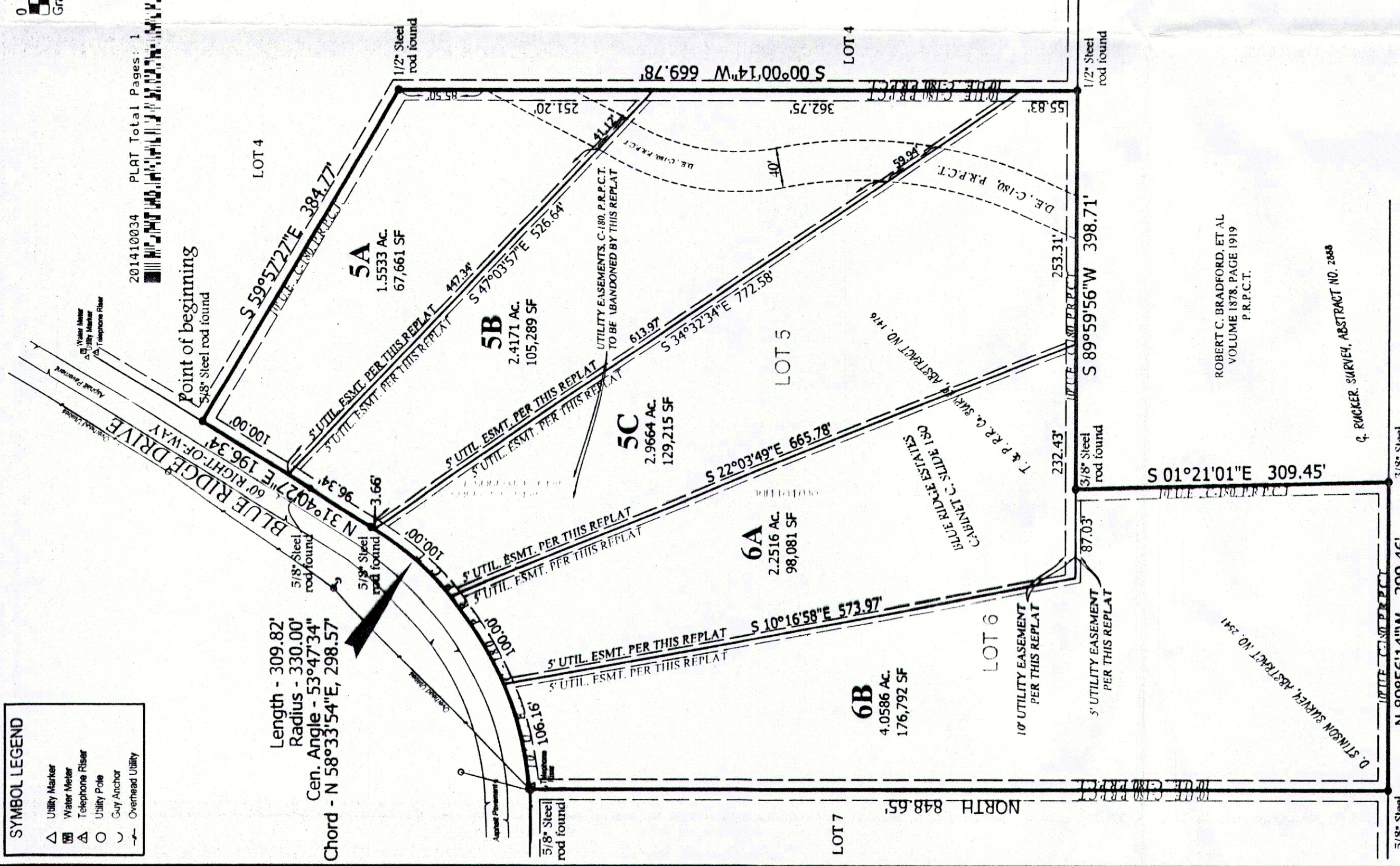


SYMBOL LEGEND	
	Utility Marker
	Water Meter
	Telephone Risers
	Utility Pole
	Curb Anchor
	Overhead Utility

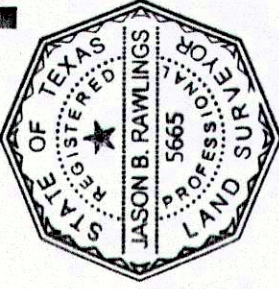
Length - 309.82'
Radius - 330.00'
Cen. Angle - 53°47'34"
Chord - N 58°33'54"E, 298.57'



NOTES:

- The purpose of this replat is to create more lots.
- All corners are 1/2 inch "MILLER 5665" capped steel rods set unless otherwise noted.
- Private Water Source (D & S Water Service Company).
- 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.
- FLOOD STATEMENT: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48367C0275E (Effective 9-26-08) said lot lies within FEMA Zone X-Unshaded and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, state that this plat was prepared by me in accordance with the plating rules and regulations of the Parker County, Texas.



Jason B. Rawlings
R. P. L. S. 5665
Date: 4-8-14

I, Tim Fleet, representing VLMC, Inc., dedicatory of the attached replat of said subdivision, do hereby certify that this subdivision is within the extra-territorial jurisdiction of any incorporated city or town.

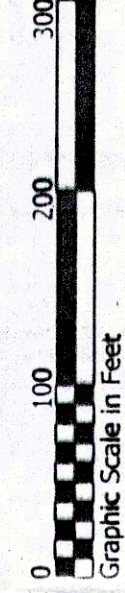
Tim Fleet, President
VLMC Inc.
Date: 4/10/14

COMMISSIONER'S COURT - PARKER COUNTY, TEXAS

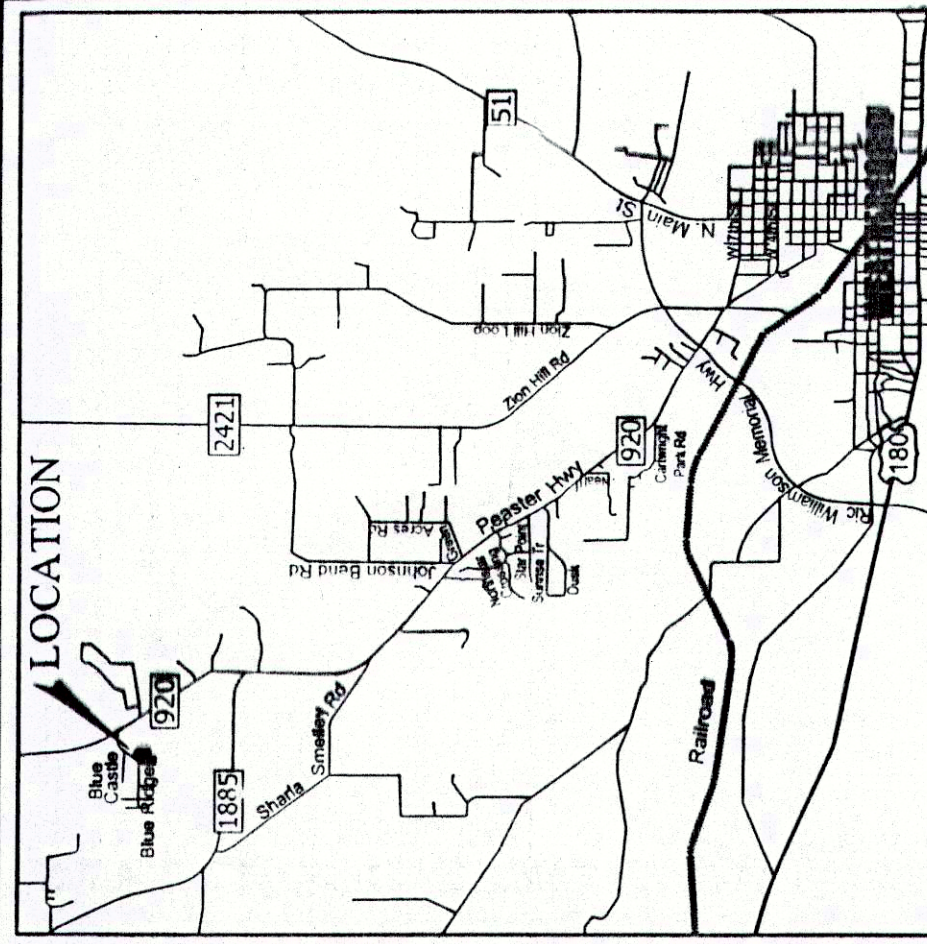
Approved by the Commissioner's Court, Parker County, Texas, this 27 day of May, 2014.
County Judge: [Signature]
Commissioner Precinct #1: [Signature]
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: [Signature]
Commissioner Precinct #4: [Signature]
Commissioner Precinct #5: [Signature]

OWNER/DEVELOPER:

VLMC, Inc.
3045 Lackland Road
Fort Worth, TX 76116
CONTACT: TIM FLEET
Office: 817-717-7133
Mobile: 817-929-9021
Fax: 817-732-2291



MILLER SURVEYING
EST. 1985
NORTH



Vicinity Map
N.T.S.

STATE OF TEXAS
COUNTY OF PARKER

Whereas VLMC, Inc. is the owner of the following described tract of land to wit:

Being a tract of land out of the T. & P. R. Co. Survey, Abstract No. 1476 and the D. Stinson Survey, Abstract No. 2541 and being situated in Parker County, Texas, said tract being Lots 5 and 6, Blue Ridge Estates, an addition in Parker County, Texas according to the plat thereof recorded in Cabinet C, Slide 180, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows: Beginning at a 5/8 inch steel rod found for the most northerly corner of said Lot 5, said rod also being the most westerly corner of Lot 4, said Blue Ridge Estates and being in the southeasterly right-of-way line of Blue Ridge Drive, a 60-foot right-of-way;

Thence South 59 degrees 57 minutes 27 seconds East with the common boundary line between said Lots 4 and 5 a distance of 384.77 feet to a 1/2 inch steel rod found for the northeasterly corner of said Lot 5, said rod being an interior corner of said Lot 4;

Thence South 00 degrees 00 minutes 14 seconds West with the common boundary line between said Lots 4 and 5 a distance of 699.78 feet to a 1/2 inch steel rod found for the southeast corner of said Lot 5, said rod being the southwest corner of said Lot 4;

Thence South 89 degrees 59 minutes 56 seconds West with the southerly boundary line of said Lot 5 a distance of 398.71 feet to a 3/8 inch steel rod found for the southwest corner of said Lot 5, said rod being in the easterly boundary line of said Lot 6;

Thence South 01 degrees 21 minutes 01 seconds East with the easterly boundary line of said Lot 6 a distance of 309.45 feet to a 3/8 inch steel rod found for the southeast corner of said Lot 6;

Thence North 89 degrees 56 minutes 14 seconds West with the southerly boundary line of said Lot 6 a distance of 399.46 feet to a 3/8 inch steel rod found for the southwest corner of said Lot 6, said rod being the southeast corner of Lot 7, said Blue Ridge Estates;

Thence North with the common boundary line between said Lots 6 and 7 a distance of 848.63 feet to a 5/8 inch steel rod found for the northwest corner of said Lot 6, said rod being the northeast corner of said Lot 7 also being in said southeasterly right-of-way line and being the beginning of a non-tangent curve to the left whose center bears North 04 degrees 32 minutes 18 seconds West at 330.00 feet;

Thence with the arc of said curve to the left, the northwesterly boundary line of said Lot 6 and said southeasterly right-of-way line through a central angle of 53 degrees 47 minutes 34 seconds and an arc length of 309.82 feet to a 5/8 inch steel rod found;

Thence North 31 degrees 40 minutes 27 seconds East with said northwesterly boundary line and said southeasterly right-of-way line, at 70.94 feet passing a 3/8 inch steel rod found for the northeast corner of said Lot 6, said rod being the northwesterly corner of said Lot 5 and continuing with the northwesterly boundary line of said Lot 5 and said southeasterly right-of-way line a total distance of 196.34 feet to the point of beginning and containing 13.2469 acres of land as surveyed by Miller Surveying, Inc. in July 2013.

Now therefore, know all men by these presents, that VLMC, Inc., acting by and through the undersigned, its authorized agent, does hereby adopt this plat designating the herein described property to be known as LOTS 5A, 5B, 5C, 6A & 6B, BLUE RIDGE ESTATES, an Addition in Parker County, Texas and does hereby dedicate to the public's use, the streets and easements shown hereon.

Tim Fleet, President
VLMC Inc.
Date: 4/10/2014

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Tim Fleet, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Gave under my hand and seal of office this 10 day of April, 2014.
Notary Public for the State of Texas

Liensholder:

LOWRY DONKEY FARM LP,
A Texas limited partnership

BY: LDF Investments LLC,
A Texas limited liability company,
its general partner

BY: John Ferrante, Managing Member
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared John Ferrante, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Gave under my hand and seal of office this 10 day of April, 2014.
Notary Public for the State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

201410034
05/27/2014 11:34 AM
Fee: 76.00
Jesse Brinson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 15583
SCH. DIST.: PE
CITY: N/A/0/E
MAP NO.: F-11

Replat Showing
LOTS 5A, 5B, 5C, 6A & 6B
BLUE RIDGE ESTATES

An addition in Parker County, Texas being 13.2469 acres of land out of the T. & P. R. Co. SURVEY, ABSTRACT NO. 1476 and the

D. STINSON SURVEY, ABSTRACT NO. 2541 and being a replat of Lots 5 and 6, Blue Ridge Estates, an addition in Parker County, Texas according to the plat thereof recorded in Cabinet C, Slide 180, Plat Records, Parker County, Texas February 2014

This plat filed in Cabinet D, Slide 332, Plat Records, Parker County, Texas CASE NO. 13084 - Plat File 13084 - Replat