

FINAL PLAT OF LOTS 1-32 "BARNETT RIDGE"

BEING 65.483 ACRES SITUATED IN THE T. & P. RR. CO. SURVEY NO. 72, ABSTRACT NO. 1411, AND THE W.S. FONDREN SURVEY NO. 246, ABSTRACT NO. 492, PARKER COUNTY, TEXAS;

BEING A 65.483 ACRE TRACT OF LAND SITUATED IN THE T. & P. RR. CO. SURVEY NO. 72, ABSTRACT NO. 1411, AND THE W.S. FONDREN SURVEY NO. 246, ABSTRACT NO. 492, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY OF FARM TO MARKET ROAD 1885, AN 80 FOOT RIGHT-OF-WAY, FOR A NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, AND BEING THE MOST EASTERLY CORNER OF SAID CALLED 32.73 ACRE TRACT;

THENCE SOUTH 27 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID 32.73 ACRES, A DISTANCE OF 2354.05 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKED DATAPoint #10194585, FOR THE SOUTHERN MOST CORNER OF THIS TRACT;

THENCE NORTH 51 DEGREES 11 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 96.15 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 16.48 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO GARY LYNN GIBSON AND DEBBIE MARIE GIBSON FAMILY TRUST AS RECORDED IN VOLUME 2319, PAGE 610 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 01 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID 16.48 ACRE TRACT, A DISTANCE OF 512.25 FEET TO A 6 INCH WOOD FENCE CORNER POST FOUND FOR A NORTHEAST CORNER OF SAID 16.48 ACRE TRACT AND AN INTERIOR "ELL" CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 20 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 522.86 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, MARKED HARLAN 2074, ON THE NORTH LINE OF SAID 16.48 ACRE TRACT, FOR A SOUTHEAST CORNER OF A CALLED 16.48 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS (V.L.B.S.T.) AS RECORDED IN VOLUME 1861, PAGE 734 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 57 MINUTES 46 SECONDS WEST, ALONG THE COMMON LINE OF SAID V.L.B.S.T. TRACT, A DISTANCE OF 1735.66 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SANDY LANE, FOR THE NORTHEAST CORNER OF SAID V.L.B.S.T. TRACT FOR A NORTHWEST CORNER OF THIS TRACT, BEING IN A CURVE TO THE LEFT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY LANE AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 232.28 FEET, THROUGH A DELTA OF 29 DEGREES 33 MINUTES 03 SECONDS, AN ARC LENGTH OF 119.80 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKED DATAPoint#10194585, ON THE SOUTHEAST RIGHT-OF-WAY OF SAID SANDY LANE BEING A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY LANE AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 613.94 FEET, THROUGH A DELTA OF 14 DEGREES 50 MINUTES 53 SECONDS, A CHORD DIRECTION OF NORTH 37 DEGREES 11 MINUTES 17 SECONDS, 307.13 FEET AND LENGTH OF 158.65, AN ARC LENGTH OF 158.10 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKED DATAPoint#10194585, ON THE SOUTHWEST RIGHT-OF-WAY OF SAID SANDY LANE;

THENCE NORTH 44 DEGREES 36 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY LANE, AT A DISTANCE OF 259.66 FEET PASSING A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF SAID 0.277 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 307.13 FEET TO THE SOUTHWEST CORNER OF SAID 0.510 ACRE TRACT;

THENCE NORTH 44 DEGREES 36 MINUTES 55 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY LANE, A DISTANCE OF 137.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKED DATAPoint#10194585, ON THE SOUTHEAST RIGHT-OF-WAY OF SAID SANDY LANE;

THENCE NORTH 39 DEGREES 08 MINUTES 49 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANDY LANE, A DISTANCE OF 58.04 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKED DATAPoint#10194585, ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1885;

THENCE SOUTH 56 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 1426.57 FEET TO THE POINT OF BEGINNING, CONTAINING 65.483 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT, WAS MADE ON THE GROUND UNDER MY SUPERVISION AND ALL CORNERS ARE MARKED AS SHOWN, SHOWS ALL VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS AND PROTRUSIONS. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 483670125F, EFFECTIVE DATE APRIL 5, 2019 AND IT APPEARS THAT THE PROPERTY LIES WITHIN ZONE X, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE 100-YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.

MATTHEW TOMERLIN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503 FIRM REGISTRATION/LICENSE NO. 10194585 FOR DATAPoint SURVEYING AND MAPPING 12450 NETWORK BLVD, SUITE 300 SAN ANTONIO, TX 78249 (777) 726-4240 OFFICE (777) 726-4241 FAX



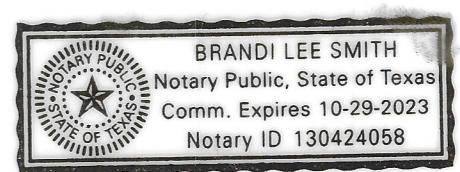
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THE STATE OF TEXAS
COUNTY OF PARKER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Bryan JENNISON
BRYAN JENNISON

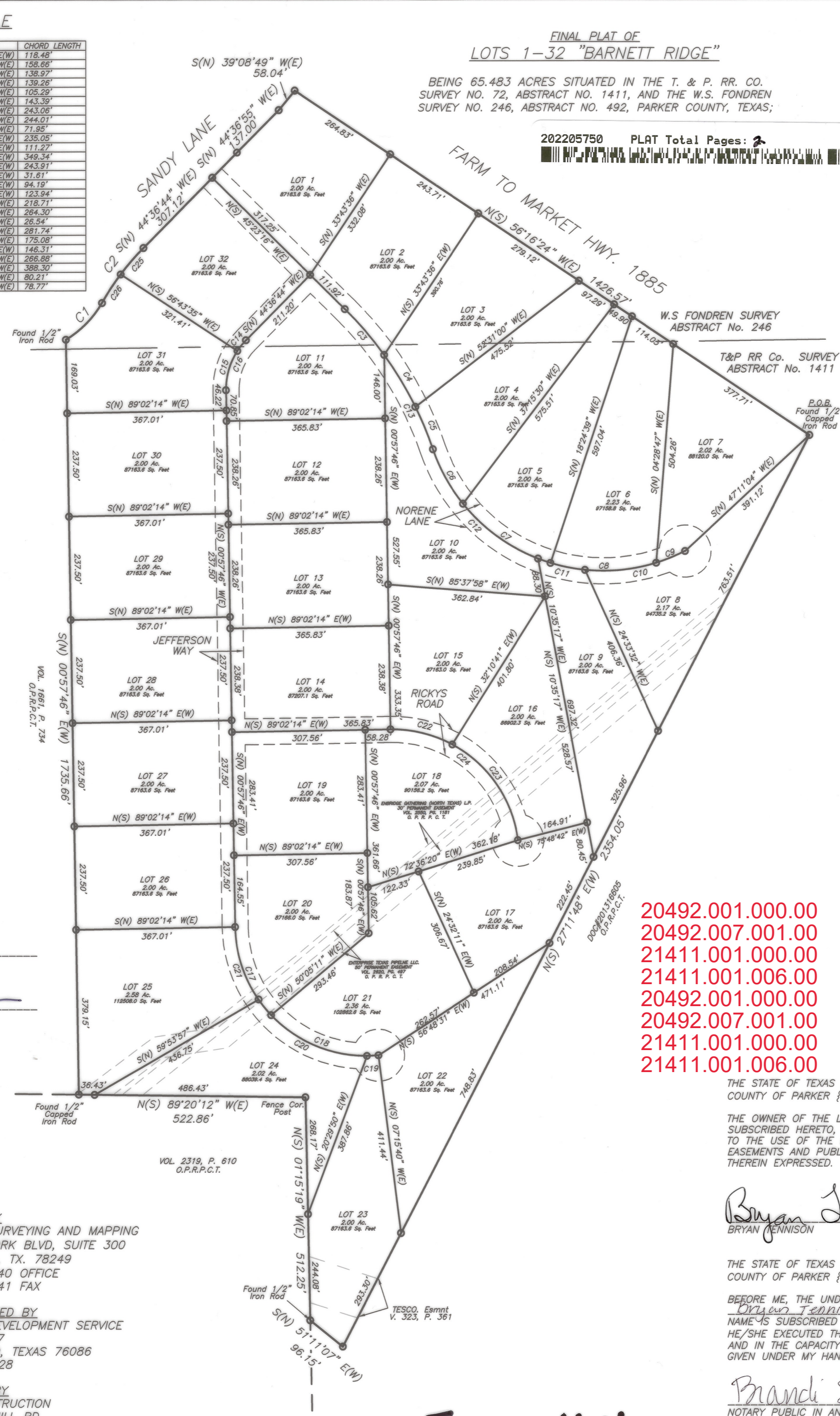
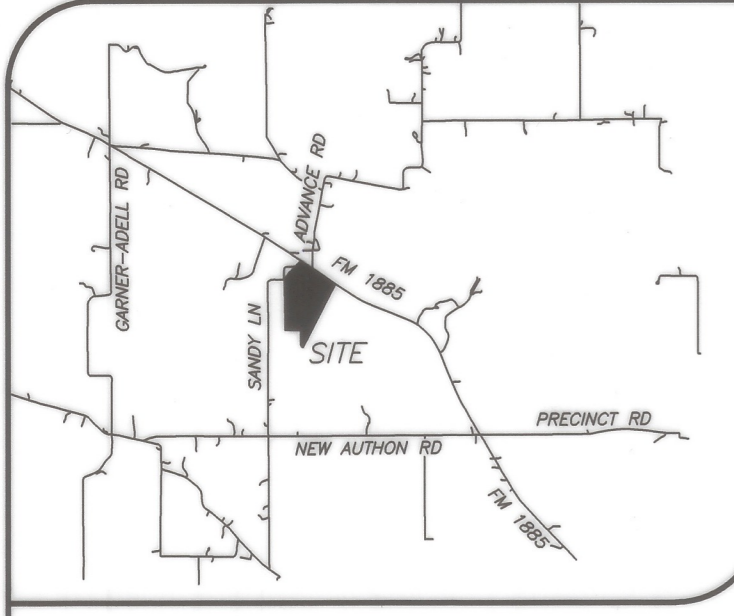


THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bryan Jennison KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 14 DAY OF February 2022.
Brandi Smith
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C26 with their respective measurements.



- NOTES: 1. CALL UTILITY PROVIDERS AND/OR *811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES. 2. ALL LOT CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE SHOWN. 3. 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES. 4. 30' FRONT BUILDING SETBACK LINE. 10' SIDE AND REAR BUILDING SETBACK LINES. 5. BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID). 6. WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELLS. 7. THERE SHALL EXIST A 60' ROAD/EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT 4,384' IN LENGTH. 8. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHTS, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER. 9. USPS CLUSTER BOXES TO BE INSTALLED AT THE INTERSECTION OF THE NEW ROADWAY AND SANDY LN. 10. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 9232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 14th DAY OF February 2022

George A Conley
COMMISSIONER PRECINCT #1
Lynn Walden
COMMISSIONER PRECINCT #3

Brandi Lee Smith
COMMISSIONER PRECINCT #2
Brandi Lee Smith
COMMISSIONER PRECINCT #4

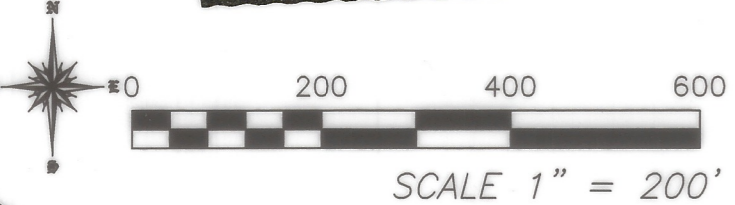
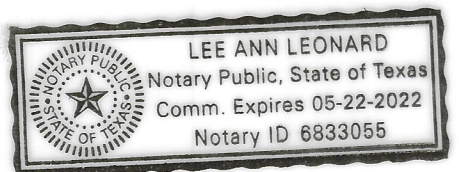
LIENHOLDER
VANTAGE BANK
Signature of Lienholder

THIS THE 14 DAY OF February 2022
Notary Public, State of Texas

SURVEYED BY
DATAPoint SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 300
SAN ANTONIO, TX. 78249
777-726-4240 OFFICE
777-726-4241 FAX

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086
817-304-0028

DEVELOPED BY
NOTEX CONSTRUCTION
2505 ZION HILL RD.
WEATHERFORD, TX 76088
817-304-4631

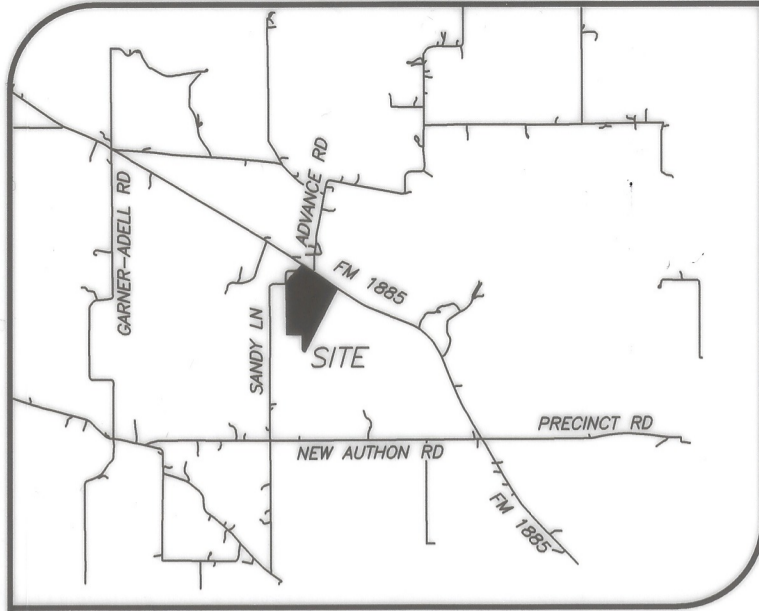


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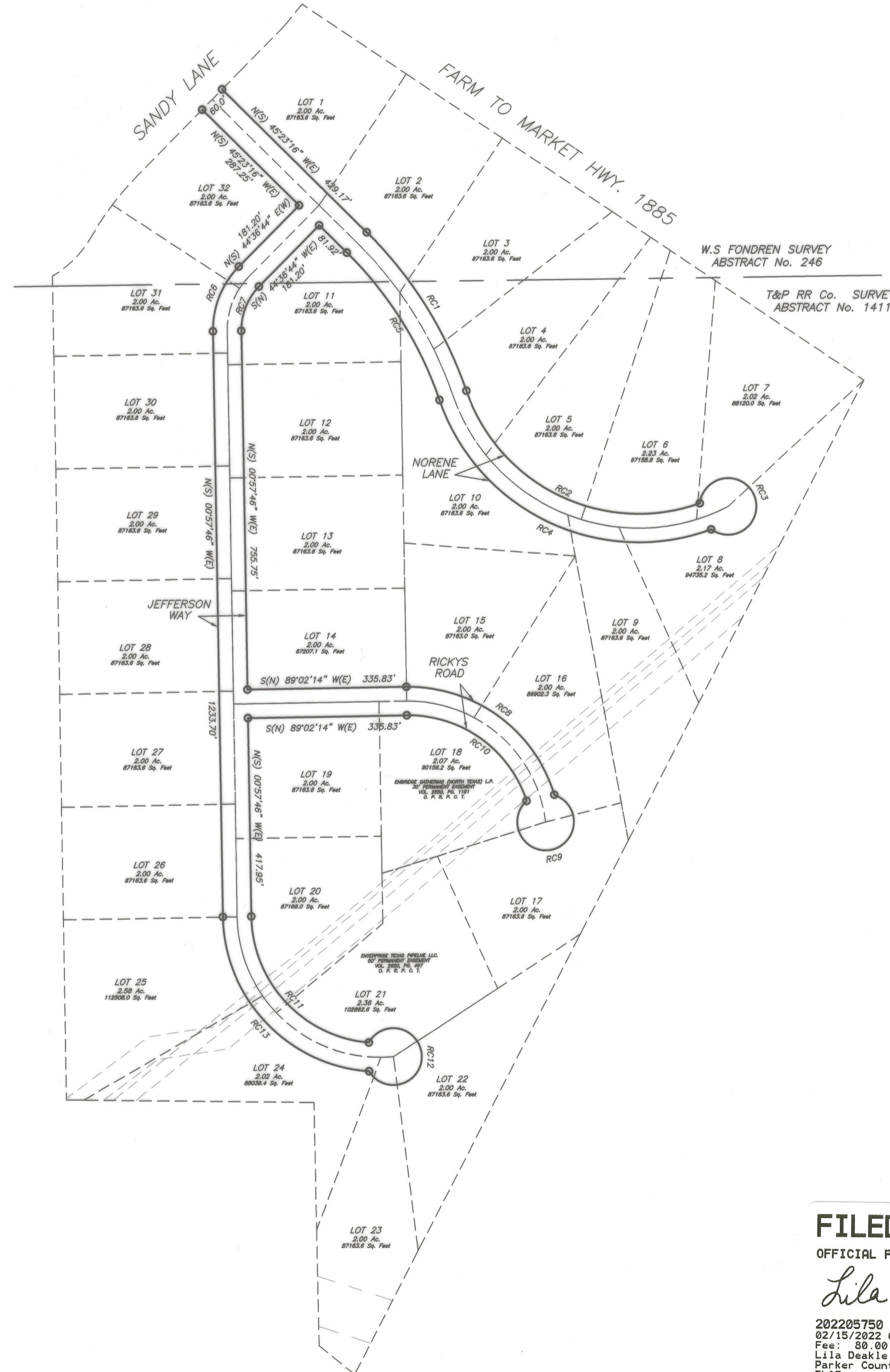
60' ROAD EASEMENT EXHIBIT

FINAL PLAT OF
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SURVEY NO. 72, ABSTRACT NO. 1411, AND THE W.S. FONDREN
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VICINITY MAP NOT TO SCALE



60' ROAD EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
RC1	862.75'	397.75'	S(N) 32°10'49" E(W)	394.24'
RC2	384.54'	609.02'	N(S) 64°20'42" W(E)	547.34'
RC3	60.00'	314.02'	N(S) 23°35'01" W(E)	60.12'
RC4	444.54'	708.11'	N(S) 64°36'22" W(E)	635.58'
RC5	802.75'	370.09'	N(S) 32°10'49" W(E)	366.82'
RC6	190.00'	151.13'	S(N) 21°49'29" W(E)	147.18'
RC7	130.00'	103.41'	S(N) 21°49'29" W(E)	100.70'
RC8	320.84'	414.37'	S(N) 53°57'48" E(W)	386.16'
RC9	60.00'	313.88'	S(N) 77°39'43" W(E)	60.24'
RC10	260.84'	332.02'	S(N) 54°29'49" E(W)	310.05'
RC11	271.18'	398.45'	S(N) 43°03'19" E(W)	363.57'
RC12	60.00'	313.90'	N(S) 00°37'28" W(E)	60.23'
RC13	331.18'	492.36'	S(N) 43°33'09" E(W)	448.25'

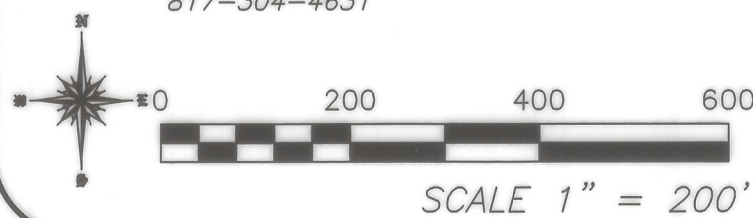
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

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02/15/2022 09:47 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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