REPLAT OF SURVEY SHOWING LOTS 37A & 37B OF BLUEBONNET HILLS ADDITION, VOLUME 362 PAGE 49 FLAT RECORDS PARKER COUNTY, TEXAS SURVEYED FEBRUARY, 2017 SCALE 1 INCH = 100.00 FEET

Owner's Certificate

New Therefore Know All Men By These Presents:

That, William Douglas Franklin, Owner, do hereby adopt this plat designating the herein above property as a "Replat of Survey Showing Lots 37A & 37B of Bluebonnet Hills Addition Volume 362 Page 49 Parker County", and do hereby dedicate to the public use a certain area of said property as the "Bluebonnet Hills Addition Volume 362 Page 49 Parker County". Said dedication shall be for the purpose of providing access and recreation to said property as provided by applicable laws and regulations. In consideration of the above, the dedicator hereby grants to the public and the right to use and enjoy the same without expense. Any violation of any of the terms of this dedication shall be a violation herein an agreement, and the dedicator reserves all rights in said property without the necessity at any time of procuring the permission of anyone.

 Witness My Hand, This The 15th Day of April 2017.

William Douglas Franklin

William Douglas Franklin

State of Texas

Before me, the undersigned authority, a Notary Public, in and for the State of Texas on this day personally appeared William Douglas Franklin 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 purpose and consideration therein expressed.

Given Under My Hand and Seal Of Office, This The 15th Day of April 2017.

Notary Public In and For the State Of Texas

SAXON SURVEYING, INC. FIRM # 10089000
February 8, 2017
Field Notes by Franklin, TBS
Lot 37, Bluebonnet Hills Addition Volume 362A Page 49 Barker County, Texas

GENERAL DESCRIPTION

All that certain tract or parcel of land, Lot 37, Bluebonnet Hills Addition as shown in Volume 362A Page 49 Barker County, Texas, and being more particularly described as follows:

WITNESS BOUNDARY DESCRIPTION

Beginning at a Point for Corner at the N.E.C. of said tract and the N.W.C. of Lot 36 and in the centerline of Bluebonnet Drive;

Thence South 38 Degrees 44 Minutes 47 Seconds East, along the N.E.B.L. of said Lot and Lot 36, 50.00 Feet pass a 1/4 Inch Iron Rod found for reference and at 694.50 Feet pass a 1/2 Inch Iron Rod found for reference and continue for a total distance of 744.00 Feet to a 1/2 Inch Iron Rod set for corner at the N.E.C. of said tract;

Thence South 71 Degrees 06 Minutes 00 Seconds West, along the S.W.B.L. of said Lot and the N.W.B.L. of Lot 8 Section One for a distance of 53.57 Feet to a 1/2 Inch Iron Rod set for corner;

Thence South 80 Degrees 20 Minutes 00 Seconds West, continuing along said lines for a distance of 346.72 Feet to a 1 Inch Iron Rod found for corner at the S.W.C. of said Lot;

Thence North 84 Degrees 46 Minutes 00 Seconds West, along the W.S.B.L. of Lot 37 and the N.E.B.L. of Lot 9 Section 39 for a distance of 70.46 Feet to a 1/2 Inch Iron Rod set for corner;

Thence North 80 Degrees 07 Minutes 00 Seconds West, continuing along said lines for a distance of 80.10 Feet to a 1/2 Inch Iron Rod set for corner;

Thence North 84 Degrees 31 Minutes 30 Seconds West, continuing along said lines at 30.30 Feet pass a 1/2 Inch Iron Rod set for reference and continue for a total distance of 559.02 Feet to a Point for Corner at the N.W.C. of said Lot and in the centerline of Bluebonnet Drive;

Thence North 85 Degrees 00 Minutes 16 Seconds West, along said drive and the N.E.B.L. of said tract for a distance of 50.79 Feet to a Point for Corner at the P.C. of a curve to the left;

Thence with a Curve which has a Delta Angle of 20 Degrees 07 Minutes 00 Seconds, with a Radius of 141.03 Feet, with a Chord Bearing of North 71 Degrees 11 Minutes 33 Seconds West, with a Chord Length of 16.18 Feet to the place of beginning containing 4,067 Acres.

Surveyor's Note:

[Surveyor's Note]

FILED AND RECORDED

OFFICE OF PUBLIC RECORDS

JameyŁawrence

P.O. Box 573
Mineral Wells, TX 75772

Saxon Surveying, Inc.

FIRM # 10089000

ACCT. NO. 10690.002.037.00
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