

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°00'32"	5679.58'	5°45'37"	S 32°43'42" E	570.77'	571.01'

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 24th DAY OF October, 2022.

OWNER'S CERTIFICATE

202238471 PLAT Total Pages: 1

That I, CROSS TIMBERS BIBLE CHURCH, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replating the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 3R and LOT 4R, BLUE RIDGE ESTATES, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is in the Extraterritorial Jurisdiction of the Town of Peaster.

EXECUTED THIS THE 17 DAY OF October, 2022

BY: Cross Timbers Bible Church
Lawrence H. Lucas

Absent
 COUNTY JUDGE

Craig Peacock
 COMR. PRECINCT #2

Ho Oye
 COMR. PRECINCT #4

George A. Conley
 COMR. PRECINCT #1
 Judge Pro-Tem

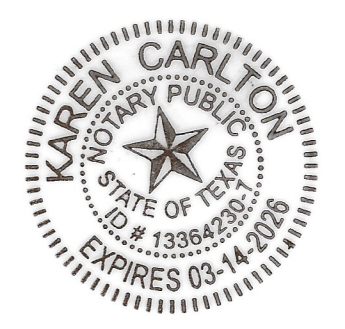
Jan Walden
 COMR. PRECINCT #3

STATE OF TEXAS
 COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lawrence H. Lucas 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 stated.

GIVEN under my hand and seal of office this 17th day of October, 2022

Karen Carlton
 Signature



10583.001.004.00
 10583.001.003.00

10583
 PE
 F-11

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JULY 22, 2022.

Philip E. Colvin, Jr.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN22961

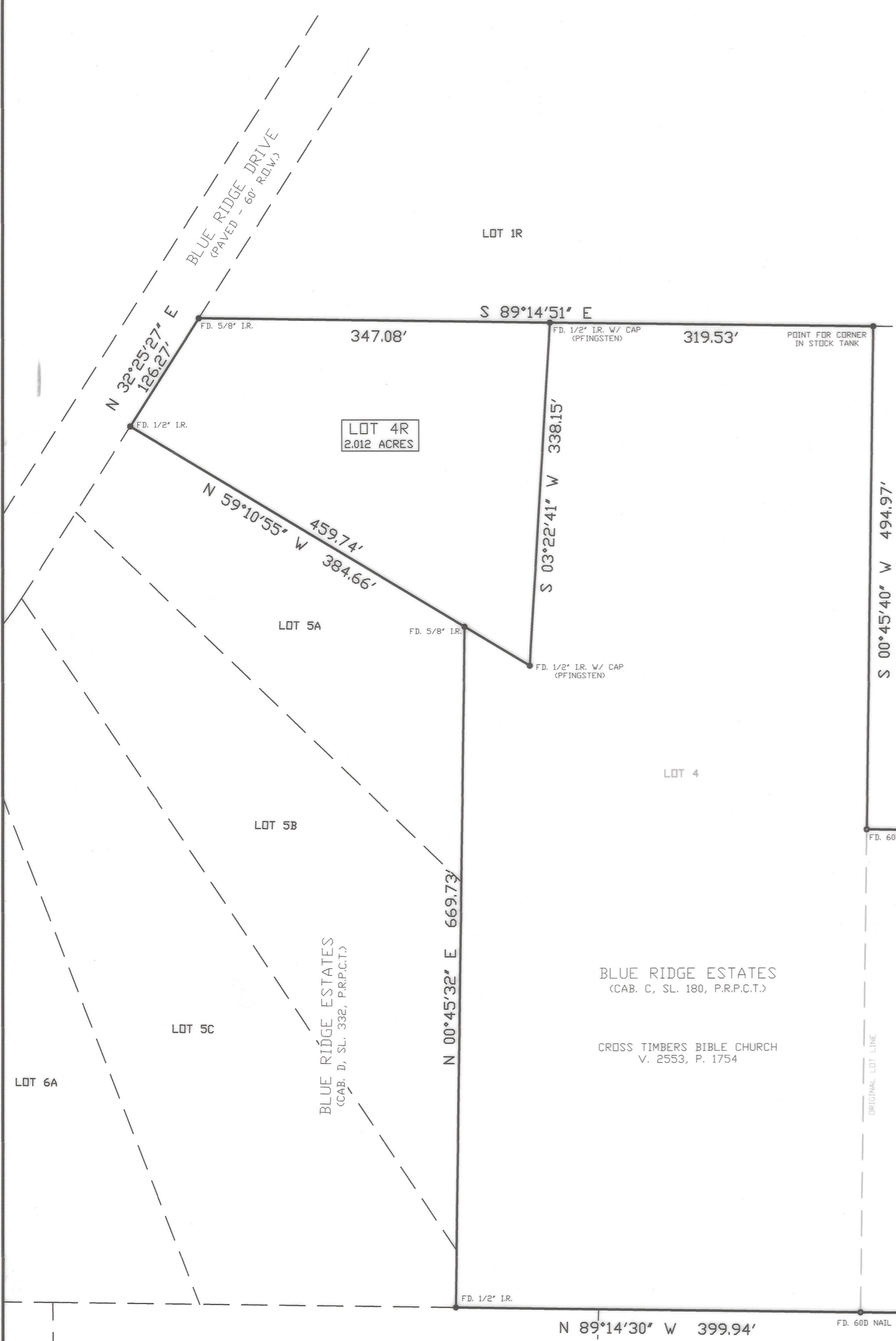


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202238471
 10/25/2022 09:28 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



AARON HUGH COOPER, ET UX
 30.8580 ACRES (TR2)
 DDC. #202208112

EAGLERIDGE ENERGY, LLC (25%)
 USG PROPERTIES BARNETT II, LLC (75%)
 10.000 ACRES
 DDC. #201814831
 DESC. IN: V. 2819, P. 1991

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

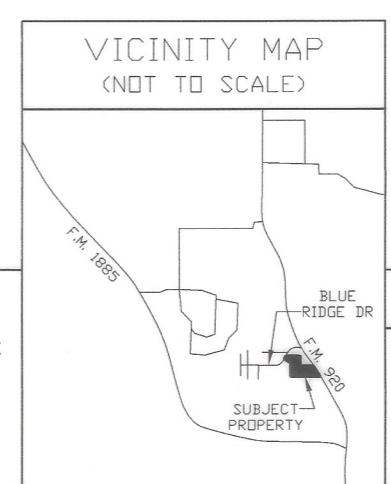
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0275E, DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 361
 DATE 10/25/2022

SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10034200
 213 SOUTH OAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

REPLAT
 BLUE RIDGE ESTATES
 LOT 3R AND LOT 4R
 BEING A REPLAT OF ALL OF LOT 3 AND LOT 4 OF BLUE RIDGE ESTATES, ACCORDING TO PLAT RECORDED IN PLAT CABINET C, SLIDE 180 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS
 PLAT DATE: OCTOBER 6, 2022

