369086

STATE OF TEXAS §
COUNTY OF CORYELL §

KNOW ALL MEN BY THESE PRESENTS, that Krista Ann Moreland, being the owner of this 12.00 acre tract, being a portion of an overall 136 acres tract of land described in Doc. No. 339484, and being a portion of the William Suggett Survey, Abstract No. 912, in Coryell County, Texas, which is more fully described in the dedication as shown by the plat hereon, and approved by the City of Gatesville, Coryell County, Texas, does hereby adopt BERRY ESTATES, as a subdivision within the ETJ of the City of Gatesville, Coryell County, Texas.

WITNESS the execution hereof, on this 9th day of October, 2023.

Krista Ann Moreland

Krista Ann Moreland

STATE OF TEXAS §
COUNTY OF CORYELL §

BEFORE ME, the undersigned authority, on this day personally appeared Krista Ann Moreland, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described herein.

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: 8/14/2026

ELIZABETH ROBINSON
Notary ID # 13974628-7
My Commission Expires
08-14-2026

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all necessary survey monuments are correctly shown thereon.

Paul W Maples
Registered Professional Land Surveyor No. 5043

STATE OF TEXAS §
CITY OF GATESVILLE §

Approved this 20th day of November, 2023, by the Planning and Zoning Commission of the City of Gatesville, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

STATE OF TEXAS §
CITY OF GATESVILLE §

Approved this 7th day of November, 2023, by the City Council of the City of Gatesville, Texas.

Mayor

Attest: City Secretary

TAX CERTIFICATE §

The Coryell County Appraisal District, the taxing authority for all taxing entities in Coryell County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat. Dated this the 7th day of Nov, 2023.

CORYELL COUNTY APPRAISAL DISTRICT

By:

STATE OF TEXAS §
COUNTY OF CORYELL §

I, Jennifer Newton, Clerk of the County Court of said County do hereby certify that the instrument in writing with its certificate of authentication was filed in my office the 21st day of November, 2023, at 2:00 o'clock P. M. and duly recorded this the 21st day of November, 2023, in Slide 369, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument No. 369086, Deed Records of Coryell County, Texas.

Jennifer Newton, County Court Clerk
Coryell County, Texas.

FINAL PLAT OF

BERRY ESTATES

A SUBDIVISION LOCATED WITHIN THE ETJ OF THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS, BEING A SUBDIVISION OF 12.00 ACRES OUT OF THE WILLIAM SUGGETT SURVEY, ABSTRACT NO. 912, IN CORYELL COUNTY, TEXAS.

PERIMETER LEGAL DESCRIPTION

Being 12.00 acres of the William Suggett Survey, Abst. No. 912 in Coryell County, Texas, and being part of a 136 acre tract of land described in a deed from Rebecca Berry to Krista Ann Moreland, dated June 14, 2021, recorded as Doc. No. 339484 of the Official Public Records of Coryell County, Texas; said 12.00 acres being more particularly described as follows;

BEGINNING at a 5/8 inch iron pin found on the northwest line of Old Pidcoke Road for the east corner of said 136 acre tract and the south corner of a five acre tract of land described in a deed to Troy Chisolem, et al, recorded as Doc. No. 174273 of said official public records;

THENCE with the northwest line of said Old Pidcoke Road and the fenced southeast line of said 136 acre tract as follows;

South 50° 08' 51" West, 545.27 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner;

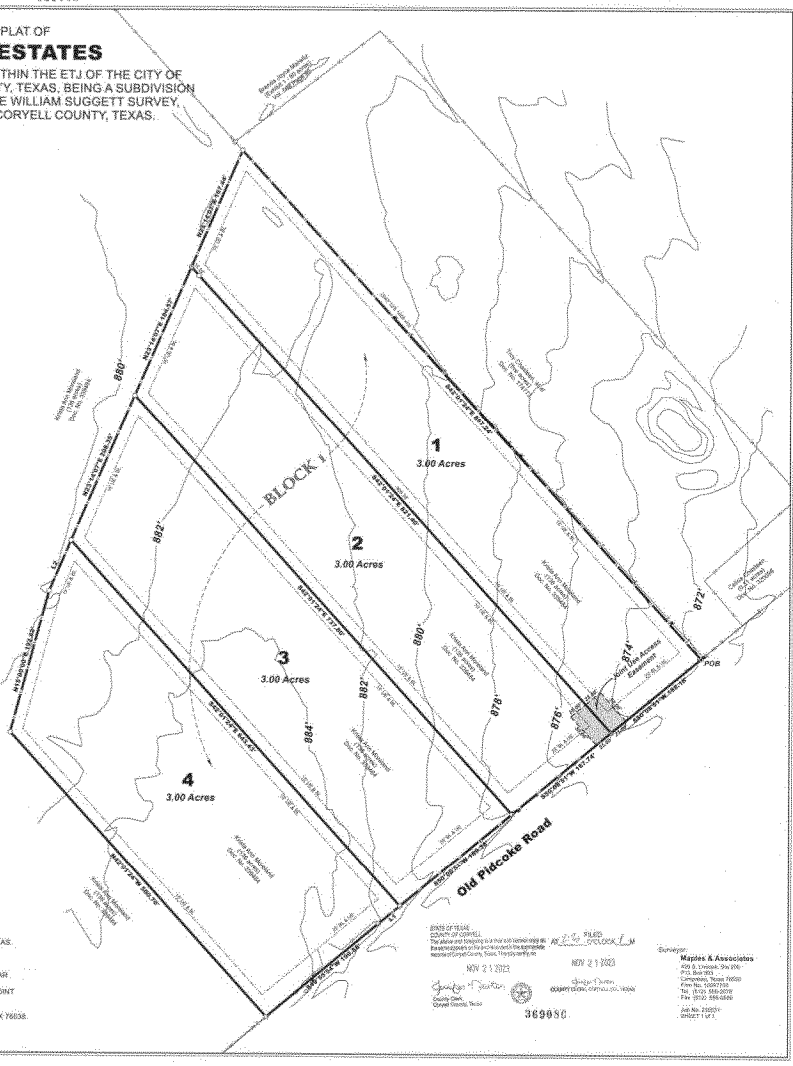
South 49° 56' 54" West, 190.88 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

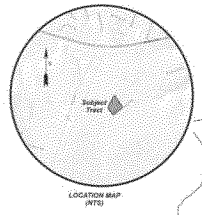
THENCE North 42° 01' 24" West, 500.70 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 15° 00' 00" East,192.62 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner at the south corner of a field fence;

THENCE North 23° 14' 07" East, along the general course of a fence, 632.08 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the northeast line of said 136 acre tract and the southwest line of said five acre tract;

THENCE South 42° 01' 24" East; with the northeast line of said 136 acre tract and the southwest line of said five acre tract, 897.24 feet to the PLACE OF BEGINNING, as surveyed on the ground on June 7, 2023, by MAPLES & ASSOCIATES, INC.





LOCATION MAP (NTS)

N

0 60' 120'

Basis of Bearings: Texas State Plane Coordinate System NAD83 Texas Central Zone.

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 5/8" Iron Pin Found unless otherwise noted
- Overhead Electric
- Wire Fence
- Power Pole
- Fire Hydrant
- ( ) Record Calls

LINE	BEARING	DISTANCE
L1	S52°08'51"W	35.98'
L2	N62°44'07"E	7.12'

GENERAL PLAT NOTES:

1. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
2. 12.00 ACRES WITHIN SUBDIVISION, 4 LOTS.
3. NO ROADS ARE BEING CONSTRUCTED AS PART OF THE SUBDIVISION.
4. THIS PROPERTY IS LOCATED WITHIN THE ETJ LIMITS OF THE CITY OF GATESVILLE, TEXAS.
5. ELECTRIC UTILITIES ARE PROVIDED BY HAMILTON COUNTY ELECTRIC CO-OP.
6. WATER SERVICE PROVIDED BY GATESVILLE WATER SUPPLY.
7. WASTEWATER SERVICE PROVIDED BY GATESVILLE CITY SEWER SYSTEM.
8. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, FEMA FIRM NO. 48099C0275F, EFFEC. DATE FEBRUARY 17, 2010.
9. LOT 1 AND LOT 2 ARE REQUIRED TO USE A JOINT USE ACCESS EASEMENT A 50' X 50' JOINT USE ACCESS EASEMENT IS SHOWN ON THE PLAT HEREON.
10. PLAT DATE: JULY 26, 2023.
11. PROPERTY OWNER: KRISTA ANN MORELAND, 4201 COUNTY ROAD 194, JONESBORO, TX 76538.

STATE OF TEXAS
COUNTY OF CORYELL
The above and foregoing plat was duly filed for record this day at 2:00 o'clock P.M. and duly recorded in the appropriate records of Coryell County, Texas, this day certify on NOV 21 2023

County Clerk
Coryell County, Texas

FILED
NOV 21 2023
COUNTY CLERK, CORYELL CO., TEXAS

369086

Surveyor:
Maples & Associates
405 S. Lincoln, Ste 206
P.O. Box 993
Camperdown, Texas 76550
Firm No. 10097700
Tel. (512) 556-3078
Fax (512) 556-5889

Job No. 23051
SHEET 1 of 1

Reverse PC