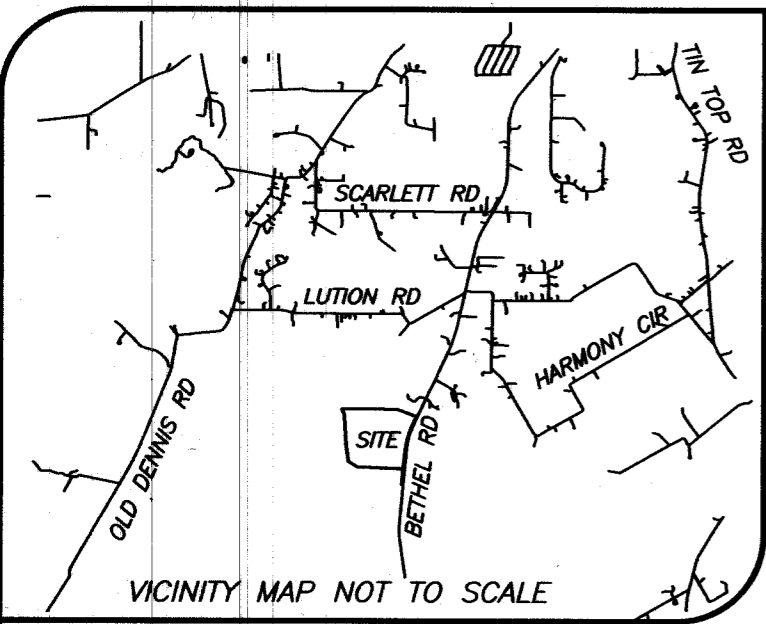
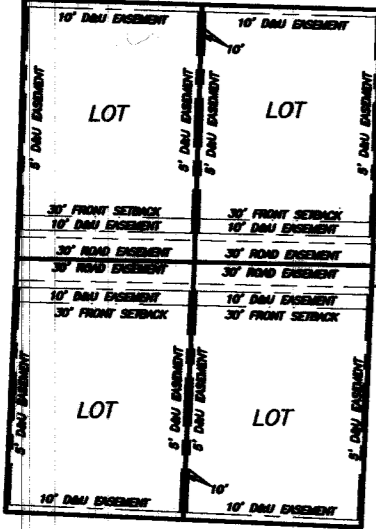


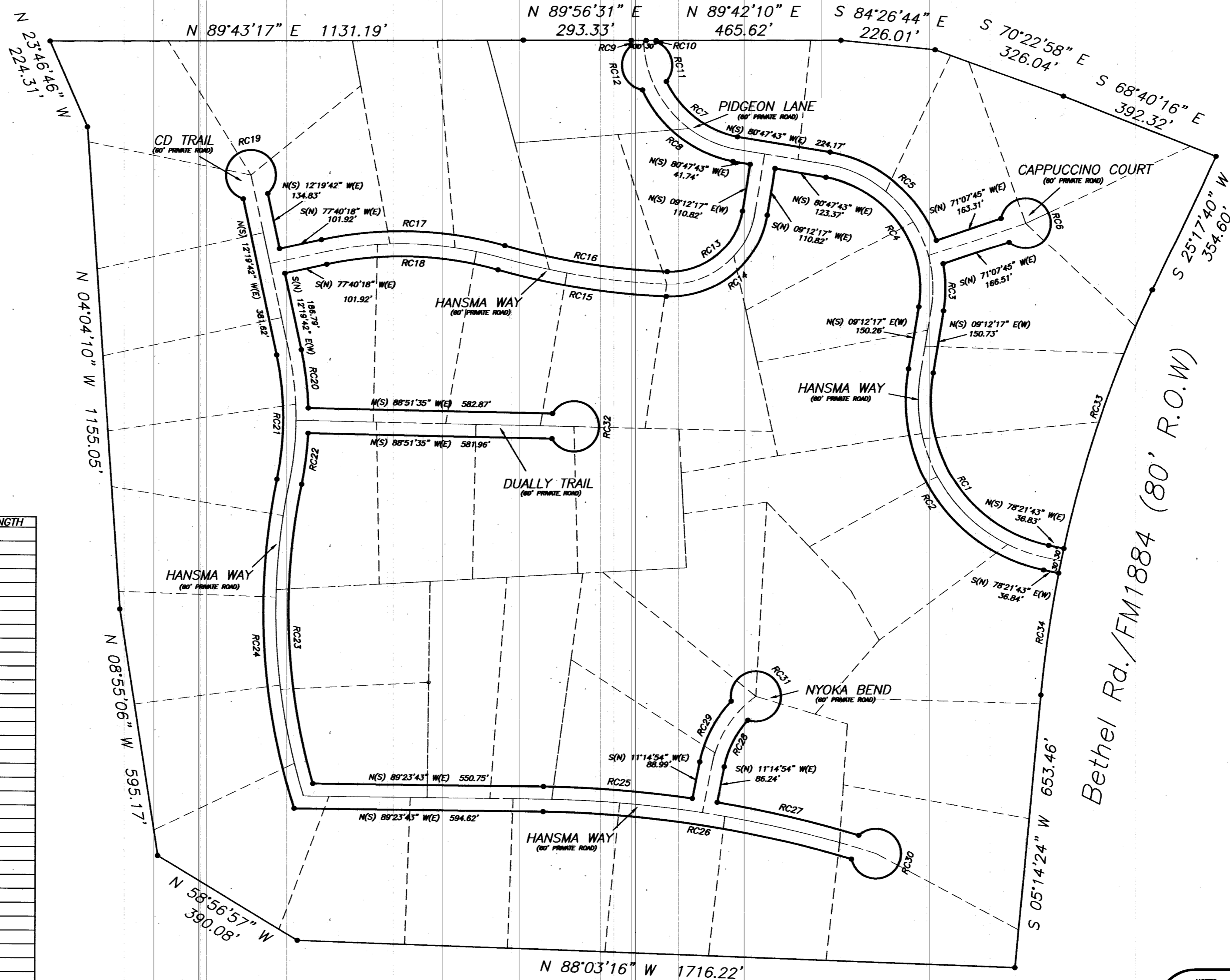
PRIVATE/EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT EXHIBIT



LOT TYPICAL NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
RC1	354.71'	547.92'	N(S) 34°06'37" W(E)	495.05'
RC2	414.71'	640.09'	N(S) 34°08'44" W(E)	578.42'
RC3	330.00'	114.05'	S(N) 00°41'46" E(W)	113.48'
RC4	270.00'	424.12'	S(N) 35°47'43" E(W)	381.84'
RC5	330.00'	344.14'	S(N) 50°55'10" E(W)	328.76'
RC6	60.00'	314.16'	S(N) 18°52'15" E(W)	60.00'
RC7	242.22'	223.60'	N(S) 52°26'30" W(E)	215.75'
RC8	302.22'	286.48'	N(S) 51°55'53" W(E)	275.88'
RC9	302.22'	12.52'	N(S) 02°48'00" W(E)	12.52'
RC10	242.22'	3.35'	N(S) 02°22'15" W(E)	3.35'
RC11	60.00'	113.86'	N(S) 14°22'51" W(E)	97.53'
RC12	60.00'	136.83'	S(N) 14°22'51" E(W)	109.05'
RC13	175.85'	254.19'	S(N) 50°36'52" W(E)	232.63'
RC14	235.85'	340.92'	S(N) 50°36'52" W(E)	312.01'
RC15	1701.51'	407.20'	S(N) 81°07'13" E(W)	406.22'
RC16	1641.51'	392.84'	N(S) 81°07'13" W(E)	391.90'
RC17	905.80'	443.67'	S(N) 88°17'47" E(W)	439.25'
RC18	845.80'	414.28'	S(N) 88°17'47" E(W)	410.15'
RC19	60.00'	314.16'	N(S) 77°40'18" E(W)	60.00'
RC20	775.65'	140.59'	N(S) 07°08'09" W(E)	140.40'
RC21	715.65'	299.06'	N(S) 00°21'25" W(E)	296.89'
RC22	775.65'	123.51'	S(N) 07°03'09" W(E)	123.38'
RC23	1486.93'	722.20'	N(S) 02°17'59" W(E)	715.12'
RC24	1546.93'	796.08'	N(S) 03°07'42" W(E)	787.33'
RC25	2770.20'	357.54'	N(S) 85°41'52" W(E)	357.29'
RC26	2710.20'	748.43'	N(S) 81°29'02" W(E)	746.06'
RC27	2770.20'	347.97'	S(N) 77°09'34" E(W)	347.74'
RC28	234.72'	126.51'	S(N) 26°41'21" W(E)	124.98'
RC29	294.72'	165.49'	N(S) 27°20'06" E(W)	163.32'
RC30	60.00'	314.16'	N(S) 16°58'36" E(W)	60.00'
RC31	60.00'	313.82'	N(S) 41°32'45" W(E)	60.29'
RC32	60.00'	314.16'	S(N) 01°08'25" W(E)	60.00'
RC33	2904.79'	653.13'	S(N) 18°39'55" W(E)	651.76'
RC34	2904.79'	294.54'	S(N) 08°08'08" W(E)	294.41'



Bethel Rd./FM1884 (80' R.O.W)

DEVELOPED BY
BAR H RANCH ESTATES, LP
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

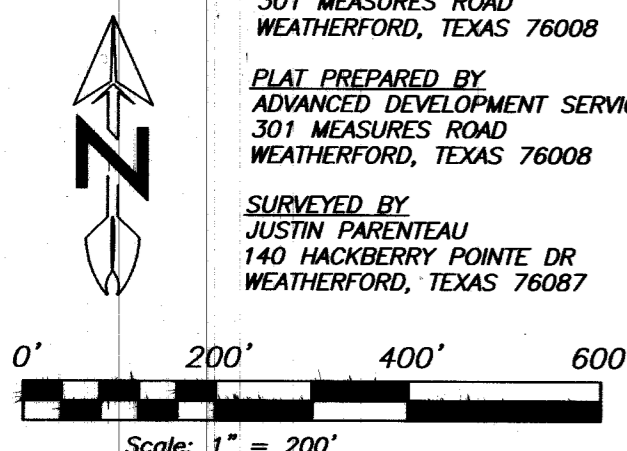
SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087

FINAL PLAT

BAR H RANCHE
LOTS 1-48, BLOCK A & LOTS 1-8, BLOCK B
114.439 ACRES OUT OF THE JOHN M. BRADLEY SURVEY,
ABSTRACT No. 117; THE W.B. WATSON SURVEY, ABSTRACT No.
1590; THE JOHN F. JORDAN SURVEY, ABSTRACT No. 759; AND
THE T.W. BECKWITH SURVEY, ABSTRACT No. 189,
PARKER COUNTY, TEXAS

20759.002.002.00
21590.001.002.00
20117.003.004.00
20117.001.002.00

E 650



Job No. 202101008
Plat Date: 01/21/2021 4:00 pm

- NOTES:
- PORTIONS OF THIS PROPERTY LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE, ACCORDING TO MAP NO. 48367C00400F, DATED APRIL 5, 2018.
 - CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOTS LINES AS SHOWN (SEE LOT TYPICAL).
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM MAD 83, TEXAS NORTH CENTRAL 4202 (GRID).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACRES 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 RIGHT, TITLE, AND INTEREST IN AND TO THE UNDERLYING ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - MINIMUM FINISHED FLOOR ELEVATIONS PER FLOOD STUDY PROVIDED BY JRG ENGINEERING.
 - USPS CLUSTER BOXES TO BE LOCATED WITHIN PRIVATE ROAD EASEMENT NEAR THE INTERSECTION OF "HANSMA WAY" AND BETHEL ROAD.