

**LEGAL DESCRIPTION TRACT 1**

Of a 2.000 acres tract of land out of the Southeast 1/4 of Section No. 360, T. & P. R.R. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas; being part of a certain 100.91 acres tract described in Document No. 202005206 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Wilson Bend Road (paved) and in the west line of said 100.91 acres tract and at the northwest corner of a certain 0.615 acre tract, also surveyed this day, for the southwest and beginning corner of this tract. Whence the southwest corner of said 100.91 acres tract and said J. Murphy Survey bears S. 00 deg. 01 min. 36 sec. W. 40.11 feet.

Thence N. 00 deg. 01 min. 36 sec. E. 293.17 feet along the west line of said 100.91 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract.

Thence S. 89 deg. 58 min. 24 sec. E. 290.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract.

Thence S. 00 deg. 01 min. 36 sec. W. 305.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of said Wilson Bend Road and in the north line of said 0.615 acre tract for the southeast corner of this tract.

Thence along the north right of way line of said Wilson Bend Road and the north line of said 0.615 acre tract the following courses and distances:

- N. 88 deg. 29 min. 15 sec. W. 165.05 feet to set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 86 deg. 27 min. 32 sec. W. 125.24 feet to the place of beginning

**LEGAL DESCRIPTION TRACT 2**

Of a 4.000 acres tract of land out of the Southeast 1/4 of Section No. 360, T. & P. R.R. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas; being part of a certain 100.91 acres tract described in Document No. 202005206 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Wilson Bend Road (paved) and in the north line of a certain 0.615 acre tract, also surveyed this day, for the southwest and beginning corner of this tract. Whence the southwest corner of said 100.91 acres tract and said J. Murphy Survey bears S. 85 deg. 40 min. 51 sec. W. 351.01 feet.

Thence the following courses and distances:

- N. 00 deg. 01 min. 36 sec. E. 292.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract
- S. 89 deg. 58 min. 24 sec. E. 580.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract
- S. 00 deg. 01 min. 36 sec. W. 307.94 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of said Wilson Bend Road and in the north line of said 0.615 acre tract for the southeast corner of this tract

Thence N. 88 deg. 29 min. 15 sec. W. 580.20 feet to the place of beginning.

**LEGAL DESCRIPTION TRACT 3**

Of an 8.639 acres tract of land out of the Southeast 1/4 of Section No. 360, T. & P. R.R. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas; being part of a certain 100.91 acres tract described in Document No. 202005206 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Wilson Bend Road (paved) and in the north line of a certain 0.615 acre tract, also surveyed this day, for the southwest and beginning corner of this tract. Whence the southwest corner of said 100.91 acres tract and said J. Murphy Survey bears S. 89 deg. 26 min. 53 sec. W. 990.05 feet.

Thence the following courses and distances:

- N. 00 deg. 01 min. 36 sec. E. 293.75 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this tract
- S. 89 deg. 58 min. 24 sec. E. 582.40 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 00 deg. 01 min. 36 sec. E. 102.85 feet to a 4" wood post at an ell corner of said 100.91 acres tract for the most northerly northwest corner of this tract

Thence N. 89 deg. 58 min. 03 sec. E. 497.77 feet to a 3" wood post at the most easterly northeast corner of said 100.91 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 10 min. 00 sec. W. 408.11 feet in the north right of way line of said Wilson Bend Road and at the most easterly corner of said 0.615 acre tract for the southeast corner of this and said 100.91 acres tract.

Thence along the north right of way line of said Wilson Bend Road and the north line of said 0.615 acre tract the following courses and distances:

- N. 89 deg. 38 min. 07 sec. W. 848.38 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 88 deg. 29 min. 15 sec. W. 230.88 feet to the place of beginning

**OWNER'S CERTIFICATE**

That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as BULLDOG CROSSING, PHASE 1. This plat being a subdivision of 2.000 acres, 4.000 acres and 8.639 acres out of the Southeast 1/4 of Section No. 360, T. & P. R.R. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas. I, by the recordation of this plat, do hereby plat 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 not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 20th DAY OF March, 2020

BY: [Signature]  
RYAN D. ZAMARRON, PRESIDENT

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202009603  
04/08/2020 02:50 PM  
Fee: 76.00  
Lila Deakle County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS

COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 20th day of March, 2020

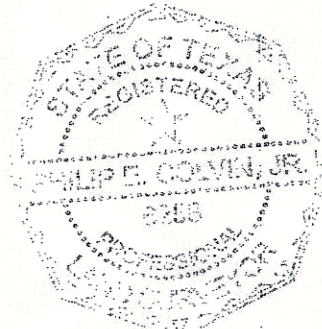
[Signature]  
Signature

**KIM LONG**  
My Notary ID # 124726859  
Expires September 14, 2020

**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 MARCH 17, 2020.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN20195 20195A.dwg FN200353



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 NORTH RURAL WATER SUPPLY CORPORATION, 3810 N US 281, MINERAL WELLS, TX 76067, 940-327-0700

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

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.L.R.M. MAP NO. 48367C0225F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

**OWNER INFORMATION**  
THE GABRIELA, DELACRUZ & WELLS COMPANY  
PO BOX 1195  
WEATHERFORD, TX 76086  
PH. 817-694-2067

**LIEN HOLDER STATEMENT**

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]  
Signature

John Ferrite  
Printed

President  
Title

STATE OF TEXAS

COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Ferrite 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 20th day of March, 2020

[Signature]  
Signature

**KIM LONG**  
My Notary ID # 124726859  
Expires September 14, 2020

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 23 DAY OF March, 2020.

George A Conley  
COUNTY JUDGE

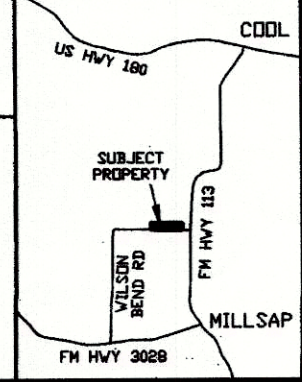
[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #4

COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #3

VICINITY MAP (NOT TO SCALE)



22752.002.000.00  
22752.002.001.00

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

**FINAL PLAT**  
**BULLDOG CROSSING PHASE 1**  
BEING A SUBDIVISION OF 2.000 ACRES, 4.000 ACRES AND 8.639 ACRES OUT OF THE SOUTHWEST 1/4 OF SECTION NO. 360, T. & P. R.R. CO. SURVEY (J. MURPHY SURVEY), ABSTRACT NO. 2752, PARKER COUNTY, TX  
PLAT DATE: MARCH 20, 2020

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E, SLIDE 494  
DATE 4-8-2020

