

I, JAMES BRANSOM, 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.

James Bransom
JAMES BRANSOM

201930410 PLAT Total Pages: 1

LIENHOLDER
HAPPY STATE BANK
2525 RIDGEMAR BLVD., STE. 300
FORT WORTH, TEXAS 76116

McDon
Signature of Lienholder
This the 25 day of October, 2019.
Notary Public, State of Texas

RODEY BRENT NEWTON
Notary Public, State of Texas
Notary ID #13158985-0
My Commission Expires 06-01-2022

THE STATE OF TEXAS }
COUNTY OF PARKER }

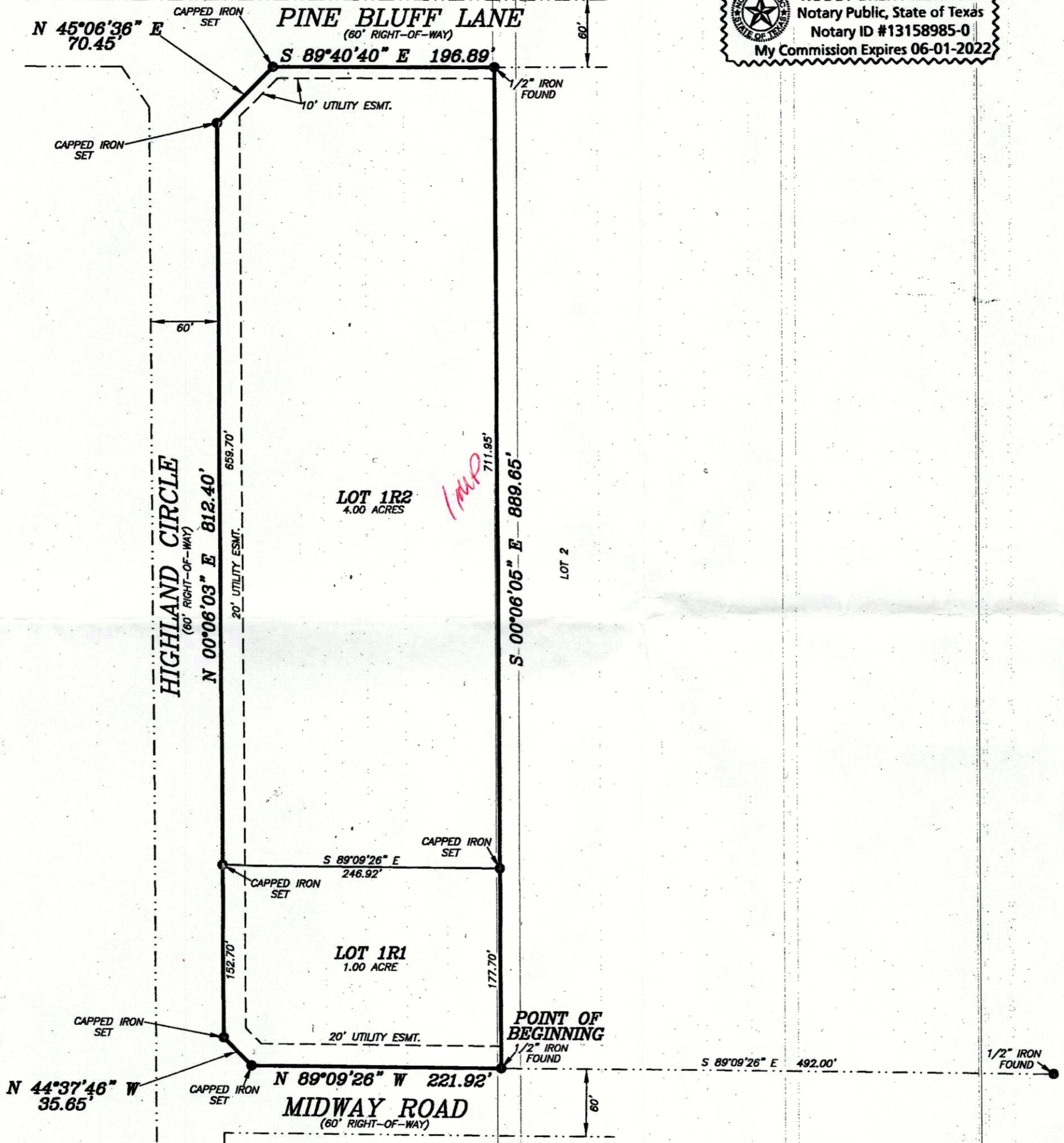
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE 25 DAY OF OCTOBER, 2019.

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1

Sammy Walden
COMMISSIONER PRECINCT #3

Carroll
COMMISSIONER PRECINCT #2

Steed
COMMISSIONER PRECINCT #4



BASIS OF BEARING PER PLAT.
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
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.
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS DJ & B Investments, LLC, being the owner of that certain 5.00 acre tract of land more particularly described as follows:

Description for a 5.00 acre tract of land, said tract being all of Lot 1, THE PACE PLACE, an Addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 3, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southeast corner of said Lot 1 and the Southwest corner of Lot 2 and being in the North line of Midway Road;

THENCE N 89°09'26" W, with the North line of said Midway Road, 221.92 feet to a capped iron set;

THENCE N 44°37'46" W, with the North line of said Midway Road, 35.65 feet to a capped iron set in the East line of Highland Circle;

THENCE N 00°06'03" E, with the East line of said Highland Circle, 812.40 feet to a capped iron set;

THENCE N 45°06'36" E, with the East line of said Highland Circle, 70.45 feet to a capped iron set in the South line of Pine Bluff Lane;

THENCE S 89°40'40" E, with the South line of said Pine Bluff Lane, 196.89 feet to a 1/2" iron found at the Northeast corner of said Lot 1 and the Northwest corner of said Lot 2;

THENCE S 00°06'05" E, with the common line of said Lot 1 and 2, 889.65 feet to the POINT OF BEGINNING and containing 5.00 acres of land.

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

Lot 1R1 & 1R2,
The Pace Place,
Parker County, Texas

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

Executed this the 25 day of October, 2019.

James Bransom
James Bransom
DJ & B Investments, LLC.

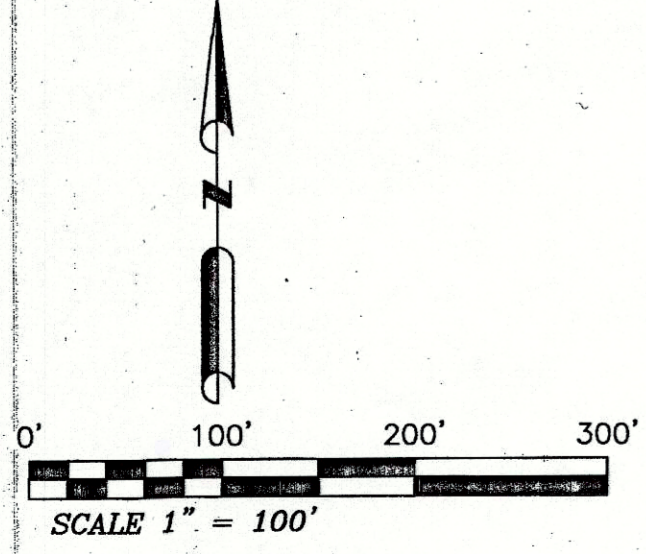
STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James Bransom, DJ & B Investments, LLC, 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 25 day of October, 2019.

Rodney Brent Newton
Rodney Brent Newton
Notary Public State of Texas

RODEY BRENT NEWTON
Notary Public, State of Texas
Notary ID #13158985-0
My Commission Expires 06-01-2022



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 30, 2019

OWNER/DEVELOPER
DJ & B INVESTMENTS, LLC.
200 WEST MAIN STREET
AZLE, TEXAS 76020

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201930410
11/12/2019 11:08 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

E 413

ACCT. NO.: 16045
SCH. DIST.: AZ
CITY: _____
MAP NO.: L-1

Re-Plat
Lot 1R1 & 1R2
THE PACE PLACE
an Addition to Parker County, Texas
and being a re-plat of Lot 1, The Pace Place,
recorded in Cabinet B, Slide 3, Plat Records, Parker
County, Texas and being 5.00 acres of land situated in
the T&P R.R. CO. SURVEY, Abstract No. 1426, Parker
County, Texas.