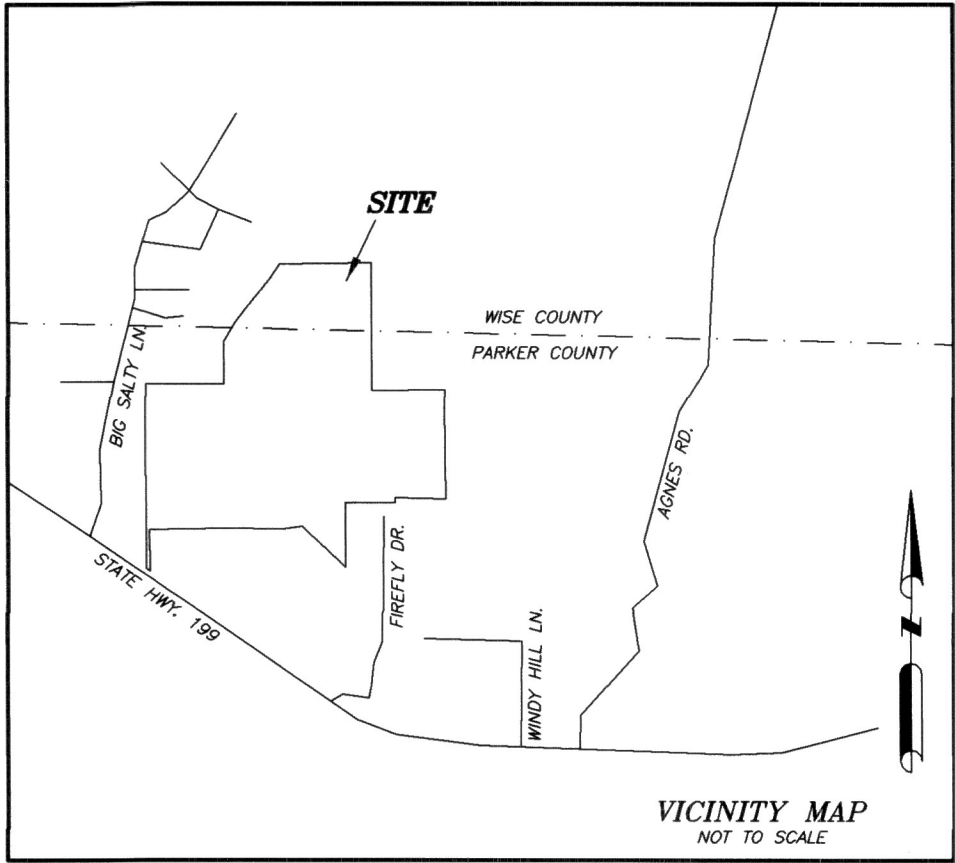




STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ty Beauchamp, 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 20th day of November, 2024.

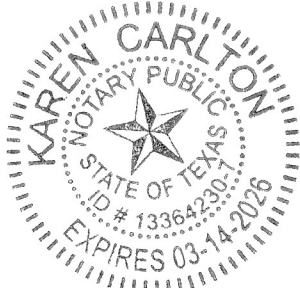
Karen Carlton
Notary Public State of Texas

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Royce Douglas Hughes, 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 20th day of November, 2024.

Karen Carlton
Notary Public State of Texas



ROAD LENGTHS

TERRA VISTA BLVD.=1174.37'
McALPINE DR.=2170.93'
SKEEN PEAK DR.=1428.89'
RHETA LN.=857.51'
CLIFTON COURT=375.95'

HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Triad Land & Development, LLC, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T&P R.R. CO. SURVEY, Section 125, Abstract No. 1481, Parker County, Texas, the J.C. HOBBS SURVEY, Abstract No. 2840, Parker County, Texas, said tract being the same tract of land described in deed to Triad Land & Development, LLC., recorded in 202422770, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southwest corner of Volume 1270, Page 590 and the Northwest corner of Clerks File No. 202226096 and being in the East line of Lot 1, Salt Creek, Phase I, recorded in Cabinet B, Slide 364, Plat Records, Parker County, Texas, said iron being by previous deed call to be North, 2324.53 feet of the Southeast corner of the G.W. & Wm. WEBB SURVEY, Abstract No. 2476;

thence N 00°24'27" W, with the East line of said Salt Creek, Phase I, 1752.73 feet to a capped iron set;

thence N 89°35'33" E a distance of 305.00 feet to a capped iron set;

thence N 75°21'45" E a distance of 61.90 feet to a capped iron set;

thence N 00°24'27" W a distance of 279.81 feet to a capped iron set;

thence N 89°35'33" E a distance of 1018.97 feet to a capped iron set;

thence S 00°24'27" E a distance of 389.36 feet to a capped iron set;

thence S 36°09'48" E a distance of 718.95 feet to a capped iron set;

thence S 01°34'40" E a distance of 380.87 feet to a capped iron set;

thence S 89°35'33" W a distance of 527.45 feet to a capped iron set;

thence S 00°24'27" E a distance of 315.72 feet to a capped iron set;

thence S 89°35'33" W a distance of 91.88 feet to a capped iron set;

thence S 00°24'27" E a distance of 370.11 feet to a capped iron set in the North line of that certain tract of land described in deed to Kelly W. Lankton, recorded in Volume 2253, Page 790;

thence S 89°12'03" W, with the North line of said Volume 2253, Page 790 and with the North line of that certain tract of land described in deed to Kelly W. Lankton, recorded in Volume 2253, Page 793, Real Records, Parker County, Texas, 1132.90 feet to a 1/2" iron found at the Northeast corner of said Clerks File No. 202226096;

thence S 00°17'15" E, with the West line of said Clerks File No. 202226096, 741.72 feet to a 1/2" iron found at the Southeast corner of said Clerks File No. 202226096 and being in the North line of State Highway 199;

thence N 55°33'42" W, with the North line of said State Highway 199, 73.00 feet to a 1/2" iron found at the Southwest corner of said Clerks File No. 202226096 and being for the Southeast corner of that certain tract of land described in deed to Maria Carolina Martinez Gallegos and Bricio Garcia Sandoval, recorded in Clerks File No. 202214374, Real Records, Parker County, Texas;

thence N 00°17'15" W, with the East line of said Clerks File No. 202214374 and with the East line of said Lot 1, Salt Creek, Phase I, 699.42 feet to the point of beginning and containing 67.607 acres of land.

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

Lots 1-10, 154-200, TERRA VISTA, Phase 1, Parker County, Texas,

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

Executed this the 20th day of November, 2024.

Ty Beauchamp
Ty Beauchamp
(Managing Partner, Triad Land & Development, LLC.)

21481.011.003.00
21481.017.001.00

18276
PO

H-4

FILED AND RECORDED

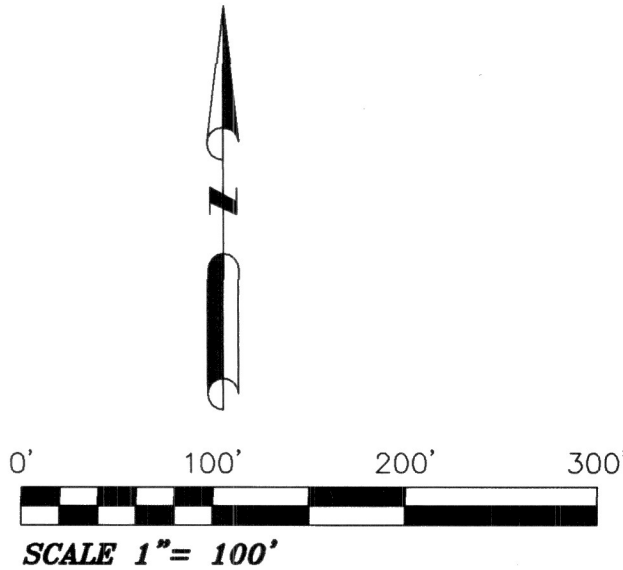
OFFICIAL PUBLIC RECORDS

Lila Deakle

202432169
12/10/2024 08:55 AM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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 19, 2024



OWNER/DEVELOPER

Triad Land & Development, LLC.
P.O. Box 1841
Spartanburg, Texas 76082

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 20th DAY OF November, 2024.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382300556-KT, DATED OCTOBER 16, 2023.

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 EASEMENTS RECORDED IN VOLUME 453, PAGE 57 AND VOLUME 1110, PAGE 1007, R.R.P.C.T., DO NOT AFFECT.

THE EASEMENTS RECORDED IN VOLUME 1450, PAGE 818, VOLUME 1874, PAGE 1124, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATIONS.

THE EASEMENT RECORDED IN VOLUME 450, PAGE 342, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, AND PANEL NO. 48439C0425-D, DATED DECEMBER 16, 2011, 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.

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 PRIVATE WALNUT CREEK WATER SUPPLY CO..

SEWER PROVIDED BY PRIVATE OSSF'S.

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.

DRIVEWAY CULVERT PERMITS MUST BE OBTAINED FROM PARKER COUNTY ON ALL LOTS.

ALL DRIVEWAY CULVERTS ARE A MINIMUM SIZE OF 18"

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

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

Final Plat Showing
Lots 1-10 & 154-200,
TERRAVISTA, Phase 1
an Addition to Parker County, Texas and being 67.607 acres of
land situated in the
T&P R.R. CO. SURVEY, Section 125, Abstract No. 1481, and the
J.C. HOBBS SURVEY, Abstract No. 2840, Parker County, Texas.