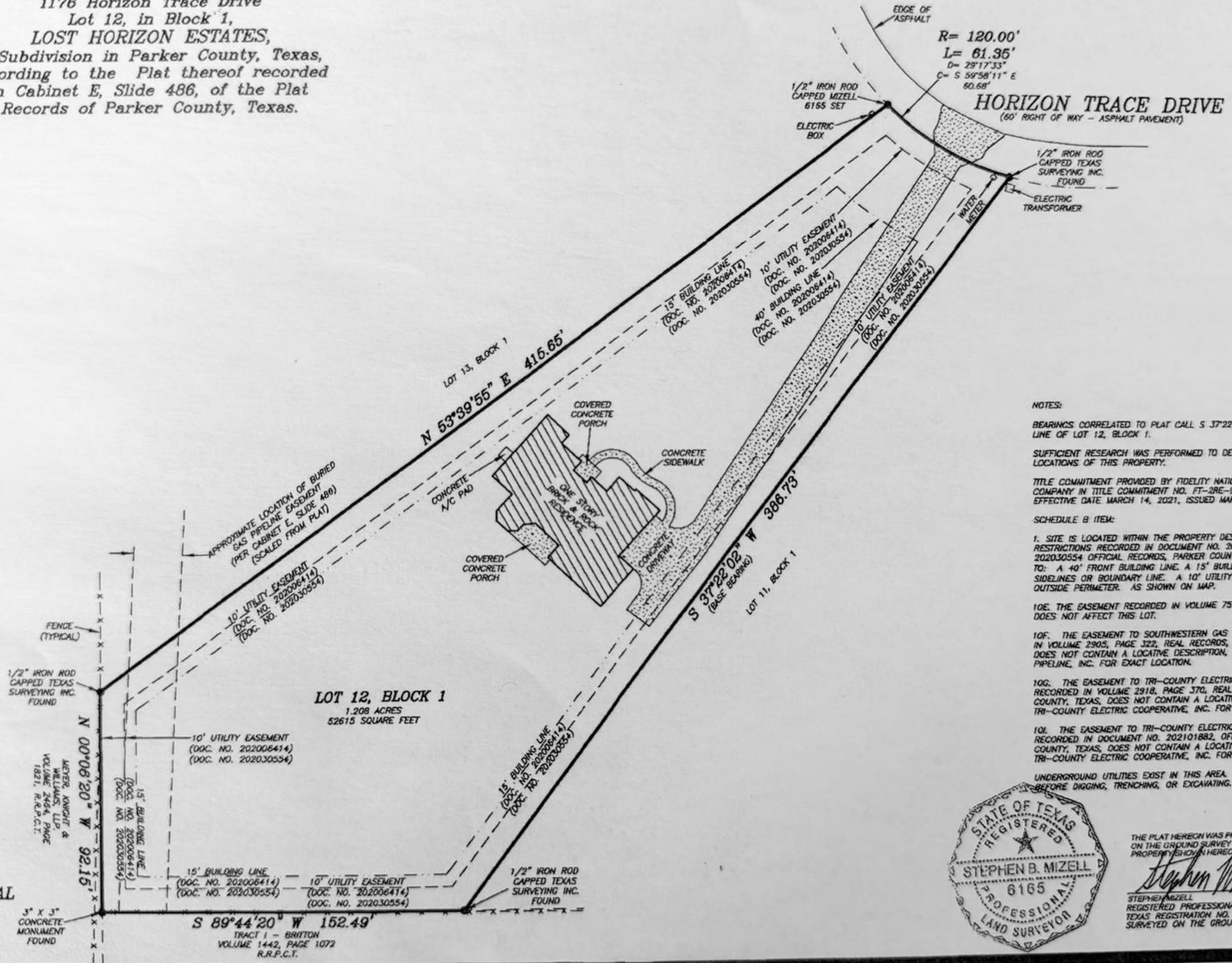


SCALE 1" = 40'



Survey Plat  
1176 Horizon Trace Drive  
Lot 12, in Block 1,  
LOST HORIZON ESTATES,  
a Subdivision in Parker County, Texas,  
according to the Plat thereof recorded  
in Cabinet E, Slide 486, of the Plat  
Records of Parker County, Texas.



NOTES:  
BEARINGS CORRELATED TO PLAT CALL S 37°22'02" W ALONG THE EAST LINE OF LOT 12, BLOCK 1.  
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.  
TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT NO. FT-2RE-9000382001058-KT, EFFECTIVE DATE MARCH 14, 2021, ISSUED MARCH 23, 2021.  
SCHEDULE B ITEM:  
1. SITE IS LOCATED WITHIN THE PROPERTY DESCRIBED IN SUBDIVISION RESTRICTIONS RECORDED IN DOCUMENT NO. 202006414 AND 202030554 OFFICIAL RECORDS, PARKER COUNTY, TEXAS, BOTH REFER TO: A 40' FRONT BUILDING LINE, A 15' BUILDING LINE ALONG ANY SIDELINES OR BOUNDARY LINE, A 10' UTILITY EASEMENT ALONG THE OUTSIDE PERIMETER. AS SHOWN ON MAP.  
10E. THE EASEMENT RECORDED IN VOLUME 757, PAGE 332, D.R.P.C.T. DOES NOT AFFECT THIS LOT.  
10F. THE EASEMENT TO SOUTHWESTERN GAS PIPELINE INC., RECORDED IN VOLUME 2905, PAGE 322, REAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION, CONTACT SOUTHWEST GAS PIPELINE, INC. FOR EXACT LOCATION.  
10G. THE EASEMENT TO TRI-COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 2918, PAGE 370, REAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION, CONTACT TRI-COUNTY ELECTRIC COOPERATIVE, INC. FOR EXACT LOCATION.  
10I. THE EASEMENT TO TRI-COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 202101882, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION, CONTACT TRI-COUNTY ELECTRIC COOPERATIVE, INC. FOR EXACT LOCATION.  
UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.

TEXAS GEOSPATIAL  
STEPHEN@TXGEO.COM  
4918 BEN DAY MURRIN RD.  
FT. WORTH, TX 76126  
817-819-7987  
TBPELS FIRM NO. 10083300



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Stephen Mizell*  
STEPHEN MIZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND APRIL 07, 2021