PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.

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

**LEGAL DESCRIPTION**

Of an 11.711 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 the same tract described in Document No. 202216877 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in Doss Road (paved) and at the southeast corner of a certain 0.10 acre tract described in Document No. 201908143 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southwest corner of Section No. 301, T. & P. RR. Co. Survey, Abstract No. 1398, is called to bear S. 89 deg. 32 min. 42 sec. E. 714.68 feet.

Thence N. 00 deg. 34 min. 22 sec. W. at 26.73 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 0.10 acre tract and at the most southerly southeast corner of Cool Meadows, according to plat recorded in Cabinet "E", Slide 273 of the Plat Records, and in all 1219.00 feet to a set 1/2" iron rod at an ell corner of said Cool Meadows for the northwest corner of this tract.

Thence S. 89 deg. 31 min. 12 sec. E. 458.81 feet along a south line of said Cool Meadows to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of a certain 5.364 acres tract described in Document No. 202035394 of said Official Public Records for the northeast corner of this 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 easterly southeast corner of this tract.

Thence N. 89 deg. 25 min. 36 sec. W. 23.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly northwest corner of said 5.364 acres tract for an ell corner of this tract.

Thence S. 03 deg. 31 min. 57 sec. W. at 389.32 feet pass a found 1/2" iron rod with cap (PRICE SUREVYING) at the southwest corner of said 5.364 acres tract and at the northwest corner of a certain 4.021 acres tract described in Document No. 202031454 of said Official Public Records and at 668.60 feet pass a 3" steel post in the north right of way fence of said Doss Road and in all 696.92 feet to a found "MAG" in said Doss Road and at the southwest corner of said 4.021 acres tract for the most southerly southeast corner of this tract.

Thence N. 89 deg. 32 min. 42 sec. W. 369.53 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

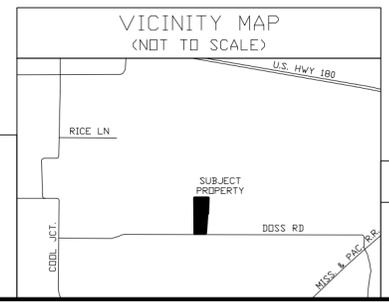
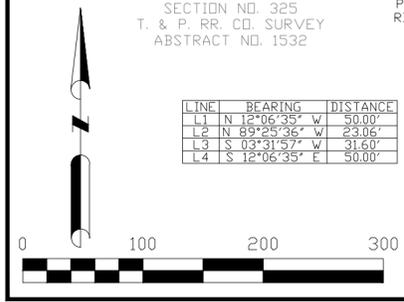
\_\_\_\_\_  
COUNTY JUDGE

\_\_\_\_\_  
COMR. PRECINCT #1

\_\_\_\_\_  
COMR. PRECINCT #2

\_\_\_\_\_  
COMR. PRECINCT #3

\_\_\_\_\_  
COMR. PRECINCT #4



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_

DEVELOPER  
TYLER JORDAN BACH  
990 DOSS ROAD  
MILLSAP, TX 76066  
817-694-1121

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

PRELIMINARY PLAT

**DOSS ROAD PLACE  
LOT 1 AND LOT 2**

BEING A SUBDIVISION OF 11.711 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, TX

PLAT DATE: MAY 1, 2023