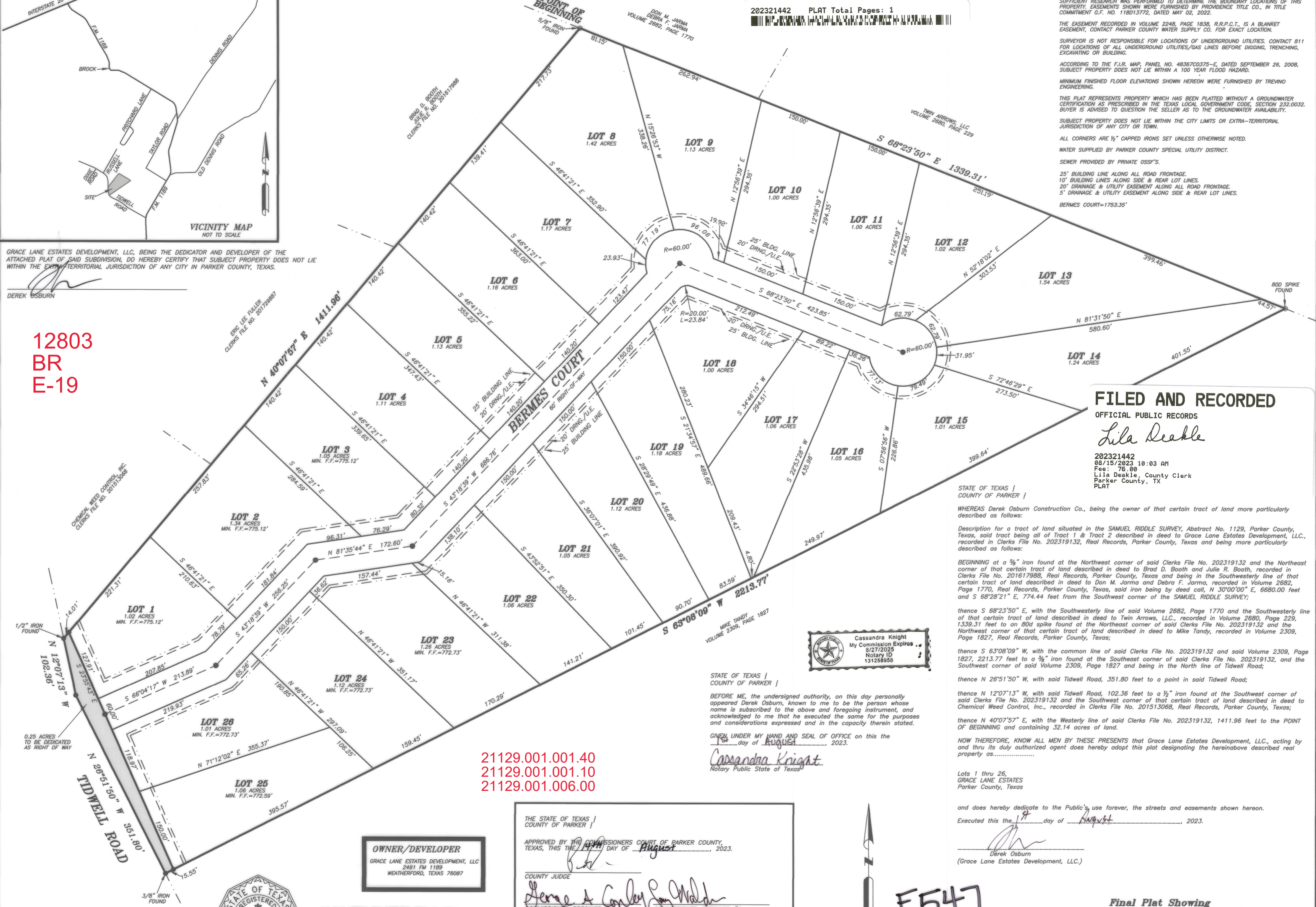


GRACE LANE ESTATES DEVELOPMENT, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

DEREK OSBURN

12803  
BR  
E-19



202321442 PLAT Total Pages: 1

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY PROVIDENCE TITLE CO., IN TITLE COMMITMENT G.F. NO. 118013772, DATED MAY 02, 2022.

THE EASEMENT RECORDED IN VOLUME 2248, PAGE 1836, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT PARKER COUNTY WATER SUPPLY CO. FOR EXACT LOCATION.

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. 48367C0375-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WERE FURNISHED BY TREVINO ENGINEERING.

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.

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

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY PARKER COUNTY SPECIAL UTILITY DISTRICT.

SEWER PROVIDED BY PRIVATE OSSFS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.

10' BUILDING LINES ALONG SIDE & REAR LOT LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

BERMES COURT=1753.35'

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202321442  
08/15/2023 10:03 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Derek Osburn Construction Co., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the SAMUEL RIDDLE SURVEY, Abstract No. 1129, Parker County, Texas, said tract being all of Tract 1 & Tract 2 described in deed to Grace Lane Estates Development, LLC., recorded in Clerks File No. 202319132, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron found at the Northwest corner of said Clerks File No. 202319132 and the Northeast corner of that certain tract of land described in deed to Brad D. Booth and Julie R. Booth, recorded in Clerks File No. 201617988, Real Records, Parker County, Texas and being in the Southwesterly line of that certain tract of land described in deed to Don M. Jarma and Debra F. Jarma, recorded in Volume 2682, Page 1770, Real Records, Parker County, Texas, said iron being by deed call, N 30°00'00" E, 6680.00 feet and S 68°28'21" E, 774.44 feet from the Southwest corner of the SAMUEL RIDDLE SURVEY;

thence S 68°23'50" E, with the Southwesterly line of said Volume 2682, Page 1770 and the Southwesterly line of that certain tract of land described in deed to Twin Arrows, LLC., recorded in Volume 2680, Page 229, 1339.31 feet to an 80d spike found at the Northeast corner of said Clerks File No. 202319132 and the Northwest corner of that certain tract of land described in deed to Mike Tandy, recorded in Volume 2309, Page 1827, Real Records, Parker County, Texas;

thence S 63°08'09" W, with the common line of said Clerks File No. 202319132 and said Volume 2309, Page 1827, 2213.77 feet to a 3/8" iron found at the Southeast corner of said Clerks File No. 202319132, and the Southwest corner of said Volume 2309, Page 1827 and being in the North line of Tidwell Road;

thence N 26°51'50" W, with said Tidwell Road, 351.80 feet to a point in said Tidwell Road;

thence N 12°07'13" W, with said Tidwell Road, 102.36 feet to a 1/2" iron found at the Southwest corner of said Clerks File No. 202319132 and the Southwest corner of that certain tract of land described in deed to Chemical Weed Control, Inc., recorded in Clerks File No. 201513068, Real Records, Parker County, Texas;

thence N 40°07'57" E, with the Westerly line of said Clerks File No. 202319132, 1411.96 feet to the POINT OF BEGINNING and containing 32.14 acres of land.

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

Lots 1 thru 26,  
GRACE LANE ESTATES  
Parker County, Texas

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

Executed this the 15 day of August, 2023.

*Derek Osburn*  
Derek Osburn  
(Grace Lane Estates Development, LLC.)



STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, 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.

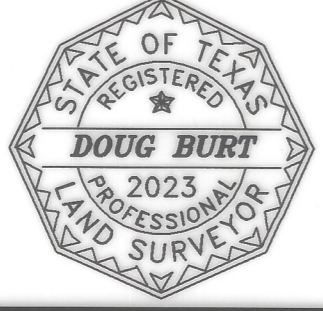
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of August, 2023.

*Cassandra Knight*  
Notary Public State of Texas

21129.001.001.40  
21129.001.001.10  
21129.001.006.00

**OWNER/DEVELOPER**  
GRACE LANE ESTATES DEVELOPMENT, LLC  
2491 FM 1189  
WEATHERFORD, TEXAS 76087

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



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

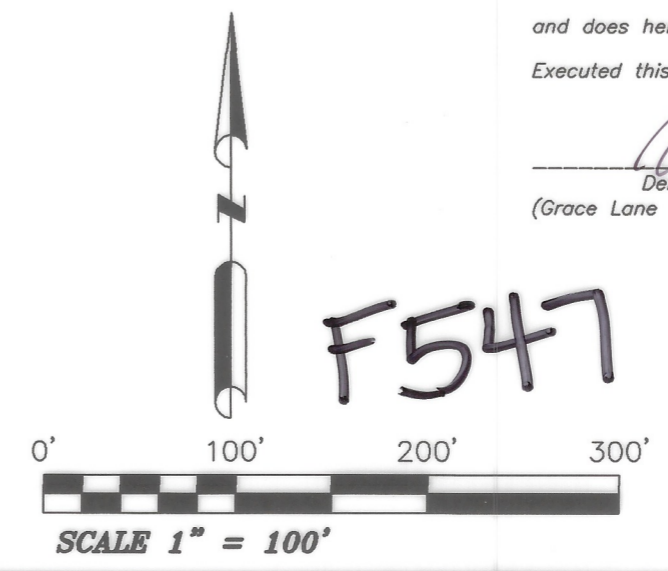
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
NOVEMBER 08, 2022

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 14th DAY OF August, 2023.

COUNTY JUDGE

*George S. Conley* COMMISSIONER PRECINCT #1  
*Jack Hest* COMMISSIONER PRECINCT #2  
*Tom Walden* COMMISSIONER PRECINCT #3  
*Justin* COMMISSIONER PRECINCT #4



**Final Plat Showing**  
Lots 1 thru 26,  
GRACE LANE ESTATES  
an Addition to Parker County, Texas and being 32.14  
acres of land situated in SAMUEL RIDDLE SURVEY,  
ABSTRACT NO. 1129, Parker County, Texas