

LEGEND

○	SET 5/8" REBAR
●	FOUND 5/8" REBAR
⊙	WATER WELL
X - X - X	FENCE
---	OHP
---	OVERHEAD POWERLINE
---	LAKE GRANBURY SHORELINE
---	SURVEY LINE

202041667 PLAT Total Pages: 1

STATE OF TEXAS:
COUNTY OF PARKER:

BOUNDARY DESCRIPTION of:

5.00 ACRES of land in Parker County, Texas, being out of the B. F. Irby Survey, Abstract 737, said 5.00 acres being a part of that tract of land described in the deed from Gary Rosenbach and Susan Rosenbach, a married couple to Bridgeline Investments, LLC dated September 2, 2020, and recorded in Parker County Official Public Records as Document 202028073.

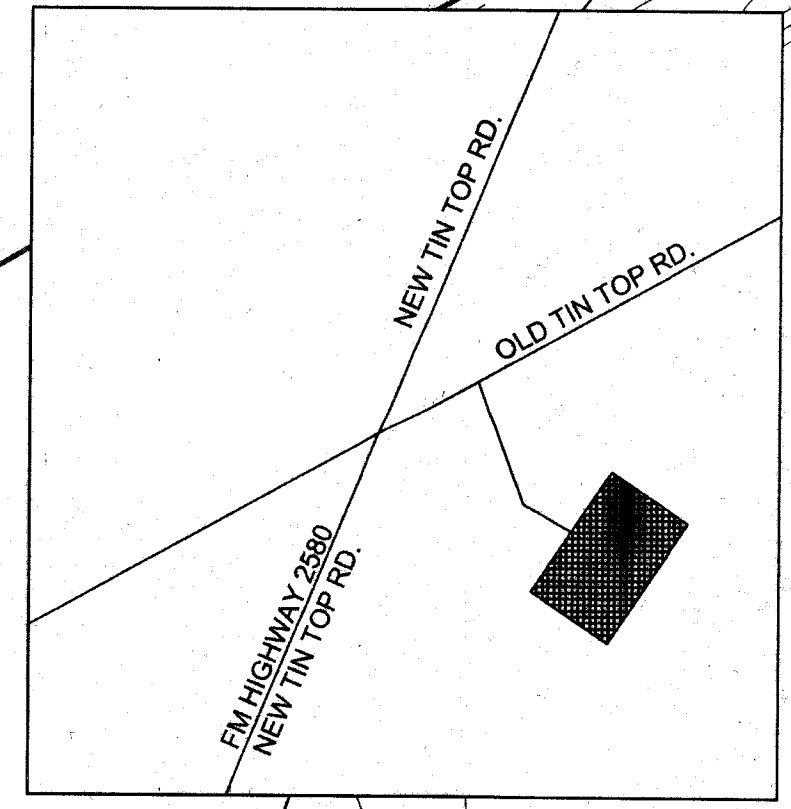
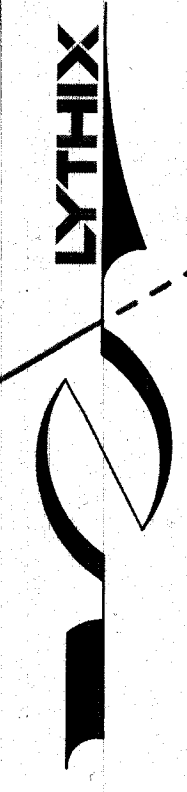
BEGINNING at a 5/8" rebar stake set at the north corner of this tract, said corner being located S 73°36'26" W 359.25' of a 5/8" rebar stake found with a Brookes Baker Survey plastic identifier cap at the most southwest corner of the Blue Heron Cutting Horses of Texas, LLC tract described in OPR Document 201816644 as Tract II being 53.623 Acres, said corner being an interior corner of said Bridgeline tract.

THENCE S 56°07'53" E 373.35' along the northeast line of this tract to a 5/8" rebar stake set for the east corner of this tract.

THENCE S 33°52'07" W 583.37' along the southeast line of this tract to a 5/8" rebar stake set for the south corner of this tract.

THENCE N 56°07'53" W 373.35' along the southwest line of this tract to a 5/8" rebar stake set for the west corner of this tract.

THENCE N 33°52'07" E 583.37' along the northwest boundary of this tract to the place of beginning, this tract containing 5.00 acres, more or less, as shown on the accompanying plat. Set rebar stakes are 5/8" rebar with Lythix plastic identifier caps.



UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENHANCES OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A GROUND WATER CERTIFICATION STUDY FOR C.W. JOHNSON ESTATE HAS NOT BEEN PREPARED.

THIS TRACT IS OUTSIDE THE ETJ OF WEATHERFORD.

THIS TRACT IS ENTIRELY LOCATED IN ZONE AE AND PARTIALLY LOCATED IN THE REGULATORY FLOODWAY ACCORDING TO FEMA MAP: 48367C0525F, REVISED 04/05/2019.

NOW THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, C.W. JOHNSON ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 10th DAY OF December, 2020

[Signature]
BRIDGELINE INVESTMENTS, LLC

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202041667
12/14/2020 04:35 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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 (CLIENT NAME), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF December, 2020

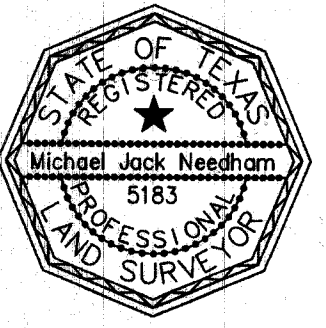
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 11-7-2023

JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 19347742

I, Michael Jack Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above plat represents a survey of the tract shown hereon and depicts in reference thereto:

- the boundary lines as monumented on the ground,
- the boundary conflicts or encroachments found during this survey,
- the intrusion and/or protrusion of improvements along the boundary line,
- the visible and apparent evidence of easements,
- the record easements of which I have been advised or found during this survey,
- the approximate location of underground utilities as determined from extrinsic evidence, and
- structural improvements.

[Signature]
Michael Jack Needham, RPLS #5183
11/25/2020
Final plat will include an original signature and seal. Without an original signature and seal this plat is to be considered preliminary and should not be recorded for any purpose or relied upon as a final document.



STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 4th DAY OF December, 2020

[Signature]
COUNTY JUDGE

[Signature] *[Signature]*
COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3

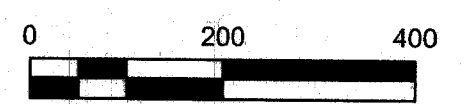
[Signature] *[Signature]*
COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #4

E-634

FINAL PLAT
C.W. JOHNSON ESTATES
AN ADDITION TO PARKER COUNTY, TX BEING 5.00 ACRES
OF LAND OUT OF B.F. IRBY SURVEY ABSTRACT-737

ACCT NO: 10916
SCH DIST: WE

20737.001.000.00 ALL
20737.001.000.60



REVISION	FIELD	AS & SG	DATE
REV. NO.	DATE	UAV	SB & CM 026-2920
		DRAWN	SG 103820
		CHECKED	MJN 101020
		PROJECT MGR.	MJN
		PROJ. NO.	
		DWG NAME:	WEATHERFORD

LYTHIX

WEATHERFORD 5 ACRE
PARKER COUNTY, TEXAS

5 ACRE SUBDIVISION PLAT

SCALE: 1" = 200'

SHT 1 of 1 REV 0

Notes:
(a) Bearings, distances, and areas are given, based on the State Plane Coordinate System, NAD83(2011), Texas North Central Zone. To obtain surface distances apply the combined scale factor and to obtain surface areas apply the square of the combined scale factor.
(b) This survey is not a statement of ownership or title which are matters of law best addressed by an attorney.
(c) This survey was made without the benefit of a title commitment.
(d) Deeds for adjoining tracts were examined for potential conflicts which if found are noted hereon. However the boundaries of the adjoining tracts were not surveyed unless otherwise noted. Boundary surveys of the adjoining tracts may reveal conflicts which were not apparent during the deed examination.

REGULATORY FLOODWAY

REGULATORY FLOODWAY

B. F. IRBY SURVEY
ABSTRACT 737

ZONE AE

LOT 1
5.00 Acres

Release of Flood Claims
Brazos River Authority
DR Volume 435, Page 562
710' Elevation

Steiner and Sons, LTD
OPR Document 201916788
140.62 Acres

Blue Heron Cutting Horses of Texas, LLC
OPR Document 201816644
Tract II: 53.623 Acres

S 98°11'48" W 3732.80'
FROM WOOD CORNER POST FOUND
AT NORTH CORNER OF A-64 SURVEY

S 28°12'39" W 1878.84'
FROM NORTH CORNER OF SURVEY

J. BEDFORD SURVEY
A-64

3.33 ACRES
PROPOSED ROAD
EASEMENT

BASE FLOOD ELEVATION 709'

S. BEDFORD
A-65

NEW TIN TOP RD.
OLD TIN TOP RD.

FM HIGHWAY 2380
NEW TIN TOP RD.