

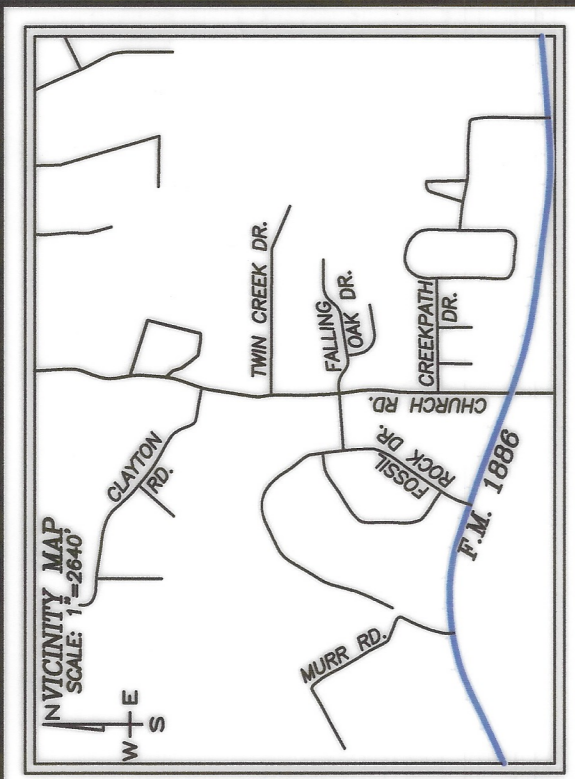
THE STATE OF TEXAS }  
 COUNTY OF PARKER }  
 I, John Burgoyne, being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is/is not within 0 mile(s) Extra-territorial jurisdiction of any incorporated city or town, except 0 miles from said 0 city or town, Parker County, Texas.

THE STATE OF TEXAS }  
 COUNTY OF PARKER }  
 Before me, the undersigned authority on this day personally appeared John Burgoyne, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 16 day of May, 2022.

John Burgoyne  
 Signature of Owner

Art Talmage  
 V.2158, P.1443,  
 O.R.P.C.T.



Notary Public in and for the State of Texas  
JAMIE TIERCE  
 Comm. Expires 11-07-2023  
 Notary ID 10347742

1/2" CAPPED T.C.S. RPLS 4277" REBAR ROD SET

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202219831 PLRT Total Pages: 1

LINE	BEARING	DISTANCE
L1	S29°13'20"W	11.18'
L2	S15°04'26"W	17.96'
L3	S17°35'49"W	33.75'
L4	S18°04'11"W	17.28'
L5	WEST	73.82'
L6	N78°49'09"W	74.46'
L7	N2°16'44"W	76.77'
L8	N49°00'47"W	45.36'
L9	N79°35'06"W	110.37'
L10	S77°49'00"W	4.38'
L11	N06°57'52"E	32.28'
L12	N18°15'20"W	60.03'

The Burgoyne Family Trust  
 V.2064, P.1744,  
 O.R.P.C.T.

Block 1

Lot 2  
 (8.071 ACRES OF LAND MORE OR LESS)

L.M. Rodarmel Survey,  
 L.M. Rodarmel # 1108,  
 Parker County, Texas

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202219831  
 05/23/2022 02:46 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 Sue Wilson  
 V.897, P.423,  
 D.R.P.C.T.

STATE OF TEXAS  
 PARKER COUNTY

WHEREAS I, John Burgoyne, being the owner of 10.015 acres of land in the L.M. Rodarmel Survey, Abstract Number 1108, Parker County, Texas and being the same tract of land described in a deed to The Burgoyne Family Trust recorded in Volume 2954, Page 1744, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 8" wood fence corner found (Control Monument) in the line of Church Road to a point of land described in a deed to Art Talmage recorded in Volume 2158, Page 1443, Official Records, Parker County, Texas;

THENCE S76°41'08"E, 523.64 feet along the common line of the Burgoyne Tract and the Talmage Tract to a 3" steel fence corner post found (Control Monument) for the northeast corner of the Burgoyne Tract and being an "oil" corner of a tract of land described in a deed to Sue Wilson recorded in Volume 897, Page 423, Deed Records, Parker County, Texas;

THENCE S15°28'49"W, 507.35 feet along a fence to a 4" wood fence post found;

THENCE S28°13'20"W, 11.18 feet along a fence to a 4" wood fence post found;

THENCE S15°58'13"W, 178.83 feet along a fence to a 1/2" rebar rod found;

THENCE S15°04'26"W, 17.96 feet along a fence to a 1/2" rebar rod found;

THENCE S17°35'49"W, 33.75 feet along a fence to a 4" wood fence post found;

THENCE S18°04'11"W, 17.28 feet to a point unable to set in Silver Creek for the southeast corner of the Burgoyne Tract and being in the north line of a tract of land described in a deed to Jack T. Burgess and wife, Juanita J. Burgess recorded in Volume 445, Page 118, Deed Records, Parker County, Texas;

THENCE WEST, 73.82 feet along the common line of the Burgoyne Tract and the Burgess Tract to a point unable to set along Silver Creek;

THENCE N78°49'09"W, 74.46 feet along Silver Creek to a point unable to set;

THENCE N21°16'44"W, 76.77 feet along Silver Creek to a point unable to set;

THENCE N49°00'47"W, 45.36 feet to a point unable to set;

THENCE N70°45'08"W, 110.37 feet to a point unable to set;

THENCE S77°49'00"W, 4.38 feet to a point unable to set;

THENCE N06°57'52"E, 32.28 feet to a 3" steel fence corner post found;

THENCE N34°59'59"W, 331.89 feet to a 3" steel fence corner post found;

THENCE N18°13'20"W, 60.03 feet to a 3" steel fence corner post found in the east line of Church Road;

THENCE N01°29'00"E, 395.73 feet to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, John Burgoyne, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Burgoyne's Subdivision, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 16 day of May, 2022.

John Burgoyne  
 John Burgoyne

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared representative for John Burgoyne, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 16 day of May, 2022.

JAMIE TIERCE  
 My Commission Expires 11-07-2023  
 Notary Public

**TRI COUNTRIES SURVEYING**  
 I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Janice Reed*  
 JANICE REED  
 R.P.L.S. No. 4277

04-29-2022

d/b/a TRICO DELTA JOINT VENTURE  
 116 LOCUST STREET AZLE TX 76020  
 OFFICE: 817-444-2955 FAX: 817-444-4387  
 tes4527@gmail.com  
 FIRM REGISTRATION: 10194647  
 JOB# 22010007-PLAT

Ownership:  
 John Burgoyne  
 2111 Church Rd  
 Azle, TX 76020

JAMIE TIERCE  
 Notary Public, State of Texas  
 Comm. Expires 11-07-2023  
 Notary ID 10347742

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 23 DAY OF May 2022

COUNTY JUDGE Pat Dyer  
 PRECINCT #1 COMMISSIONER George Conley  
 PRECINCT #2 COMMISSIONER Craig Feacock  
 PRECINCT #3 COMMISSIONER Larry Witter  
 PRECINCT #4 COMMISSIONER Steve Dugan

**FINAL PLAT SHOWING**  
**LOTS 1 AND 2, BLOCK 1,**  
**Burgoyne's Subdivision**  
 AN ADDITION IN PARKER COUNTY, AND BEING 10.015 ACRES OF LAND SITUATED IN THE L.M. RODARME SURVEY, ABSTRACT NUMBER 1108, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 241, DATE 5/23/22