

CURVE	DEG. OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11°27'33"	500.00'	3°21'29"	S 00°15'07" W	29.30'	29.31'
C2	11°27'33"	500.00'	4°18'28"	S 91°16'20" W	37.58'	37.59'

OWNER'S CERTIFICATE

That I, GREGORY A. LINCKS, the owner of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 31R in BLOCK A of 7-R RANCH, PHASE 3, Palo Pinto County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

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

EXECUTED THIS THE 6 DAY OF August, 2021

BY: Gregory A. Lincks
GREGORY A. LINCKS

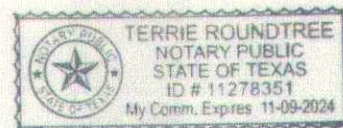
STATE OF TEXAS

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GREGORY A. LINCKS, 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 6 day of August, 2021

Terrie Roundtree
Signature



THE STATE OF TEXAS

COUNTY OF PALO PINTO

APPROVED BY THE COMMISSIONER'S COURT OF PALO PINTO COUNTY, TEXAS.

ON THIS THE 9 DAY OF August, 2021.

Mark
COUNTY JUDGE

Mark
COMR. PRECINCT #1

Mark
COMR. PRECINCT #2

Mark
COMR. PRECINCT #3

Mark
COMR. PRECINCT #4

FILED
At 10:02 O'clock A.M.

AUG - 9 2021

Janet K. Green
Clerk of the County Court
Palo Pinto County, Texas
By M. Goleman Deputy

Book 12 pg 1 Slide 1200

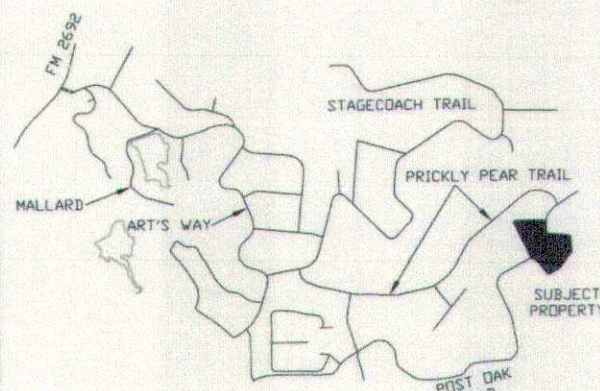
REPLAT

LOT 31R, BLOCK A
7-R RANCH, PHASE 3

BEING A REPLAT OF ALL OF LOT 59R IN BLOCK B OF 7-R RANCH, PHASE 3, ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 157, SLIDE 1156 AND ALL OF LOT 31 AND LOT 32 IN BLOCK A OF 7-R RANCH, PHASE 3, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 94, SLIDE 660 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS

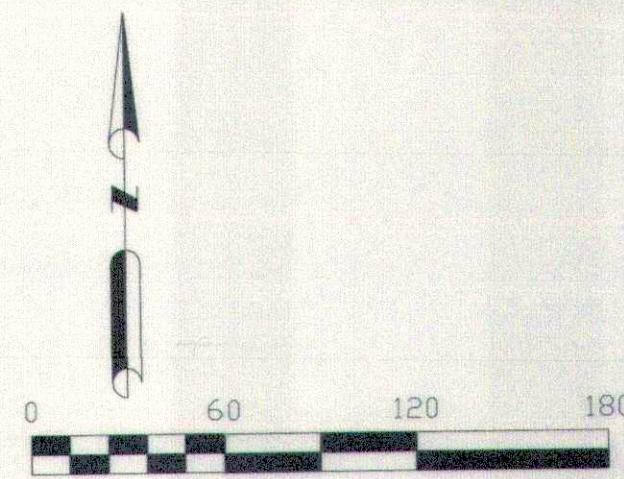
PLAT DATE: AUGUST 5, 2021

VICINITY MAP (NOT TO SCALE)



SURVEYOR

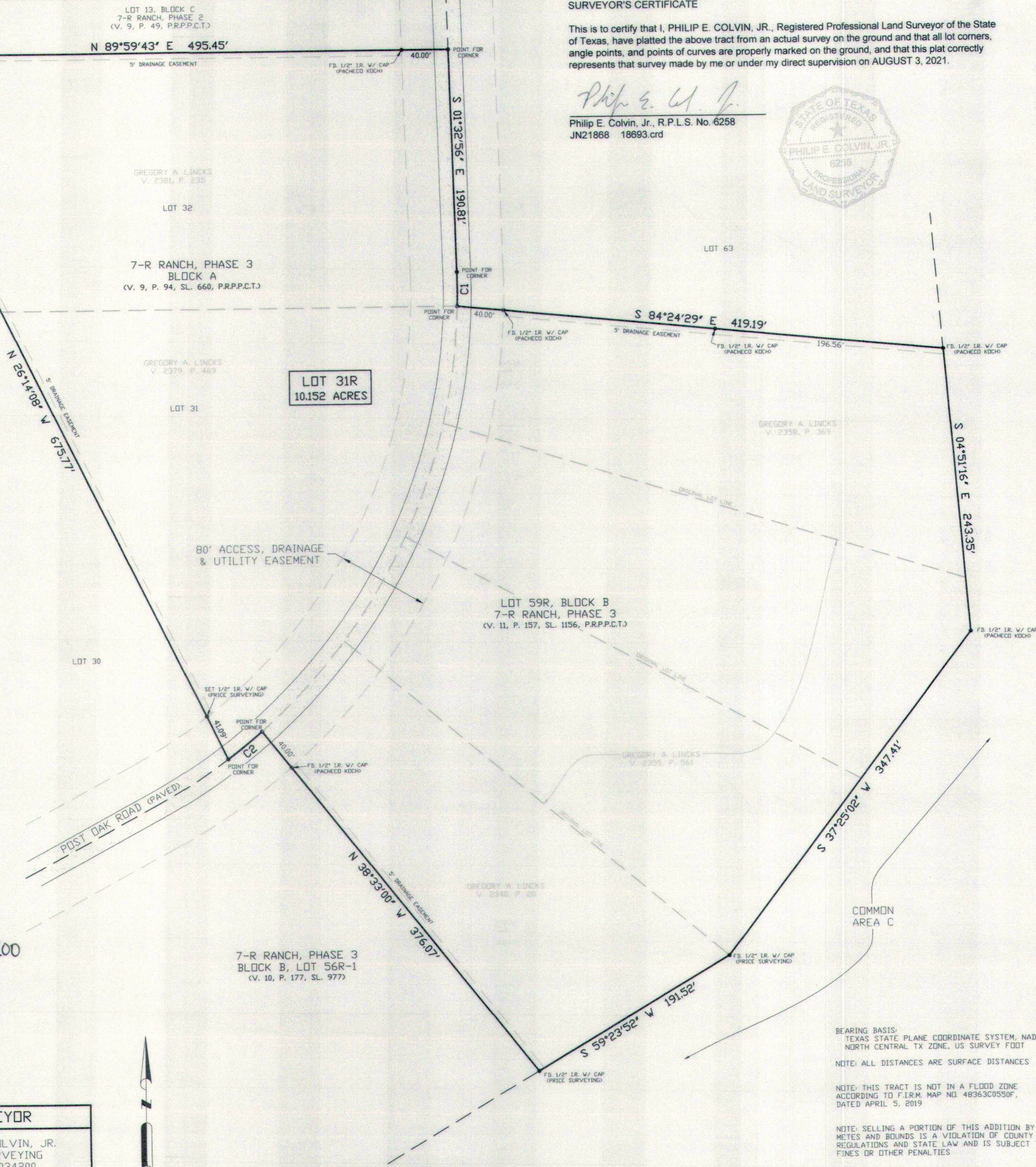
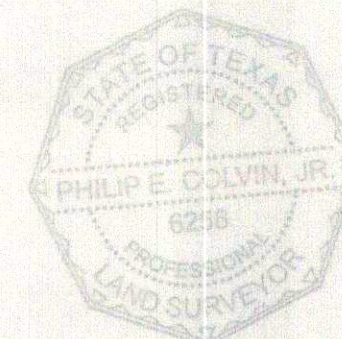
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841



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 AUGUST 3, 2021.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21868 18693.crd



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. 48363C0550F,
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 DOES NOT MODIFY OR ALTER ANY
EXISTING COVENANTS OR RESTRICTIONS APPLICABLE
TO THIS PROPERTY