

STATE OF TEXAS **COUNTY OF PARKER:**

WHEREAS, FC LEGACY VENTURES, LLC., being the owner(s) of a tract of land situated in Parker County, Texas to wit:

BEING a tract of land situated in the J. Young Survey, Abstract No. 2551, and the J. Daniel Survey, Abstract No. 2377, Parker County, Texas and being a tract of land described in deed to FC Legacy Ventures, LLC, as recorded in Document Number 202133302, Official Public Records, Parker County, Texas (O.P.R.P.C.T.). Said tract being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 3/8-inch iron rod for the southwest corner of said FC Legacy Ventures tract, same being the northwest corner Highland Ranch Estates, Phase 1, according to plat recorded in Cabinet B, Slide 604, Plat Records, Parker County, Texas (P.R.P.C.T), and also being on the east line of a tract of land described in deed to McFarland Ranch, LLC, as recorded in Document 201406454 (O.P.R.P.C.T.);

THENCE North 0°15'24" East, with the common line of said FC Legacy Ventures tract and said McFarland Ranch, a distance of 991.01 feet to a wooden fence corner post, being the northwest corner of said FC Legacy Ventures tract and an interior corner of said McFarland Ranch;

THENCE North 89°42'57" East, continuing with said common line, a distance of 1,859.70 feet to a found 1/2-inch capped iron rod marked "GRANT ENG 4151" for the common corner of said FC Legacy Ventures tract and said McFarland Ranch, same being the northwest corner of a tract of land described in deed to David K. and Teri Kubosh, as recorded in Volume 2519, Page 736, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE South 8°30'51" East, with the common line of said FC Legacy Ventures tract and said Kubosh tract, a distance of 285.34 feet to a 1/2-inch iron rod found for the southwest corner of said Kubosh tract, same being the northwest corner of a tract of land described in deed to Jared D. and Lana B. Kennedy, as recorded in Document Number 201316690 (O.P.R.P.C.T.);

THENCE South 2°39'24" East, with the common line of said FC Legacy Ventures tract and said Kennedy tract, a distance of 188.66 feet to a found 1/2-inch capped iron rod marked "GRANT ENG 4151";

THENCE South 6°35'45" East, continuing with said common line, passing at a distance of 78.30 feet to a found 5/8-inch iron rod capped Brookes Baker for the common corner of said Kennedy tract and a tract of land described in deed to Matthew A. and Adrianne L. Dorin, as recorded in Document Number 201708401 (O.P.R.P.C.T); and continuing for a total distance of 192.05 feet to a found 1/2-inch iron capped rod and the beginning of a curve to the left,

With said curve to the left, having a radius of 140.00 feet, a central angle of 87°24'16", an arc length of 213.57 feet, and a chord which bears South 50°11'16" East, a distance of 193.46 feet to a 1/2-inch iron capped rod found:

THENCE North 86°02'42" East, with the common line of said FC Legacy Ventures tract and said Dorin tract, a distance of 588.71 feet to a 1/2-inch iron capped rod found;

THENCE North 44°39'28" East, continuing with said common line, a distance of 61.67 feet to a 5/8-inch capped iron rod marked "BHB INC" set for the common corner of said FC Legacy

THENCE South 0°01'09" East, continuing with said common line, a distance of 110.91 feet to a 5/8-inch capped iron rod marked "BHB INC" set for the southeast corner of said FC Legacy Ventures tract and being on the north line of aforementioned Highland Ranch Estates, Phase 1;

THENCE South 86°01'51" West, with the common line of said FC Legacy Ventures tract and said Highland Ranch Estates, Phase 1, a distance of 2,723.00 feet to the POINT OF BEGINNING and containing 2,243,394 square feet or 42.131 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

That, Legacy where, being the sole owners of the above described parcel, does hereby adopt the herein above described property as LOTS 1 THRU 17 AND 18X, THE GRASSLANDS ADDITION, an addition to Parker County, Texas and does dedicate to the public use the streets and easements as

STATE OF TEXAS § COUNTY OF Passes

Before me, the undersigned, a Notary Public for the State of Texas, appeared Christensenknown to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of September 2022

THE STATE OF TEXAS § COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this the 11th day of October, 2022.

Pat Deen, County Judge

Commissioner Precinct #3

OWNER/DEVELOPER: FC Legacy Ventures, LLC. 369 Aledo Springs Ct. Fort Worth, Texas 76126 817-296-7600

SURVEYOR:



engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086 tstock@bhbinc.com • 817.596.7575 • bhbinc.com BPELS Firm #44, #10011300, #10011302, #10194146

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

Toby G. Stock

State of Texas Registered Professional Land Surveyor RPLS No. 6412 Date: September 29, 2022



STATE OF TEXAS § **COUNTY OF PARKER §**

Before me, the undersigned, a Notary Public for the State of Texas, appeared Toby G. Stock known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

NIKI LYN BRAY lotary Public, State of Texa Comm. Expires 02-13-2023 Notary ID 131850790

FLOODPLAIN/DRAINAGE-WAY MAINTENANCE:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. Parker County will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways, property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the county shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. Parker County shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

GENERAL NOTES

Craig Peacock

Steve Dugan

Commissioner Precinct #2

Commissioner Precinct #

Notary Public, State of Tex

Comm. Expires 02-13-2023

Notary ID 131850790

- 1. Basis of bearing being U.S. State Plane Grid Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in grid values.
- 2. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
- 3. This plat does not alter or remove any existing easements that affect this property and may not be shown.
- 4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by
- 6. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
- All easements within the boundary of the project are dedicated by this plat unless stated otherwise.
- 8. Lot 18X, is to be owned and maintained by the Home Owners Association (HOA) to be established by the Developer.
- Subject property released from City of Fort Worth ETJ by Ordinance No. 25459-04-2022.

	Line rubie			Line Tuble			
Line #	Direction	Length	Line #	Direction	Length		
L1	N44°39'28"E	61.67	L27	N37°07'40"E	41.77		
L2	S0°01'09"E	110.91	L28	S80°26'59"E	20.87		
L3	N2°08'24"W	7.26	L29	N71°02'04"E	45.74		
L4	S86°02'04"W	22.83	L30	N56°02'04"E	34.58		
L5	S71°02'04"W	13.26	L31	N31°44'36"W	16.88		
L6	S71°02'04"W	3.45	L32	N3°00'23"W	34.61		
L7	N80°26'59"W	20.87	L33	N23°02'55"W	29.93		
L8	S37°07'40"W	41.77	L34	N8°37'57"W	68.42		
L9	S3°14'02"W	17.86	L35	N1°06'38"W	54.42		
L10	S80°50'34"W	33.30	L36	N10°03'42"E	38.01		
L11	N66°36'28"W	51.15	L37	N1°41'16"E	62.07		
L12	N55°27'45"W	8.25	L38	N32°00'05"E	23.85		
L13	S59°41'17"W	72.40	L39	S57°59'55"E	82.21		
L14	N37°08'43"W	26.02	L40	N32°00'05"E	69.35		
L15	S40°07'07"W	34.01	L41	S32°00'05"W	132.53		
L16	N70°54'17"W	52.57	L42	S57°59'55"E	75.54		
L17	S75°57'12"W	104.03	L43	S32°00'05"W	8.00		
L18	N75°57'12"E	104.03	L44	S68°10'50"W	13.30		
L19	S70°54'17"E	52.57	L45	S43°33'52"W	86.57		
L20	N40°07'07"E	34.01	L46	S36°03'17"W	55.51		
L21	S37°08'43"E	23.80	L47	S15°19'17"W	36.95		
L22	N59°41'17"E	70.18	L48	S17°47'48"W	34.45		
L23	S55°27'45"E	8.25	L49	S32°37'21"W	20.04		
L24	S66°36'28"E	51.15	L50	S53°30'03"W	9.20		
L25	N80°50'34"E	33.30	L51	S56°02'04"W	62.58		
L26	N3°14'02"E	17.86	L52	S71°02'04"W	36.93		

Line Table

Line Table

ength		Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
1.77		C1	87°24'16"	140.00'	213.57'	S50°11'16"E	193.46'
20.87		C2	91°49'46"	150.00'	240.41'	N48°03'17"W	215.49'
5.74		С3	89°59'45"	150.00'	235.61'	N47°08'17"W	212.12'
34.58		C4	91°49'46"	180.00'	288.49'	S48°03'17"E	258.59'
6.88		C5	90°00'04"	120.00'	188.50'	S47°08'26"E	169.71'
34.61		C6	24°53'04"	36.00'	15.64'	N75°25'19"E	15.51'
29.93		C7	21°40'59"	36.00'	13.62'	N52°08'17"E	13.54'
88.42		C8	136°34'03"	60.00'	143.01'	S70°25'11"E	111.48'
64.42		C9	273°08'06"	60.00'	286.03'	S2*08'09"E	82.50'
38.01		C10	46°34'03"	36.00'	29.26'	N68°51'08"W	28.46'
52.07		C11	46°34'03"	36.00'	29.26'	N68°51'08"W	28.46'
23.85		C12	19°05'41"	180.00'	59.99'	N82°35'19"W	59.71'
32.21		C13	38°11'50"	180.00'	120.00'	N53°56'34"W	117.79'
9.35		C14	32°42'15"	180.00'	102.74'	N18°29'31"W	101.35'
32.53		C15	91°49'46"	120.00'	192.33'	N48°03'17"W	172.39'
5.54		C16	72°10'50"	140.00'	176.37'	S42*34'33"E	164.94'
8.00		C17	15°13'26"	140.00'	37.20'	S86°16'41"E	37.09'
3.30		C18	28°30'57"	72.50'	36.08'	S85°17'32"W	35.71'
86.57		C19	62°25'21"	57.50'	62.64'	S68°20'21"W	59.59'
55.51		C20	33°53'39"	27.50'	16.27'	S20°10'51"W	16.03'
6.95		C21	94°49'07"	57.50'	95.16'	S50°38'35"W	84.66'
4.45		C22	17°12′34"	177.50'	53.31'	S89°26'51"W	53.11'
0.04		C23	32°32'57"	62.50'	35.51'	N82°52'57"W	35.03'
9.20		C24	22°09'39"	177.50'	68.65'	N77°41'18"W	68.23'
2.58		C25	33°18'22"	72.50'	42.14'	N72°06'56"W	41.55'
6.93		C26	64°50′58"	27.50'	31.13'	N87°53'14"W	29.49'
		C27	83°10'00"	42.50'	61.69'	N78°43'43"W	56.42'
		C28	102°44'09"	12.50'	22.41'	N88°30'48"W	19.53'
		C29	68°58'35"	62.50'	75.24'	S74°36'25"W	70.78'
		C30	33°08'31"	27.50'	15.91'	N87°28'33"W	15.69'
		C31	28°10'37"	177.50'	87.29'	S61°51'53"W	86.41'
		C32	28°10'37"	222.50'	109.42'	N61°51'53"E	108.32'
		C33	33°08'31"	72.50'	41.94'	S87°28'33"E	41.35'
		C34	68°58'35"	17.50'	21.07'	N74°36'25"E	19.82'
	- 6						

Curve Table

89.83

77.75'

15.76

85.52'

66.58

S88°30'48"E

S87°53'14"E

S72'06'56"E

S77°41'18"E

S82°52'57"E

N89°26'51"E

S50°38'35"W

S20°10'51"W

N21°43'12"W | 80.43'

N68°20'21"E | 106.23'

N86°16'30"E | 12.63'

N28°59'52"W | 36.67'

N39°46'08"W | 30.90'

pmestic water for residential lots shall be provided by private on site wells.

Sewage disposal for residential lots shall be provided by private on site sewage

FENCE CONSTRUCTION:

Future fence construction cannot encroach within the variable width drainage

GROUNDWATER CERTIFICATION STATEMENT:

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

Parker County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Parker County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

FILED AND RECORDED

Lila Deakle

202237020 10/11/2022 02:36 PM Fee: 80.00 Lila Deakle, County Clerk Parker County, Texas PLAT

BEING A 42.131 ACRE TRACT OF LAND WITHIN THE

C35

C36

C37

C38

C39

C40

C41

C42

C43

C44

C45

C46

102°44'09"

64°50'58"

33'18'22"

22'09'39"

32°32'57'

17°12'34'

94°49'07'

33°53'39"

39.09.37

62°25'21"

26°33'01"

11°41'35"

9.50,58"

57.50'

72.50'

27.50'

222.50'

17.50

222.50'

12.50

72.50

27.50'

120.00' | 82.02'

102.50' 111.67'

180.00' | 36.73'

180.00' | 30.94'

103.10

82.06

15.99

86.06

9.94

66.83

12.74

J. DANIEL SURVEY, ABSTRACT No. 2377 J. YOUNG SURVEY, ABSTRACT No. 2551 PARKER COUNTY, TEXAS

FINAL PLAT

THE GRASSLANDS

ADDITION

LOTS 1-17 & 18X

SEPTEMBER 2022 SHEET 2 OF 2