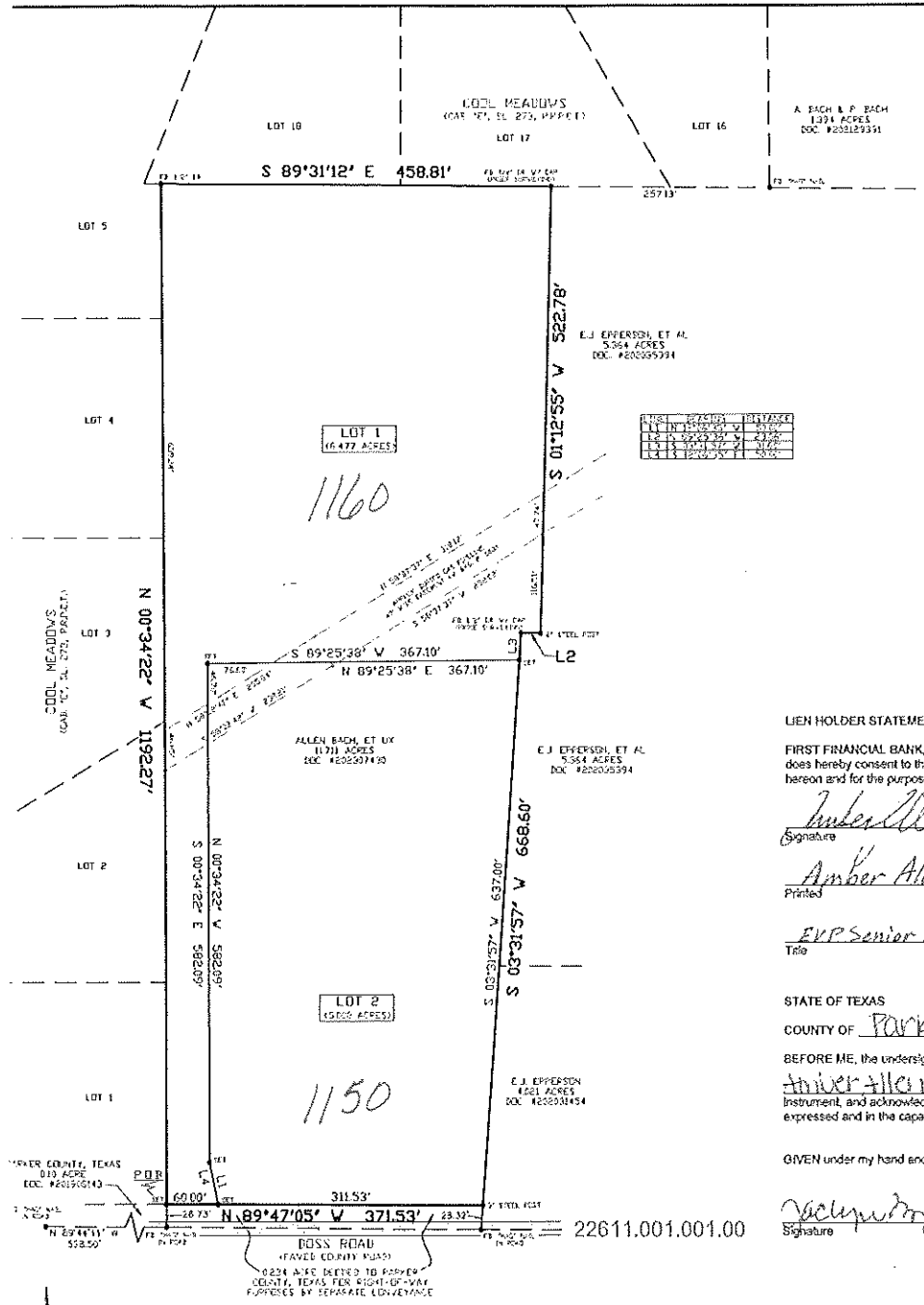


LINE	BEARING	DISTANCE
L1	N 89°25'38" W	367.10'
L2	N 00°34'22" W	23.00'
L3	S 00°34'22" E	23.00'
L4	S 00°34'22" E	20.00'

BEARING BASED:
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 FIRM MAP NO. 48367C0275D, DATED APRIL 5, 2010

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 ORDINANCE 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

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 this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 1st DAY OF September, 2023

BY: Allen Bach
ALLEN BACH

BY: Peggy Bach
PEGGY BACH

STATE OF Hawaii

COUNTY OF Hawaii

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 1st day of September, 2023

Signature: Ciera Angelo
My comm. expires January 29, 2027

CIERA ANGELO
NOTARY PUBLIC
Comm. No. 23-66
STATE OF HAWAII

LIEN HOLDER STATEMENT

FIRST FINANCIAL BANK, N.A., as lien holder of this 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 15 day of September, 2023

Signature

JACLYN BRYANT
Notary Public
State of Texas
Comm. Expires 01-16-2027
Notary ID 134766477

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deable
202325349
09/27/2023 05:49 AM
Fee: 70.00
Lila Deable, County Clerk
Parker County, TX
PLAT

LEGAL DESCRIPTION

202325349 PLAT Total Pages: 1

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 11.711 acres tract described in Document No. 202307430 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 11.711 acres tract and at the most southerly southeast corner of Cool Meadows, according to plat recorded in Cabinet "E", Slide 273 of the Plat Records, for the southwest and beginning corner of this tract. Whence a found "MAG" nail at the southwest corner of said 11.711 acres tract bears S. 00 deg. 34 min. 22 sec. E. 26.73 feet and the southwest corner of Section No. 301, 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. 714.68 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 Cool Meadows for the northwest corner of this and said 11.711 acres 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 and said 11.711 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 easterly southeast corner of this and said 11.711 acres 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 and said 11.711 acres tract.

Thence S. 03 deg. 31 min. 57 sec. W. 668.60 feet to a 3" steel post in the north line of said Doss Road and in the east line of said 11.711 acres tract for the most southerly 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 this 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. 6258
JN23357 20317.crd FN230505-06

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
COMR. PRECINCT #1

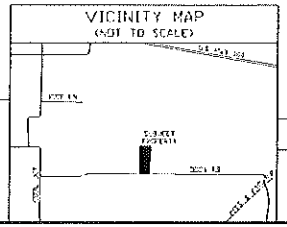
COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

11752
MI
C-14

VICINITY MAP
(NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 578
DATE 9/27/23

DEVELOPER
ALLEN 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

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, TX

PLAT DATE: AUGUST 3, 2023