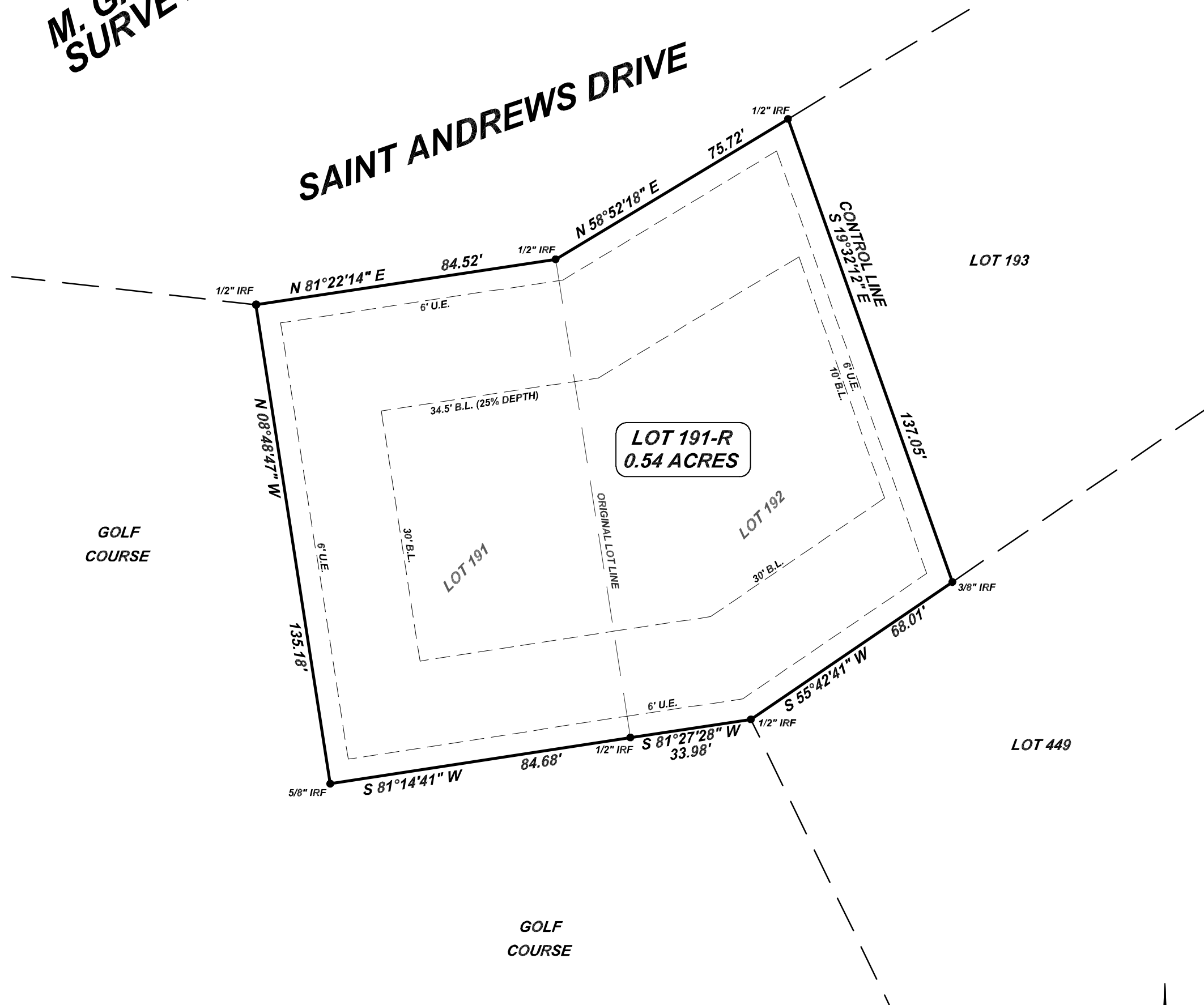
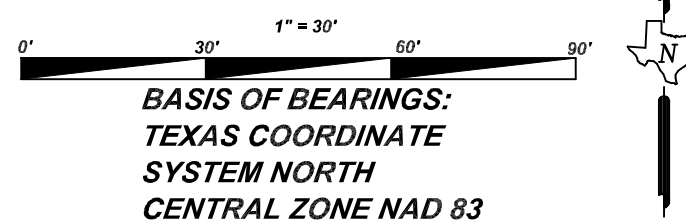


**M. GARCIA  
SURVEY A-241**

**SAINT ANDREWS DRIVE**



**FLOOD STATEMENT**  
THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X" AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48213C0300E. THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.



**OWNERS CERTIFICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: I, SANDRA MEYER DO HEREBY ADOPT THIS RE-PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 191-R, A RE-PLAT OF LOTS 191 & 192 OF PINNACLE CLUB, PHASE 1, SECTION B, AND HEREBY IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF PINNACLE CLUB RECORDED IN THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TX.

\_\_\_\_\_  
SANDRA MEYER

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED SANDRA MEYER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE COMMISSIONERS COURT OF HENDERSON COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
COUNTY JUDGE

\_\_\_\_\_  
COUNTY CLERK

APPROVED BY H.C. PINNACLE CLUB HOME OWNERS ASSOCIATION, INC.

BY: \_\_\_\_\_ DATE \_\_\_\_\_ 2021  
JOHN F. BUTLER  
PRESIDENT

SANITARY SEWER IS AVAILABLE AND NO O.S.S.F. WILL BE ALLOWED

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_ 2021  
TARRANT REGIONAL WATER DISTRICT

**OWNER'S CERTIFICATION**

STATE OF TEXAS :  
COUNTY OF HENDERSON :

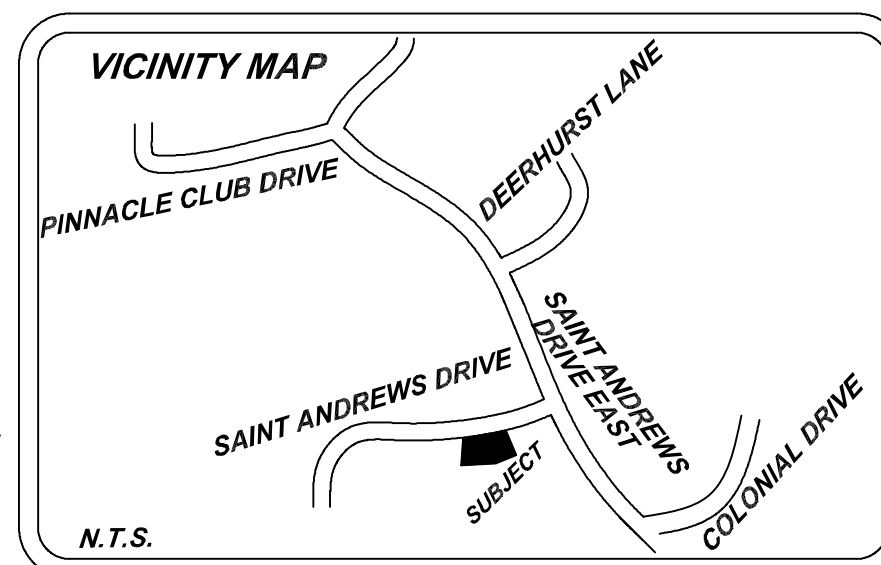
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE M. GARCIA SURVEY, A-241, HENDERSON COUNTY TEXAS, BEING DESCRIBED AS LOTS 191 & 192 OF PINNACLE CLUB, PHASE 1, SECTION B, HENDERSON COUNTY, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 253 PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATE**

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.



**OWNERS/DEVELOPER**  
**SANDRA MEYER**  
638 SAINT ANDREW PLACE  
COPPELL, TEXAS 75019  
(972)-880-7716



**FINAL RE-PLAT**  
**PINNACLE CLUB**  
**PHASE 1, SECTION B**  
**1 LOT**

RE-PLAT OF LOTS 191 & 192  
CREATING LOT 191-R  
PINNACLE CLUB PHASE 1, SECTION B  
0.54 ACRES  
M. GARCIA A-241

HENDERSON COUNTY, TEXAS  
**HARDIN SURVEYING**

PO BOX 587  
MABANK, TEXAS 75147  
(903) 887-5674  
FIRM REGISTRATION NO. 10114700

DATE PERFORMED: MARCH 18, 2021  
SCALE: 1" = 30 FEET  
WORK ORDER # 2102102  
FIELD BY: JT  
DRAWN BY: JH  
CHECKED BY: TP