

U.S. HIGHWAY NO. 377 SOUTH
(A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		LINE TABLE		LINE TABLE	
LINE No.	LENGTH	LINE No.	BEARING	LINE No.	BEARING
L1	18.25	L11	43.48	L21	43.86
L2	18.57	L12	23.85	L22	16.97
L3	25.62	L13	50.96	L23	32.07
L4	51.90	L14	15.42	L24	34.49
L5	36.86	L15	61.42	L25	50.00
L6	31.31	L16	4.05	L26	27.64
L7	60.00	L17	21.99	L27	22.38
L8	35.54	L18	22.96	L28	50.00
L9	76.91	L19	29.47	L29	44.88
L10	65.12	L20	36.75	L30	21.71

CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	730.18	2804.87	14°54'56"	N45°21'50"E
C2	153.01	311.11	28°10'46"	N23°08'41"W
C3	42.28	200.00	12°06'46"	S31°10'42"E
C4	50.14	200.00	14°21'55"	N32°18'16"W
C5	19.04	200.00	5°27'15"	N42°12'51"W
C6	33.11	200.00	9°29'03"	S29°51'50"E
C7	36.08	200.00	10°20'06"	S39°46'25"E
C8	4.06	250.00	0°55'50"	N44°28'33"W
C9	104.66	250.00	23°59'09"	N32°01'04"W
C10	55.47	250.00	12°42'45"	N38°35'06"W
C11	53.25	250.00	12°12'14"	N28°07'36"W
C12	111.54	250.00	25°33'49"	N32°48'24"W
C13	71.81	250.00	16°27'30"	S37°21'34"E
C14	39.73	250.00	9°06'19"	S24°34'39"E

POINT OF BEGINNING
NORTH: 6695931.25
EAST: 2248392.59
NAD 83, ZONE 4202 (GRID)

Final Plat

Lots 1 through 14, Block 5

BOURLAND FIELD ESTATES PHASE 2

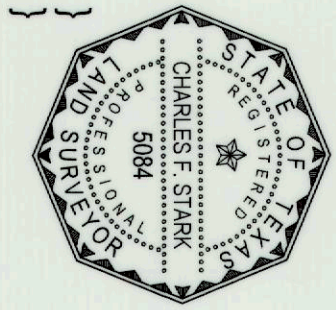
An Addition to the City of Cresson, Parker County, Texas
Being 17.79 Acres Situated in the
STEPHEN HEFFINGTON SURVEY, ABSTRACT NO. 620

Parker County, Texas

10640
AL
M-23

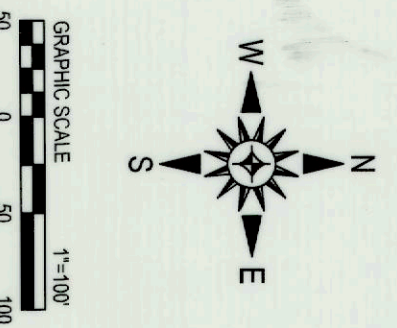
20620.004.002.20

STATE OF TEXAS
COUNTY OF PARKER }



I hereby certify this plat is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark, P.L.S.
Texas Registration No. 5084



Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
ORION DEVELOPMENT, LLC
204 Constellation Drive
Cresson, Texas 76035
Parker County

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F** SLIDE **592**

OCTOBER 2023
PROJECT # 410-9688

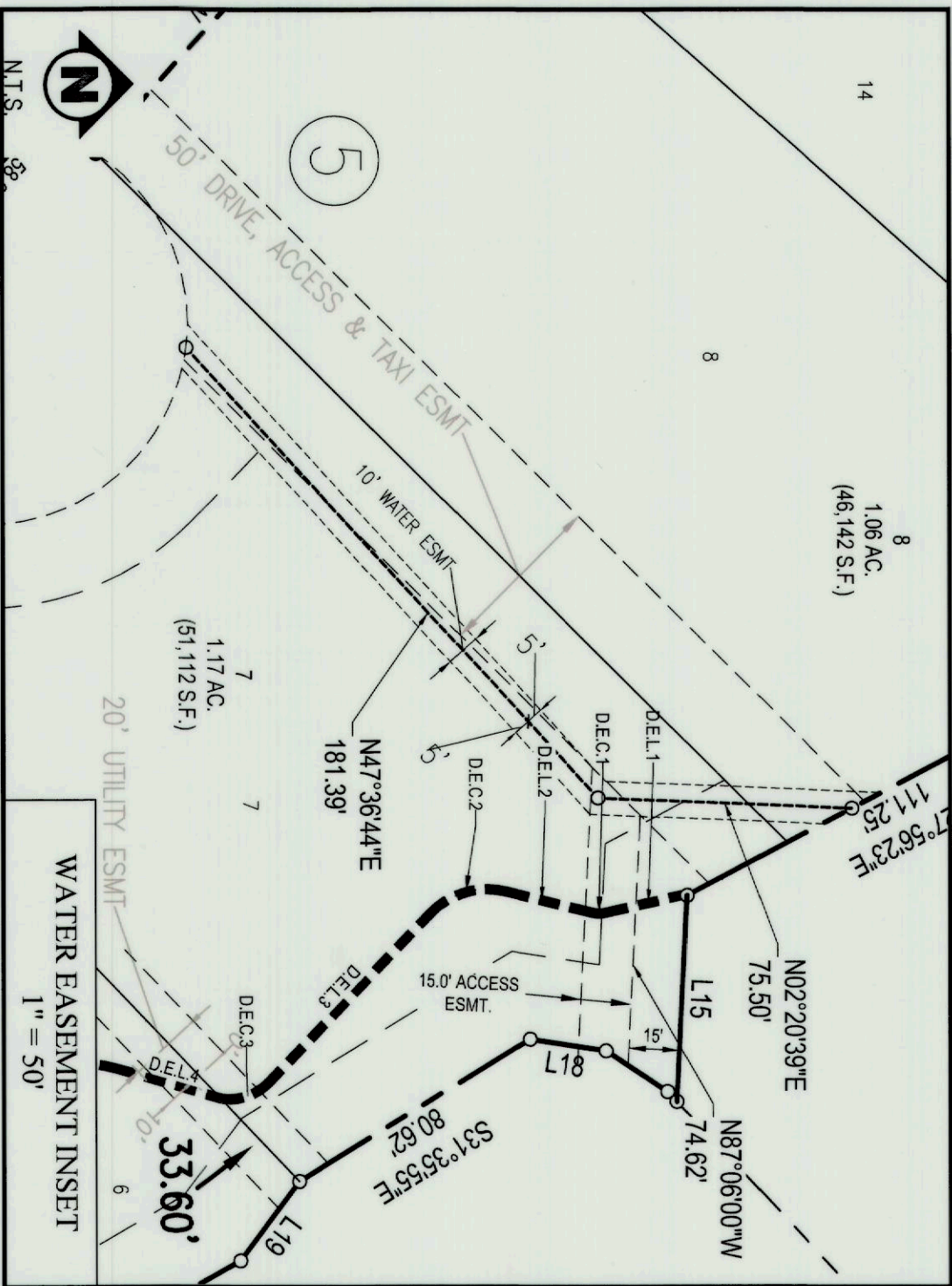
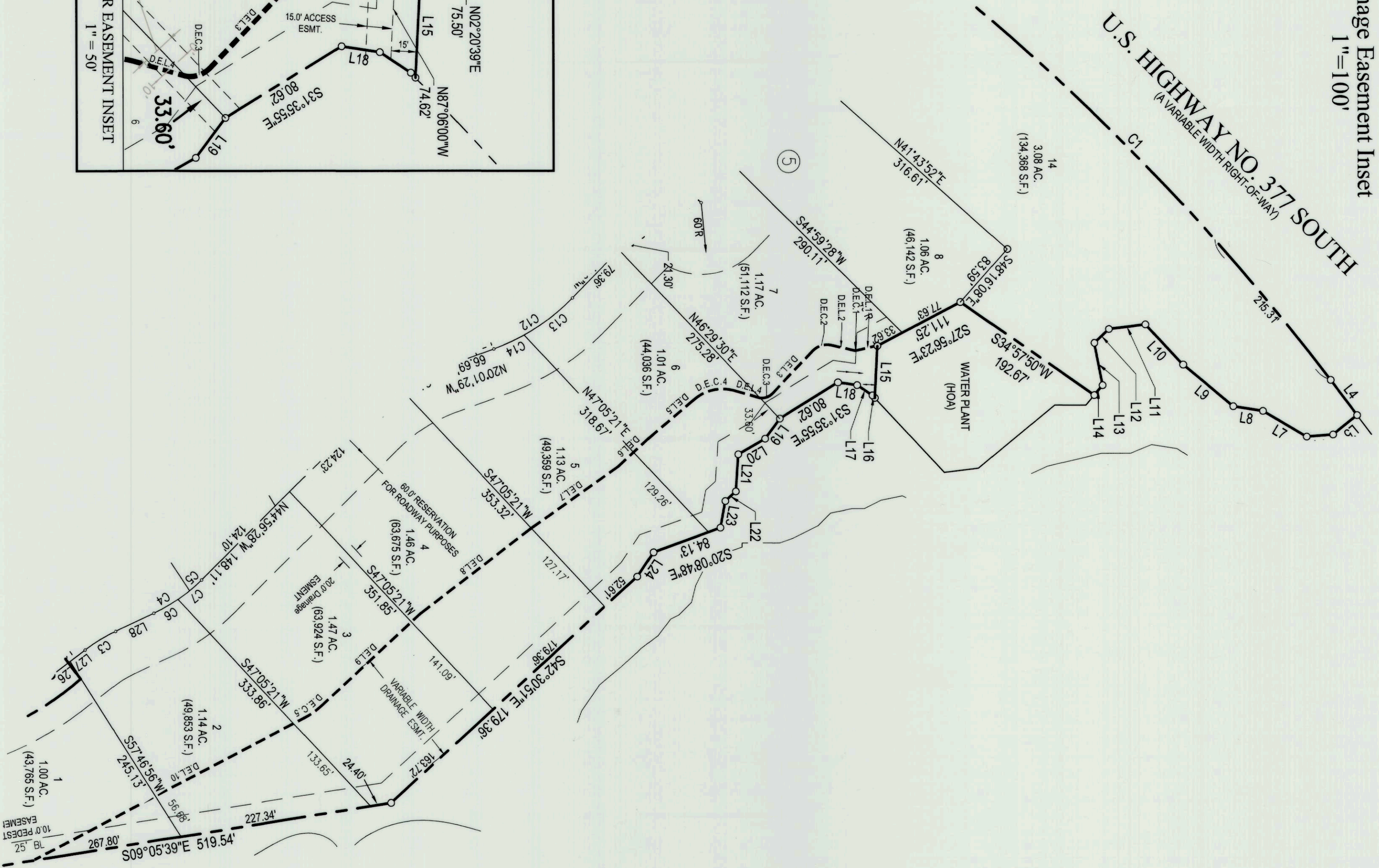
DRAINAGE ESMT. CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
DEC.1	3.69	8.00	26°29'41"
DEC.2	23.99	23.00	59°45'20"
DEC.3	15.53	17.00	62°21'22"
DEC.4	51.36	52.00	56°35'14"
DEC.5	24.77	94.00	15°05'42"
			24.69

DRAINAGE ESMT. LINE TABLE		
LINE NO.	LENGTH	BEARING
DEL.1	26.43	N12°48'25"W
DEL.2	26.90	N13°37'15"E
DEL.3	69.61	N46°08'05"W
DEL.4	31.92	N16°05'30"E
DEL.5	69.49	N40°29'44"W
DEL.6	49.77	N42°54'39"W
DEL.7	126.20	N35°09'50"W
DEL.8	165.98	N37°40'22"W
DEL.9	160.40	N42°47'16"W
DEL.10	359.90	N27°40'36"W

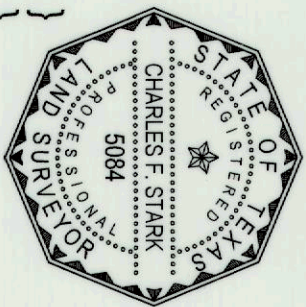
Abbreviation Legend:

D.E.L. - Drainage Easement Line
D.E.C. - Drainage Easement Curve
ESMT. - Easement

Drainage Easement Inset
1"=100'



STATE OF TEXAS
COUNTY OF PARKER }



I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark, RPLS
Texas Registration No. 5084

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED
○ IRON ROD SET STAMPED
○ C.F. STARK, RPLS 5084
● SOLID CIRCLE INDICATES CONTROL
● MONUMENT FOUND AS LABELED

Final Plat

Lots 1 through 14, Block 5

BOURLAND FIELD ESTATES PHASE 2

An Addition to the City of Cresson, Parker County, Texas

Being 17.79 Acres Situated in the
STEPHEN HEFFINGTON SURVEY, ABSTRACT NO. 620

Parker County, Texas

B
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FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F**, SLIDE **592**

OCTOBER 2023
PROJECT # 410-9688
SHEET 2 of 3

DEDICATION

State of Texas }
County of Parker }

WHEREAS, Orion Development, LLC., is the owner of the herein described property to wit:

Being a 17.79 acre tract situated in the STEPHEN HEFFINGTON SURVEY, Abstract No. 620, Parker County, Texas, being all of that certain tract of land described in deed to Orion Development, LLC, as recorded in Instrument No. 2020-35070, Deed Records Parker County, Texas and being more particularly described, as follows:

BEGINNING at a 5/8" capped iron rod found stamped "Eastwood" for the southeast corner of said Orion Development, LLC, tract and being in the west line of that certain tract of land described in deed as Tract One - Airport Tract, to Carina Aviation, LLC, recorded in Instrument Number 2014-06187, Deed Records, Parker County, Texas and being the northeast corner of Lot 21, Block 2, BOURLAND FIELD ESTATES, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet B, Slide 321, Plat Records, Parker County, Texas, from which a 5/8" capped iron rod found stamped "Eastwood" at the southwest corner of said Carina Aviation, LLC tract bears S 09°05'39" E, a distance of 2235.84 feet, for reference;

THENCE S 80°58'36" W, along the north line of said Lot 21, Block 3, a distance of 175.63 feet to P.K. nail set at the northwest corner of said Lot 21, Block 3, in the east line of Lot 9, Block 2 of said BOURLAND FIELD ESTATES, being in the centerline of a 60' Emergency Access, Drainage and Utility Easement as shown of said BOURLAND FIELD ESTATES Plat and being in a curve to the left, whose radius is 311.11 feet and whose long chord bears N 23°08'41" W a distance of 151.47 feet;

THENCE S 52°43'56" W, along the northwesterly line of said Lot 9, Block 2, a distance of 186.44 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the west corner of said Lot 9, Block 2 and being the northeast corner of Lot 8, Block 2 of said BOURLAND FIELD ESTATES;

THENCE N 51°35'26" W, along the northeasterly line of said Lot 8, Block 2, a distance of 227.80 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the north corner of said Lot 8, Block 2;

THENCE S 49°18'31" W, along the northwesterly line of said Lot 8, Block 2, a distance of 95.49 feet to a 1/2" iron rod found at an angle point in the northwesterly line of said Lot 8, Block 2 and being a southeast of that certain tract of land described in deed as Tract Two-Hanger CDE Tract to Carina Aviation, LLC, recorded in Instrument Number 201406187, Official Public Records, Parker County, Texas;

THENCE along the northeasterly line of said Tract Two-Hanger CDE Tract, as follows:

N 16°50'12" W, a distance of 54.38 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 38°17'12" W, a distance of 422.21 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 27°24'19" E, a distance of 99.01 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the easterly northeast corner of said Tract Two-Hanger CDE Tract and being the southeast corner of that certain tract of land described in deed to The Blakeney Co., recorded in Instrument Number 201713709, Official Public Records, Parker County, Texas;

THENCE along the southeasterly and northeasterly lines of said The Blakeney Co. tract, as follows:

N 24°23'41" E, a distance of 274.14 feet to a 1/2" iron rod found at the northeast corner of said The Blakeney Co. tract;
N 45°35'19" W, a distance of 145.12 feet to a 1/2" capped iron rod found stamped "Mizell";
N 43°51'55" E, a distance of 18.25 feet to a 1/2" capped iron rod found stamped "Mizell";
N 48°16'08" W, a distance of 139.89 feet to a 5/8" capped iron rod found stamped "Ted Harp 23002";
S 42°04'36" W, a distance of 18.57 feet to a 1/2" capped iron rod found stamped "Meizell";
N 55°58'19" W, a distance of 25.62 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 48°05'08" W, a distance of 158.77 feet to a 1/2" capped iron rod found stamped "Meizell", being the northernmost corner of the herein described tract;

THENCE along the southernly line of U.S. Highway No. 377 South Right of Way and being in a curve to the right, whose radius is 2804.87 feet and whose long chord bears N 45°21'50" E a distance of 728.12 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"; and
N 52°49'18" E, a distance of 51.90 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE along the southwesterly and northwesterly lines of said Carina tract and the above mentioned Tract One - Airport Tract, as follows:

S 38°44'20" E, a distance of 36.86 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 04°22'39" E, a distance of 31.31 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 30°35'43" W, a distance of 60.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 08°58'51" W, a distance of 35.54 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 39°37'48" W, a distance of 76.91 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 47°11'21" W, a distance of 65.12 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 06°53'19" E, a distance of 43.48 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 43°28'19" E, a distance of 23.85 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 79°03'12" E, a distance of 50.96 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 49°24'38" E, a distance of 15.42 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", being the northernmost corner of the water plant tract;

THENCE along the northwesterly and southwesterly lines of said water plant tract, as follows:

S 34°57'50" W, a distance of 192.67 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 27°56'23" E, a distance of 111.25 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 87°06'00" E, a distance of 61.42 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", being the southernmost corner of the water plant tract;

THENCE S 87°06' 00" E, continuing along the southwesterly line of said water plant tract, a distance of 61.42 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the southeasterly corner of said water plant tract and being in the common line of said Orion Development, LLC. tract and the above mentioned Carina Tract;

THENCE along the common line of said Orion Development, LLC tract and the above mentioned Carina Tract, as follows:

S 47°01'16" W, a distance of 4.05 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 33°31'54" W, a distance of 21.99 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 08°39'23" W, a distance of 22.96 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 31°35'55" E, a distance of 80.62 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 53°19'52" E, a distance of 26.55 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 29°56'37" E, a distance of 36.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 86°05'45" E, a distance of 43.96 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 42°08'12" E, a distance of 16.97 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 79°16'52" E, a distance of 32.07 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 20°08'48" E, a distance of 84.13 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 56°23'12" E, a distance of 34.49 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 42°30'51" E, a distance of 395.69 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 09°05'39" E, a distance of 519.54 feet to the POINT OF BEGINNING and containing 17.792 acres (775,026 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That Orion Development, LLC (Owner) does hereby adopt this Plat of the herein above described real property to be designated as:

LOTS 1 through 14, Block 5
BOURLAND FIELD ESTATES PHASE 2
An Addition to the City of Cresson
Parker County, Texas

and does hereby dedicate to the public use, all emergency access and utility easements shown hereon.

FLOOD STATEMENT:

ANY 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 PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0575E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES:

- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) derived from resolved opus solutions.
- Residential Building Setbacks
 - Front - 25' from emergency access, drainage, and utility
 - Rear - 25
 - Side - 25
- Domestic Water Service for this project provided by HOA owned private water system.
- Sanitary Sewer for this project is individually owned OSSF for each individual lot.

Orion Development, LLC

Name: Matt Rix

Title: Managing Partner

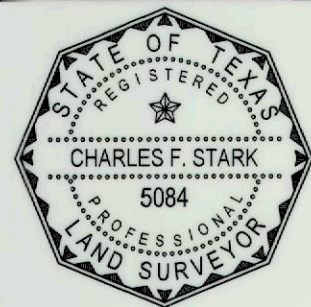
Date: 11/1/2023

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned authority on this day personally appeared Matt Rix, on behalf of Orion Development, LLC, know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he 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 1st day of NOVEMBER, 2023

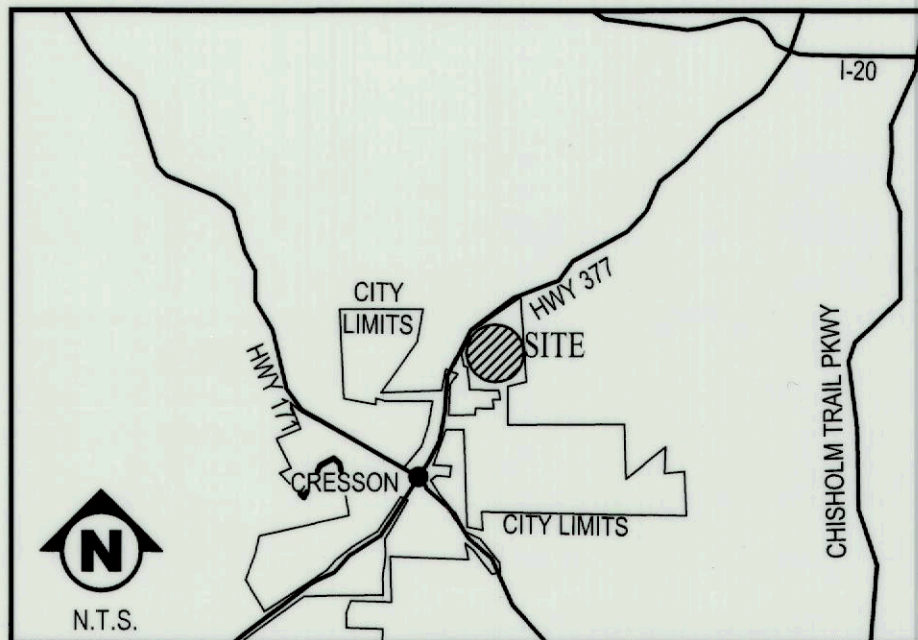
Cynthia Kay Scoggin
Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

That, I, Charles F. Stark, Registered Professional Land Surveyor, Texas Registration No. 5084, hereby certify that this plat correctly represents an actual and accurate survey made under my supervision on February 18, 2020, and that the corner monuments shown thereon were properly placed under my supervision.

Charles F. Stark, RPLS
Texas Registration No. 5084
Date:



VICINITY MAP

APPROVED BY THE CITY COUNCIL OF CRESSON, TEXAS

on this 24th day of October, 2023

Teena Conway
Mayor

ATTEST:
[Signature]
City Secretary

Final Plat

Lots 1 through 14, Block 5

BOURLAND FIELD ESTATES PHASE 2

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Being 17.79 Acres Situated in the
STEPHEN HEFFINGTON SURVEY, ABSTRACT NO. 620

Parker County, Texas

OCTOBER 2023

SHEET 3 of 3
PROJECT # 410-9618



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OWNER:

ORION DEVELOPMENT, LLC
204 Constellation Drive
Cresson, Texas 76035
Parker County

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 592

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202328702
11/02/2023 02:29 PM
Fee: \$4.00
Lila Deakle, County Clerk
Parker County, TX
PLAT