

OWNER'S CERTIFICATE

That I, GAP REAL ESTATE, LTD, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 3R of SOUTHRIDGE ESTATES, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lot to be hereafter known by the lot number as indicated and do hereby dedicate to the public all roads as shown hereon.

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

EXECUTED THIS THE 25th DAY OF September 2020

BY: A. A. Pittman

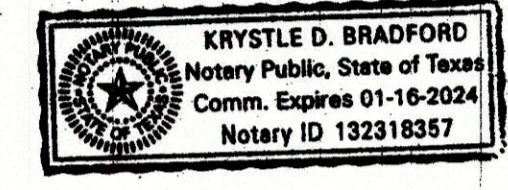
STATE OF Texas

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Gary Pittman, 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 25 day of September, 2020

Krystle D. Bradford
Signature



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

ON THIS THE 25 DAY OF September, 2020.

Paul Dean
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Craig Powell
COMR. PRECINCT #2

Jimmy Walker
COMR. PRECINCT #3

Steve
COMR. PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202031329
09/23/2020 03:49 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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 JUNE 17, 2020.



Philip E. Colvin, Jr.
PHILIP E. COLVIN, JR., R.P.L.S. 6258
JN20623 20623A.dwg

ACCT. NO.: 17585
SCH. DIST.: WE
CITY: Geo
MAP NO.: SWE

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. 48367C0400F,
DATED APRIL 5, 2019

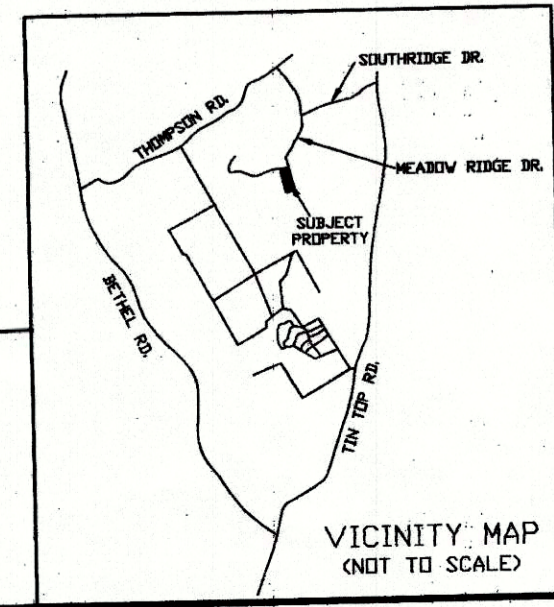
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.003. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS.

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

FILED FOR RECORDS
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E SLIDE 597
DATE _____



17585.001.003.00
SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT
LOT 3R
SOUTHRIDGE ESTATE
BEING A REPLAT OF LOT 3 [SOUTHRIDGE ESTATES, ACCORD TO PLAT RECORDED IN CABINET SLIDE 406 OF THE PLAT RECD OF PARKER COUNTY, TEXAS
PLAT DATE: SEPTEMBER 25, 2020

