



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. 48367C0250F,
DATED APRIL 5, 2019

SET = SET 1/2" IRON ROD WITH CAP MARKED
"PRICE SURVEYING"

OWNER'S CERTIFICATE

That I, TYLER JORDAN BACH, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as DOSS ROAD PLACE. This plat being a subdivision of 11.711 acres out of the Southeast 1/4 of Section No. 324, T. & P. R.R. Co. Survey (T.T. Hines Survey), Abstract No. 2611, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS THE _____ DAY OF _____, 2023

BY: _____
TYLER JORDAN BACH

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TYLER JORDAN BACH 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 _____ day of _____, 2023

Signature _____

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 APRIL 5, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN23357 20317.crd FN230505-06

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 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.

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

LEGAL DESCRIPTION

Of an 11.711 acres tract of land out of the Southeast 1/4 of Section No. 324, T. & P. RR. Co. Survey (T.T. Hines Survey), Abstract No. 2611, Parker County, Texas; being the same tract described in Document No. 202216877 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in Doss Road (paved) and at the southeast corner of a certain 0.10 acre tract described in Document No. 201908143 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southwest corner of Section No. 301, T. & P. RR. Co. Survey, Abstract No. 1398, is called to bear S. 89 deg. 32 min. 42 sec. E. 714.68 feet.

Thence N. 00 deg. 34 min. 22 sec. W. at 26.73 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 0.10 acre tract and at the most southerly southeast corner of Cool Meadows, according to plat recorded in Cabinet "E", Slide 273 of the Plat Records, and in all 1219.00 feet to a set 1/2" iron rod at an ell corner of said Cool Meadows for the northwest corner of this tract.

Thence S. 89 deg. 31 min. 12 sec. E. 458.81 feet along a south line of said Cool Meadows to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of a certain 5.364 acres tract described in Document No. 202035394 of said Official Public Records for the northeast corner of this tract.

Thence S. 01 deg. 12 min. 55 sec. W. 522.78 feet to a 2" steel post at an ell corner of said 5.364 acres tract for the most easterly southeast corner of this tract.

Thence N. 89 deg. 25 min. 36 sec. W. 23.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly northwest corner of said 5.364 acres tract for an ell corner of this tract.

Thence S. 03 deg. 31 min. 57 sec. W. at 389.32 feet pass a found 1/2" iron rod with cap (PRICE SUREVYING) at the southwest corner of said 5.364 acres tract and at the northwest corner of a certain 4.021 acres tract described in Document No. 202031454 of said Official Public Records and at 668.60 feet pass a 3" steel post in the north right of way fence of said Doss Road and in all 696.92 feet to a found "MAG" in said Doss Road and at the southwest corner of said 4.021 acres tract for the most southerly southeast corner of this tract.

Thence N. 89 deg. 32 min. 42 sec. W. 369.53 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE _____ DAY OF _____, 2023.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

PRELIMINARY PLAT

DOSS ROAD PLACE
LOT 1 AND LOT 2

BEING A SUBDIVISION OF 11.711 ACRES OUT OF THE SOUTHEAST 1/4 OF SECTION NO. 324, T. & P. R.R. CO. SURVEY (T.T. HINES SURVEY), ABSTRACT NO. 2611, PARKER COUNTY, TX

PLAT DATE: MAY 1, 2023

SURVEYOR

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

DEVELOPER

TYLER JORDAN BACH
990 DOSS ROAD
MILLSAP, TX 76066
817-694-1121

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE _____

VICINITY MAP
(NOT TO SCALE)

