

I, 3M HOMES, 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.

Eduardo Munoz
EDUARDO MUNOZ

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS 3M Homes, LLC being the owners of that certain tract of land more particularly described as follows:

Description for a 5.074 acre tract of land situated in the A.F. PATTERSON SURVEY, Abstract No. 1081, Parker County, Texas, said tract being the same tract of land described in deed to 3M Homes, LLC., recorded in Clerks File No. 202202370, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/4" pipe found at the Southeast corner of said Clerks File No. 202202370 and the Southwest corner of that certain tract of land described in deed to the Gatlin Family Trust, recorded in Volume 2399, Page 1346, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to Paul F. Ballard, recorded in Volume 374, Page 95, Deed Records, Parker County, Texas, said pipe being by deed call, East, 1901.35 feet from the Southwest corner of the A.F. PATTERSON SURVEY, Abstract No. 1081;

THENCE S 89°34'08" W, with the common line of said Clerks File No. 202202370 and said Volume 374, Page 95, 677.07 feet to a capped iron set in the Southeastery line of J.E. Woody Road and being for the Southwest corner of said Clerks File No. 202202370;

THENCE N 46°19'42" E, with the Southeastery line of said J.E. Woody Road, 953.05 feet to a 3/8" iron found, said iron being for the Northeast corner of said Clerks File No. 202202370 and the Northwest corner of said Volume 2399, Page 1346;

THENCE S 01°04'46" W, with the common line of said Clerks File No. 202202370 and said Volume 2399, Page 1346, 653.13 feet to the POINT OF BEGINNING and containing 5.074 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 3M Homes, LLC acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 5,
THE GREEN PINES ADDITION,
Parker County, Texas

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

Executed this the 21 day of June, 2022.

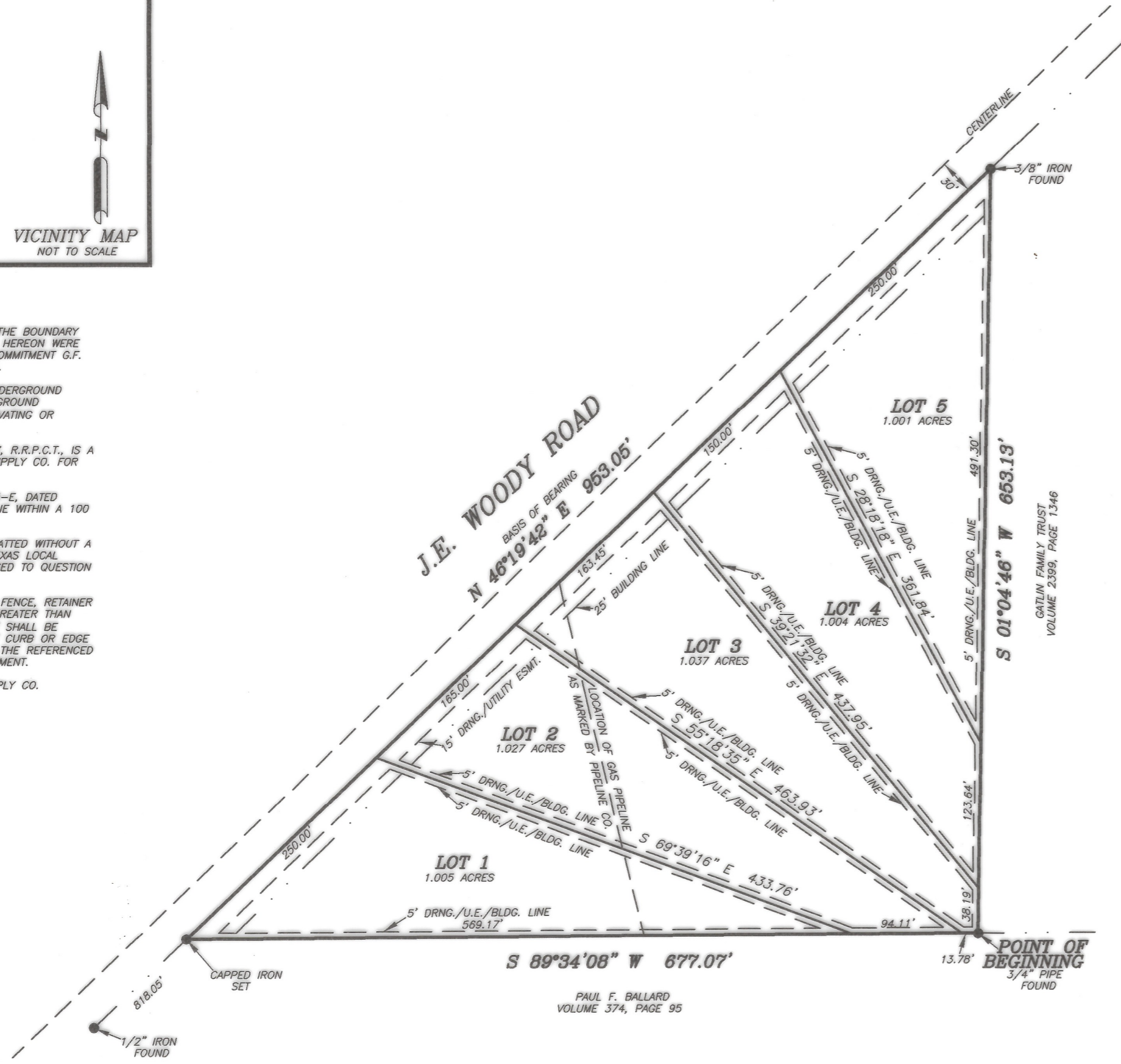
Eduardo Munoz
Eduardo Munoz
3M Homes, LLC.

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Eduardo Munoz, 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 21 day of June, 2022.

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



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THE EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT--2RE-9000382100715, DATED AUGUST 19, 2021.

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.

THE EASEMENT RECORDED IN VOLUME 1338, PAGE 1017, R.R.P.G.T., IS A BLANKET EASEMENT. CONTACT WALNUT CREEK WATER SUPPLY CO. FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48387C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

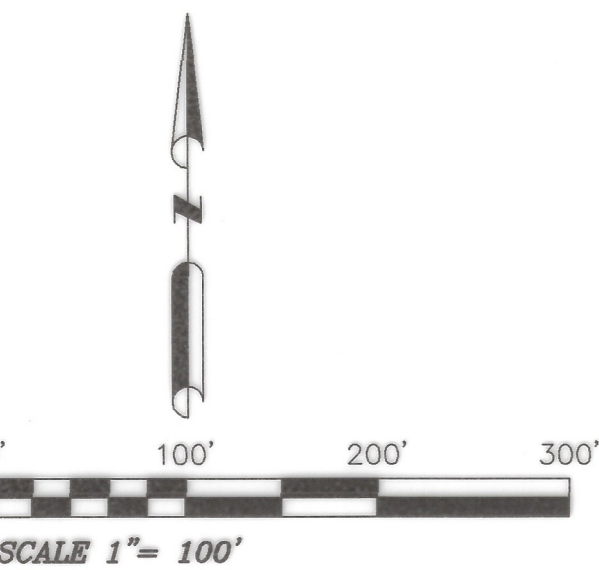
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

5 RESIDENTIAL LOTS.



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
MARCH 10, 2022

OWNER/DEVELOPER
3M HOMES, LLC
9121 OLD AGNES ROAD
SPRINGTOWN, TEXAS 76082

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 21 DAY OF June, 2022.

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1

Absent
COMMISSIONER PRECINCT #2

John Wald
COMMISSIONER PRECINCT #3

Bob O'Neal
COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202224302
06/27/2022 04:12 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F 274

12198
SP
J-6

Final Plat Showing
Lots 1 thru 5,
THE GREEN PINES ADDITION
an Addition to Parker County, Texas
and being 5.074 acres of land situated in the
A.F. PATTERSON SURVEY, Abstract No. 1081,
Parker County, Texas.