

DRAINAGE EASEMENT TABLE

D1	N 48°06'34"E	92.15'
D2	N 64°06'25"E	122.48'
D3	N 10°57'39"W	126.85'
D4	N 23°39'08"E	106.88'
D5	N 69°54'50"E	103.26'
D6	N 40°04'29"E	91.04'
D7	S 20°51'54"W	50.76'
D8	S 03°49'56"W	71.99'
D9	S 52°27'07"W	269.60'
D10	S 29°13'37"W	50.78'
D11	S 14°10'57"W	124.92'
D12	S 61°57'28"W	51.36'
D13	S 51°51'29"E	176.42'
D14	N 51°51'29"W	199.47'
D15	S 77°48'02"W	82.66'
D16	S 38°43'03"W	93.41'
D17	S 00°04'47"E	162.21'
D18	S 35°51'45"W	58.31'
D19	S 71°47'14"W	252.67'
D20	S 40°25'48"W	192.86'
D21	S 04°21'03"W	211.75'
D22	S 40°52'48"W	187.56'
D23	N 36°07'45"E	60.03'
D24	N 88°35'39"E	109.92'
D25	S 41°34'52"E	109.64'
D26	N 88°35'39"E	229.15'
D27	S 88°35'39"W	248.31'
D28	S 60°15'39"W	105.35'
D29	S 88°35'39"W	58.16'
D30	N 46°47'47"W	78.48'

DRAINAGE EASEMENT TABLE

D31	N 77°07'10"W	98.41'
D32	S 60°44'09"W	130.00'
D33	S 29°15'51"E	132.08'
D34	S 30°32'57"W	23.14'
D35	S 23°39'34"E	165.86'

THE STATE OF TEXAS
COUNTY OF PARKER

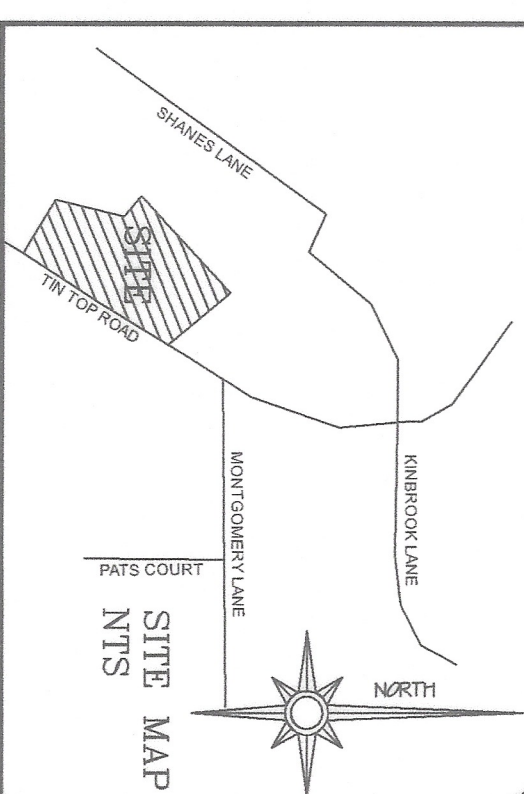
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Texas Registered Land Surveyor, No. 2074

May 2021



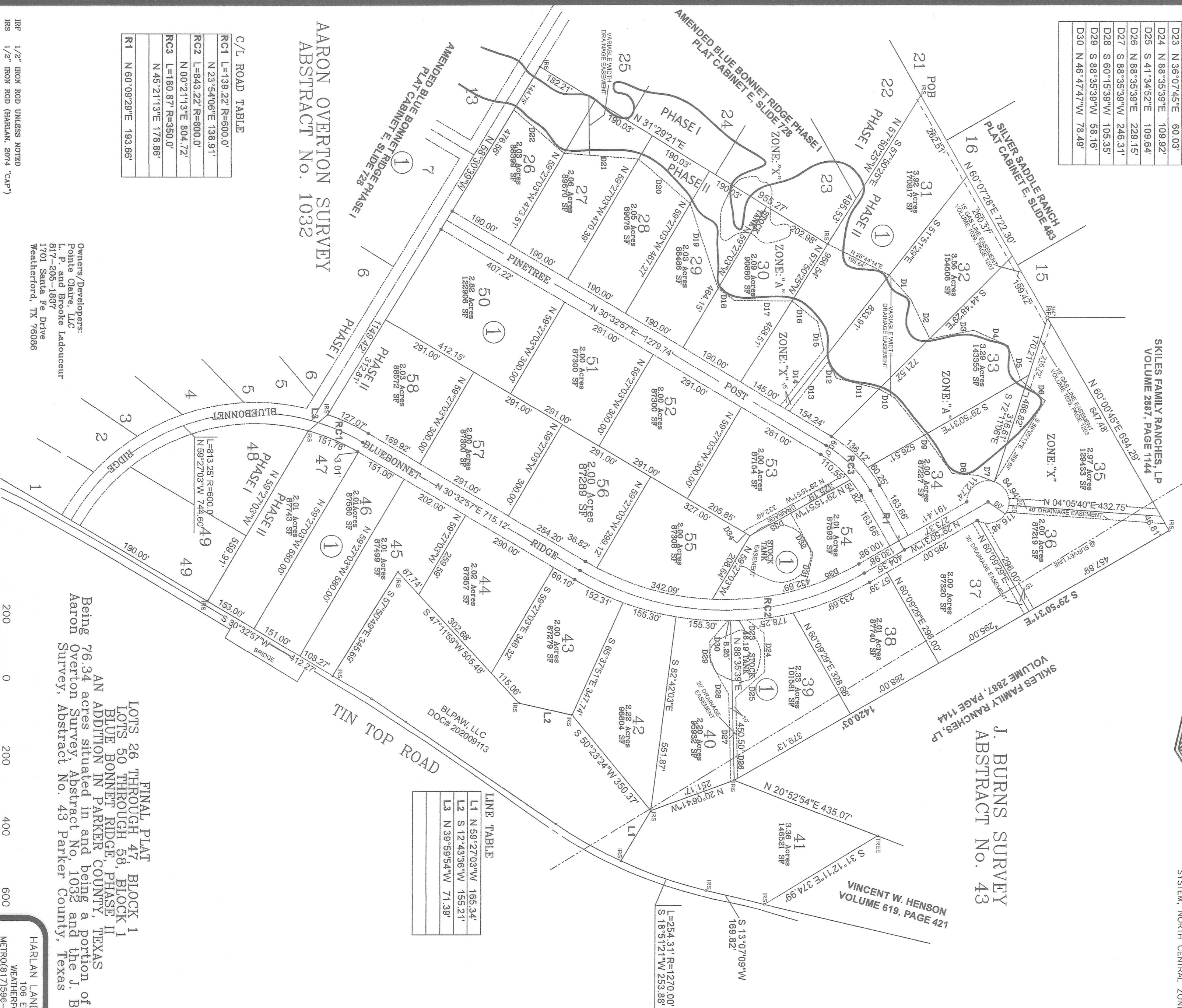
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400 F EFFECTIVE DATE: APRIL 05, 2019 A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. FLOOD HAZARD AREA. ZONE "A", 1% ANNUAL CHANCE FLOOD HAZARD AREA NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



**J. BURNS SURVEY
ABSTRACT No. 43**

SKILES FAMILY RANCHES, LP
VOLUME 2887, PAGE 1144

SKILES FAMILY RANCHES, LP
VOLUME 2887, PAGE 1144



LINE TABLE

L1	N 59°27'03"W	165.34'
L2	S 12°43'36"W	155.21'
L3	N 39°59'54"W	71.39'

C/L ROAD TABLE

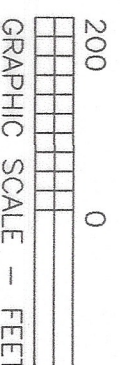
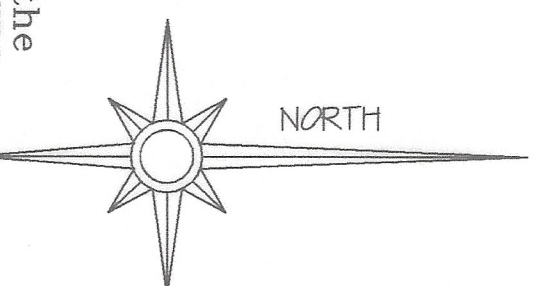
RC1	L=139.22' R=600.0'
	N 23°54'06"E 138.91'
RC2	L=84.32' R=800.0'
	N 00°21'13"E 804.72'
RC3	L=180.87' R=350.0'
	N 45°21'13"E 178.86'
R1	N 60°09'29"E 193.66'

**AARON OVERTON SURVEY
ABSTRACT No. 1032**

Owners/Developers:
Pointe Claire, LLC
L. P. and Brooke Ladouceur
617-205-1837
1701 Santa Fe Drive
Weatherford, TX 76086

FINAL PLAT
LOTS 26 THROUGH 47, BLOCK 1
LOTS 50 THROUGH 58, BLOCK 1
BLUE BONNET RIDGE, PHASE I
AN ADDITION IN PARKER COUNTY, TEXAS
Being 76.34 acres situated in and being a portion of the Aaron Overton Survey, Abstract No. 1032 and the J. Burns Survey, Abstract No. 43 Parker County, Texas

SCALE: 1" = 200'



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@jchco.com

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, POINTE CLAIRE, LLC (Doc No. 201924087) acting by and through its duly authorized agent, are the sole owner of 76.34 acres situated in and being a portion of the AARON OVERTON SURVEY, ABSTRACT No. 1032 and the J. BURNS SURVEY, ABSTRACT No. 43, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the south line of Silver Saddle Ranch, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 483, Plat Records, Parker County, Texas at the northwest corner of Lot 2, Block 1, Amended Blue Bonnet Ridge, Phase I, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 728, Plat Records, Parker County, Texas, said iron called by deed to be North, 1801.74 feet and East, 508.41 feet from the northeast corner of the J. Boyd Survey, Abstract No. 63, Parker County, Texas;

THENCE N 60°07'28" E, with the south line of said Silver Saddle Ranch, 722.30 feet to a 1/4" iron rod found at the most westerly southeast corner of a tract of land described by deed to Skiles Family Ranches, LP recorded in Volume 2887, Page 1144, Official Records, Parker County, Texas;
THENCE with the line of said Skiles Family Ranches tract the following courses and distances:

N 60°00'45" E, 694.29 feet to an iron rod set;
S 29°50'31" E, 1420.03 feet to an iron rod set;
N 20°52'54" E, 435.07 feet to a tree at the northwest corner of a tract of land described by deed to Vincent W. Henson recorded in Volume 619, Page 421, Deed Records, Parker County, Texas;

THENCE S 31°12'11" E, with the west line of said Vincent W. Henson tract, 374.99 feet to an iron rod set in the west right of way line of Tin Top Road;

THENCE with the line of said Tin Top Road the following courses and distances:
S 13°07'09" W, 169.82 feet to an iron rod set at the beginning of a curve to the right with a radius of 1270.00 feet and whose chord bears S 18°51'21" W, 253.88 feet;

With said curve to the right through a central angle of 11°28'23" and a distance of 254.31 feet to an iron rod set at the northeast corner of a tract of land described by deed to BLPAAW, LLC recorded in Doc No. 202009113, Official Records, Parker County, Texas;

THENCE with the line of said BLPAAW, LLC tract the following courses and distances:

N 59°27'03" W, 165.34 feet to an iron rod set;
S 50°23'24" W, 350.37 feet to an iron rod set;
S 12°43'36" W, 155.21 feet to an iron rod set;
S 47°11'59" W, 505.48 feet to an iron rod set;
S 57°50'49" E, 345.69 feet to an iron rod set in the west right of way line of said Tin Top Road;

THENCE S 30°32'57" W, with the west right of way line of said Tin Top Road, 412.27 feet to an iron rod set at the northeast corner of Lot 49, Block 1, said Phase I;

THENCE with the line of said Phase I the following courses and distances:

N 59°27'03" W, 559.91 feet to an iron rod set;
N 39°59'54" W, 71.39 feet to an iron rod set;
N 59°30'39" W, 1149.42 feet to an iron rod set;
N 31°29'21" E, 955.27 feet to an iron rod set;
N 57°50'25" W, 495.53 feet to the POINT OF BEGINNING and containing 76.34 acres (3,325,459 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, POINTE CLAIRE, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOTS 26 THROUGH 47, BLOCK 1; LOTS 50 THROUGH 58, BLOCK 1, BLUE BONNET RIDGE, PHASE II, AN ADDITION IN PARKER COUNTY, TEXAS, being 76.34 acres situated in and being a portion of the Aaron Overton Survey, Abstract No. 1032 and the J. Burns Survey, Abstract No. 43, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Wichita, Kansas, Parker County, Texas this 11 day of July, 2021.

L. P. Ladouceur, President
Brooke Ladouceur, Vice President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared L. P. LADOUCEUR, PRESIDENT, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of July, 2021.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On: 11/7/2023
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
NotaryID 10347742

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared BROOKE LADOUCEUR, VICE PRESIDENT, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of July, 2021.

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On: 11/7/2023
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
NotaryID 10347742

LIENHOLDER

N/A
[Signature]
Signature of Lien holder
This the ____ day of _____, 2021.
Notary Public, State of Texas

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.

[Signature]
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

I, L. P. LADOUCEUR, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

[Signature]

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

"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."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS:

BLUE BONNET RIDGE 2133 FEET
PINETREE POST 1654 FEET
TOTAL 3786 FEET

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEM

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED, by the Commissioners Court of Parker County, Texas, this 11 day of July, 2021.

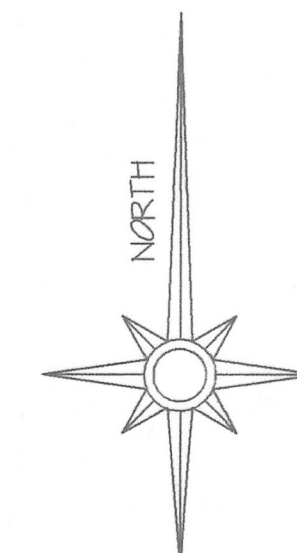
George A. Conley Commissioner Precinct #1
Craig Peacock Commissioner Precinct #2
Larry Walden Commissioner Precinct #3
Steve Dugan Commissioner Precinct #4
Pat Deen, County Judge

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202125466
06/28/2021 03:49 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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