

DEREK OSBURN CONSTRUCTION CO., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Derek Osburn
DEREK OSBURN

202230023 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Derek Osburn Construction Co., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the R.W. CALDWELL SURVEY, Abstract No. 213, Parker County, Texas, said tract being the same tract of land described in deed to Derek Osburn Construction Co., recorded in Clerks File No. 202133100, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron found in the Northerly line of Old Dennis Road, said iron being for the Southeast corner of said Clerks File No. 202133100 and the Southeast corner of that certain tract of land described in deed to Jason Bradley, recorded in Volume 2251, Page 445, Real Records, Parker County, Texas, an whence by deed call the Northeast corner of the James Clayton Survey, Abstract No. 226 bears N 44°27' E, 37.34 feet and N 29°51'10" E, 2423.36 feet,

THENCE with the Northerly line of said Old Dennis Road, the following calls:

S 44°22'44" W, 28.43 feet to a capped iron set;
S 52°17'00" W, 61.20 feet to a capped iron set;
S 65°59'30" W, 62.90 feet to a capped iron set;
S 85°13'03" W, 486.72 feet to a 3/8" iron found at the Southwest corner of said Clerks File No. 202133100 and the Southeast corner of that certain tract of land described in deed to Randal J. Flamik and Michelle J. Flamik, recorded in Volume 2054, Page 1937, Real Records, Parker County, Texas;

THENCE N 52°18'32" W, with the common line of said Clerks File No. 202133100 and said Volume 2054, Page 1937, 2344.15 feet to a 3/8" iron found in the top of a metal fence post, said iron being for the Northwest corner of said Clerks File No. 202133100 and the Northeast corner of said Volume 2054, Page 1937 and for a Southeast corner of said Clerks File No. 201921083;

THENCE N 31°48'58" E, with the common line of said Clerks File No. 202133100 and said Clerks File No. 201921083, 148.47 feet to a 3/8" iron found at the Northeast corner of said Clerks File No. 202133100 and for the Northwest corner of that certain tract of land described in deed to Roger Bradley and Virginia Bradley, recorded in Volume 1425, Page 660, Real Records, Parker County, Texas;

thence S 58°59'02" E, with the Northeasterly line of said Clerks File No. 202133100 and with the Southerly line of said Volume 1425, Page 660 and said Volume 2251, Page 445, 2785.78 feet to the POINT OF BEGINNING and containing 17.86 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Derek Osburn Construction Co., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-13, Block 1
BLUESTEM ESTATES, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 19th day of July, 2022.

Derek Osburn
Derek Osburn



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of July, 2022.

Cassandra Knight
Cassandra Knight
Notary Public State of Texas

20213.050.000.00
20213.050.000.50

10566
BR
E-20

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

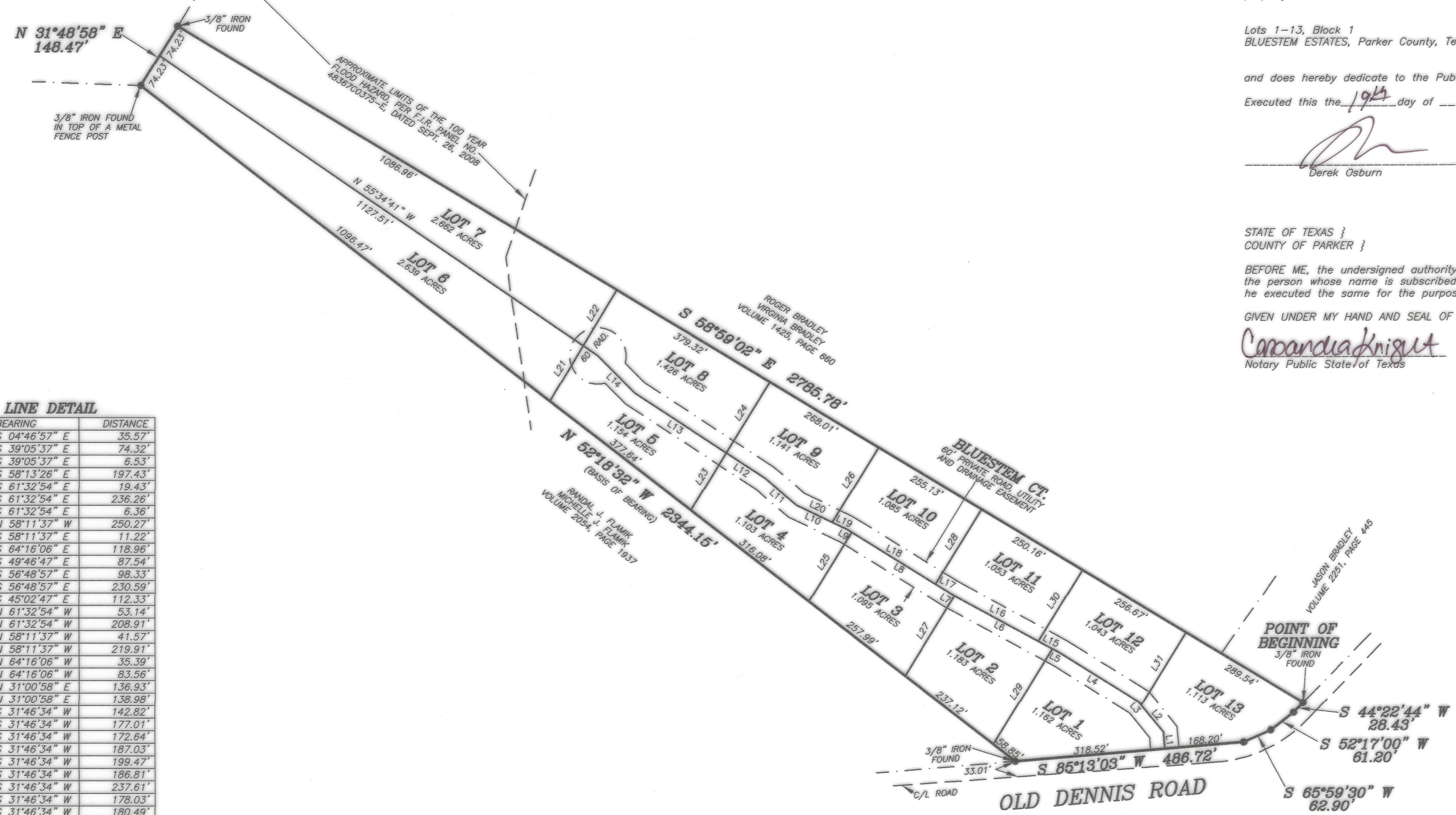
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

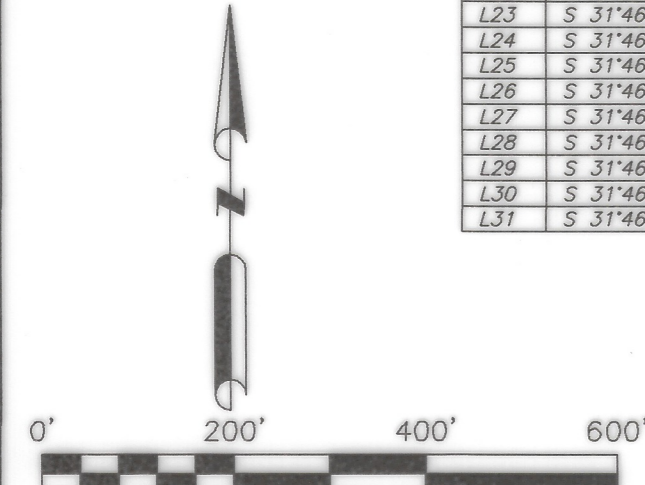
WATER SUPPLIED BY PARKER COUNTY SUD.
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

CORY SCHNEITER
HALI SCHNEITER
CLERKS FILE NO. 201921083



LINE DETAIL

LINE	BEARING	DISTANCE
L1	S 04°46'57" E	35.57'
L2	S 39°05'37" E	74.32'
L3	S 39°05'37" E	6.53'
L4	S 58°13'26" E	197.43'
L5	S 61°32'54" E	19.43'
L6	S 61°32'54" E	236.26'
L7	S 61°32'54" E	6.36'
L8	N 58°11'37" W	250.27'
L9	S 58°11'37" E	11.22'
L10	S 64°16'06" E	118.96'
L11	S 49°46'47" E	87.54'
L12	S 56°48'57" E	98.33'
L13	S 56°48'57" E	230.59'
L14	S 45°02'47" E	112.33'
L15	N 61°32'54" W	53.14'
L16	N 61°32'54" W	208.91'
L17	N 58°11'37" W	41.57'
L18	N 58°11'37" W	219.91'
L19	N 64°16'06" W	35.39'
L20	N 64°16'06" W	83.56'
L21	N 31°00'58" E	136.93'
L22	N 31°00'58" E	138.98'
L23	S 31°46'34" W	142.82'
L24	S 31°46'34" W	172.01'
L25	S 31°46'34" W	172.84'
L26	S 31°46'34" W	187.03'
L27	S 31°46'34" W	199.47'
L28	S 31°46'34" W	186.81'
L29	S 31°46'34" W	237.61'
L30	S 31°46'34" W	178.03'
L31	S 31°46'34" W	180.49'



SCALE 1" = 200'
HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194618

OWNER/DEVELOPER
DEREK OSBURN CONSTRUCTION CO.
108 S. RANCH HOUSE ROAD, STE. 400
WILLOW PARK, TX, 76087



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 08, 2022

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202230023
08/09/2022 01:53 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F 297

Final Plat
Lots 1-13, Block 1,
BLUESTEM ESTATES,
Being 17.86 acres of land situated in the R.W.
CALDWELL SURVEY, Abstract No. 213, Parker
County, Texas.