

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. 493670235F,
DATED APRIL 5, 2019

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

NOTE: THERE IS A 10 FOOT UTILITY EASEMENT ALONG
ALL FRONT LOT LINES

NOTE: THERE IS A 40 FOOT BUILDING LINE ALONG ALL
FRONT LOT LINES

NOTE: THERE IS A 5 FOOT BUILDING LINE ALONG ALL
SIDE AND REAR LOT LINES

NOTE: LENGTH OF ROADS
THURCHILL LANE - 299.00'
ENGLISH LANE - 360'
MARINE COURT - 360'

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
PAID FOR BY THE STATE OF TEXAS AS DESCRIBED IN THE
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY MILLSAP WATER SUPPLY
CORPORATION, 107 FAIRVIEW ROAD, MILLSAP, TX 76066,
940-682-4416

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

22752.002.001.00

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

ACCT NO: 10841
SCH DIST: MI

LINE	BEARING	DISTANCE
L1	N 13°22'55" W	52.43'
L2	S 13°22'55" E	36.15'

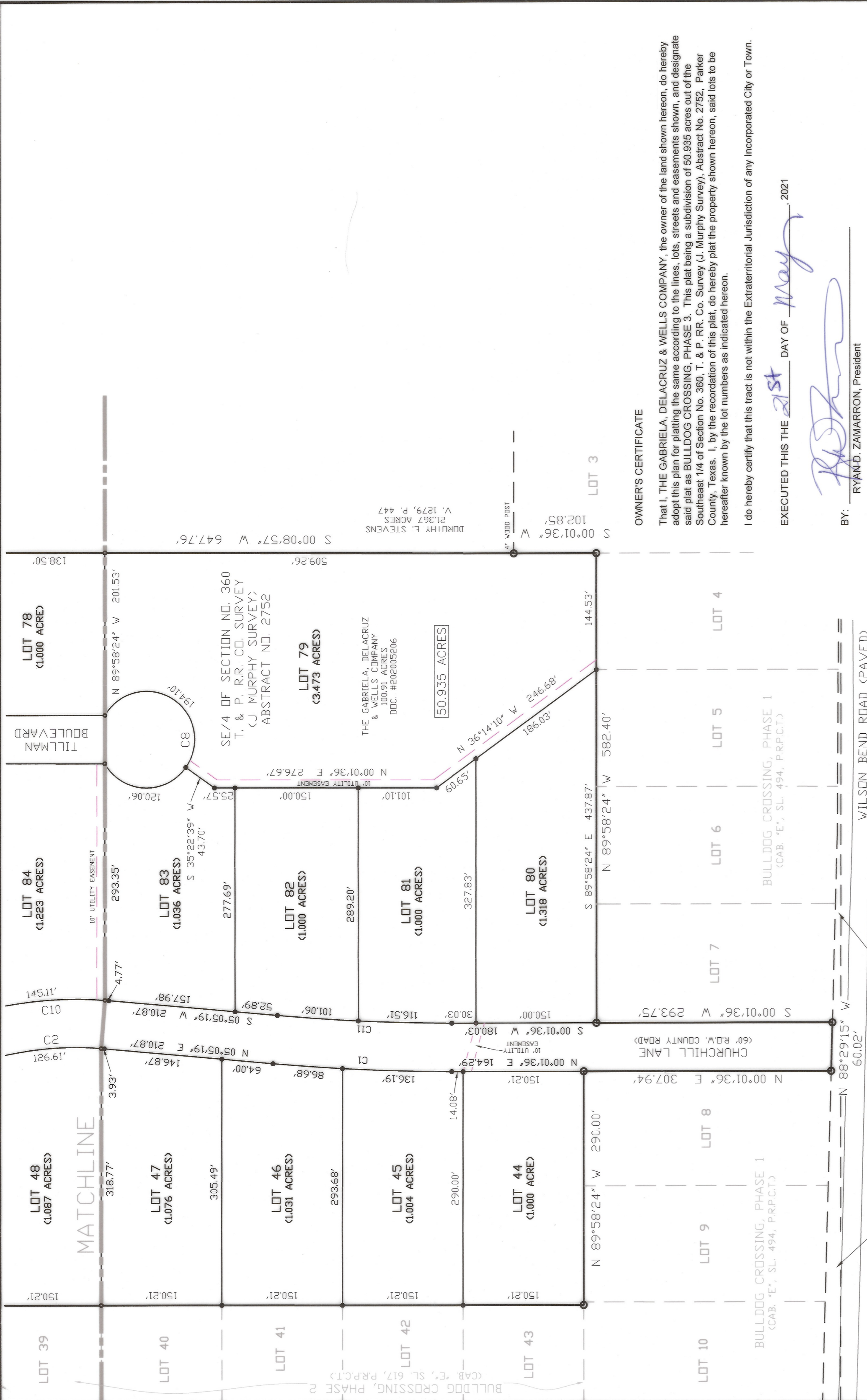
CURVE	DEGREE OF CURVE	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH	ARC LENGTH
C1	216.16°	2522.68'	5003.43'	N 02°33'27" E	2222.90'	222.87'	222.87'	
C2	147.08°	404.93'	1828.14'	N 04°08'48" W	123.97'	130.54'	130.54'	
C3	225.52°	250.41'	1324.31'	N 05°40'40" W	58.47'	58.60'	58.60'	
C4	315.52°	60.00'	300.0000'	S 00°01'36" W	60.00'	60.00'	60.00'	
C5	315.52°	60.00'	300.0000'	S 00°01'36" W	60.00'	60.00'	60.00'	
C6	355.22°	60.00'	300.0000'	S 00°01'36" W	60.00'	60.00'	60.00'	
C7	355.22°	60.00'	186.2246'	S 44°58'24" E	112.81'	195.18'	195.18'	
C8	355.22°	60.00'	300.0000'	N 89°58'24" W	60.00'	60.00'	60.00'	
C9	355.22°	60.00'	300.0000'	N 89°58'24" W	60.00'	60.00'	60.00'	
C10	121.97°	464.93'	1828.14'	S 04°08'48" E	142.82'	143.68'	143.68'	
C11	219.73°	2462.68'	5003.43'	S 02°33'27" W	217.50'	217.57'	217.57'	



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET **E**, SLIDE **767**
DATE **5-21-21**

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

FINAL PLAT
BULLDOG CROSSING
PHASE 3
BEING A SUBDIVISION OF 50.935 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, TX
PLAT DATE: MAY 20, 2021



LEGAL DESCRIPTION

Of a 50.935 acres tract of land out of the Southeast 1/4 of Section No. 360, T. & P. RR. 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 found 1/2" iron rod with cap at the northeast corner of said 100.91 acres tract and in the north line of said J. Murphy Survey and at the northwest corner of a certain 30.26 acres tract described in Volume 2472, Page 33 of the Official Records and in the south line of a certain 86.18 acres tract described in Document No. 201702872 of said Official Public Records for the northeast and beginning corner of this tract. Whence a found 3/8" iron rod at the northwest corner of said 100.91 acres tract and said northwest corner bears N. 89 deg. 40 min. 59 sec. W. 1582.16 feet.
 Thence S. 00 deg. 20 min. 07 sec. W. 1166.27 feet to a 4" wood post for a corner of this and said 100.91 acres tract.
 Thence S. 00 deg. 17 min. 56 sec. W. 436.50 feet to a found 3/8" iron rod at the southwest corner of said 30.26 acres, and at the northwest corner of a certain 21.367 acres tract described in Volume 1279, Page 447 of the Real Records for a corner of this and said 100.91 acres tract.
 Thence S. 00 deg. 08 min. 57 sec. W. 647.76 feet to a 4" wood post at the southwest corner of said 21.367 acres tract and at the northwest corner of Lot 3 of Bulldog Crossing, Phase 1, according to plat recorded in Cabinet E, Slide 494 of the Plat Records and at an ell corner of said 100.91 acres tract for a corner of this tract.
 Thence S. 00 deg. 01 min. 36 sec. W. 102.85 feet along the west line of said Lot 3 to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 4 of said Bulldog Crossing, Phase 1, for the most easterly southeast corner of this tract.
 Thence N. 89 deg. 58 min. 24 sec. W. 582.40 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 7 of said Bulldog Crossing, Phase 1, for an ell corner of this tract.
 Thence S. 00 deg. 01 min. 36 sec. W. 293.75 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Wilson Bend Road (paved) and at the southwest corner of said Lot 7 for the most southerly southeast corner of this tract.
 Thence N. 88 deg. 29 min. 15 sec. W. 60.02 feet along the north right of way line of said Wilson Bend Road to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 8 of said Bulldog Crossing, Phase 1, for the most southerly southwest corner of this tract.
 Thence N. 00 deg. 01 min. 36 sec. E. 307.94 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 8 for an ell corner of this tract.
 Thence N. 89 deg. 58 min. 24 sec. W. 290.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Lot 10 of said Bulldog Crossing, Phase 1, and at the southeast corner of Lot 43 of Bulldog Crossing, Phase 2, according to plat recorded in Cabinet E, Slide 617 of said Plat Records, for the most westerly southwest corner of this tract.
 Thence N. 00 deg. 01 min. 36 sec. E. 2342.39 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 100.91 acres tract and at the northeast corner of Lot 29 of said Bulldog Crossing, Phase 2, for the northeast corner of this tract.
 Thence S. 89 deg. 40 min. 59 sec. E. 942.15 feet to the place of beginning.

0.615 ACRE DECEDED TO PARKER COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES BY SEPARATE CONVEYANCE

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 3. This plat being a subdivision of 50.935 acres out of the Southeast 1/4 of Section No. 360, T. & P. RR. Co. Survey (J. Murphy Survey), Abstract No. 2752, Parker County, Texas. I, by the recording 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.

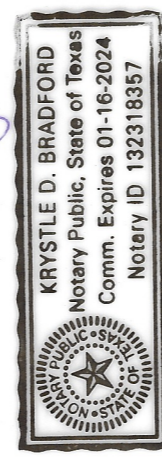
EXECUTED THIS THE 21st DAY OF May, 2021

BY: [Signature]
 RYAN D. ZAMARRON, President

STATE OF TEXAS
 COUNTY OF Parker

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 21st day of May, 2021



[Signature]
 Signature
 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.

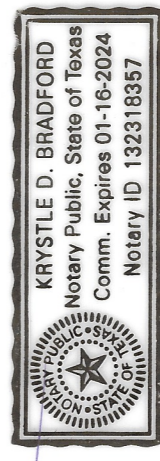
[Signature]
 JOHN FEMRITE
 Title

STATE OF TEXAS
 COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN FEMRITE 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 21st day of May, 2021

[Signature]
 Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted 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 APRIL 8, 2021.

[Signature]
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN21292 FNZ10314

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 202121026
 05/27/2021 01:27 PM
 Fee: \$86.00
 Parker County, Texas
 PLAT

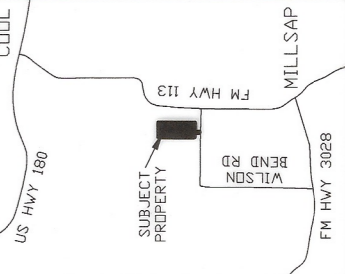


[Signature]
 COUNTY JUDGE
 COMR. PRECINCT #2

[Signature]
 COMR. PRECINCT #1
[Signature]
 COMR. PRECINCT #3



VICINITY MAP
 (NOT TO SCALE)



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET E, SLIDE 767
 DATE 5-27-21

FINAL PLAT
 BULLDOG CROSSING
 PHASE 3
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