

LEGAL DESCRIPTION

Of a 226.000 acres tract of land out of the J.H. Miles Survey, Abstract No. 855, the S. Duty Survey, Abstract No. 361 and the N. Millard Survey, Abstract No. 859, all in Parker County, Texas, and the N. Millard Survey, Abstract No. 375, Hood County, Texas; being all of a certain 122.144 acres tract described in Document No. 202125125 of the Official Public Records of Parker County, Texas, and in Document No. 2021-0011888 of the Official Records of Hood County, Texas, and all of a certain 103.856 acres tract described in Document No. 202126441 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at an ell corner of said S. Duty Survey and at an ell corner of said 122.144 acres tract and at the most northerly northeast corner of a certain 7965.00 acres tract described in Volume 2221, Page 91 of the Official Public Records of Hood County, Texas, for the beginning corner of this tract.

Thence S. 71 deg. 06 min. 38 sec. W. 730.57 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 417.000 acres tract described in Document No. 202110418 of said Official Public Records, Parker County, Texas, and in Document No. 2021-0004907 of said Official Records, Hood County, Texas, for the most westerly southwest corner of this and said 122.144 acres tract.

Thence North 1525.01 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way fence of Cartwright Road (paved) and in the east line of said 417.000 acres tract for the northwest corner of this and said 122.144 acres tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 417.000 acres tract bears North 15.95 feet.

Thence along the south right of way fence of said Cartwright Road and with the north line of said 122.144 acres tract and said 103.856 acres tract the following courses and distances:

- N. 88 deg. 22 min. 22 sec. E. 160.38 feet to an 8" wood post
- N. 61 deg. 43 min. 25 sec. E. 280.90 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 55 deg. 37 min. 15 sec. E. 566.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 59 deg. 16 min. 03 sec. E. 89.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 73 deg. 36 min. 03 sec. E. 320.00 feet to a 5" steel post
- N. 68 deg. 46 min. 47 sec. E. 144.96 feet to a 5" steel post
- N. 71 deg. 46 min. 24 sec. E. 187.71 feet to a 5" steel post
- N. 76 deg. 45 min. 03 sec. E. 145.34 feet to a 5" steel post
- N. 82 deg. 21 min. 22 sec. E. 130.02 feet to a 5" steel post
- N. 87 deg. 15 min. 19 sec. E. 183.31 feet to a 5" steel post
- S. 88 deg. 33 min. 01 sec. E. 301.21 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 122.144 acres tract and at the northwest corner of said 103.856 acres tract
- S. 88 deg. 33 min. 01 sec. E. 300.33 feet to a 5" steel post
- S. 88 deg. 10 min. 47 sec. E. 297.27 feet to a 5" steel post
- N. 89 deg. 20 min. 47 sec. E. 199.23 feet to a 5" steel post
- N. 69 deg. 11 min. 45 sec. E. 252.53 feet to a 5" steel post
- N. 64 deg. 26 min. 19 sec. E. 1293.89 feet to a 5" steel post
- N. 60 deg. 32 min. 43 sec. E. 97.51 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Thorpe Springs Road (paved) for the northeast corner of this and said 103.856 acres tract

Thence along the west right of way line of said Thorpe Springs Road and the east line of said 103.856 acres tract the following courses and distances:

- Southerly along the arc of a 01 deg. 57 min. 56 sec. curve to the left with a radius of 2914.79 feet, a central angle of 08 deg. 07 min. 22 sec., a chord of S. 07 deg. 37 min. 33 sec. E. 412.89 feet and an arc length of 413.23 feet to a found concrete monument with brass cap
- S. 11 deg. 42 min. 45 sec. E. 463.02 feet to a found concrete monument with brass cap
- Southerly along the arc of a 02 deg. 00 min. 00 sec. curve to the right with a radius of 2864.79 feet, a central angle of 16 deg. 32 min. 48 sec., a chord of S. 03 deg. 15 min. 25 sec. E. 824.46 feet and an arc length of 827.33 feet to a found concrete monument with brass cap
- S. 05 deg. 09 min. 05 sec. W. 616.02 feet to a found 3/8" iron rod at the northeast corner of a certain 50.00 acres tract described in Volume 1818, Page 1563 of the Real Records of Parker County, Texas, and at the southeast corner of said 103.856 acres tract for the most easterly southeast corner of this tract

Thence S. 88 deg. 14 min. 03 sec. W. 2368.98 feet to a found 3/8" iron rod at the northwest corner of said 50.00 acres tract and at the southwest corner of said 103.856 acres tract and in the east line of said 122.144 acres tract for an ell corner of this tract.

Thence S. 01 deg. 56 min. 19 sec. E. 944.81 feet to a found 3/8" iron rod at the southwest corner of said 50.00 acres tract and in the north line of a certain 113.494 acres tract (Tract 1) described in Volume 2011, Page 458 of said Official Public Records of Hood County, Texas, and at the southeast corner of said 122.144 acres tract for the most southerly southeast corner of this tract.

Thence S. 88 deg. 52 min. 44 sec. W. 1712.14 feet to a 4" steel post at the northwest corner of said 113.494 acres tract and in the east line of said 7965.00 acres tract for the most southerly southwest corner of this and said 122.144 acres tract.

Thence N. 01 deg. 10 min. 52 sec. W. 624.26 feet to the place of beginning.

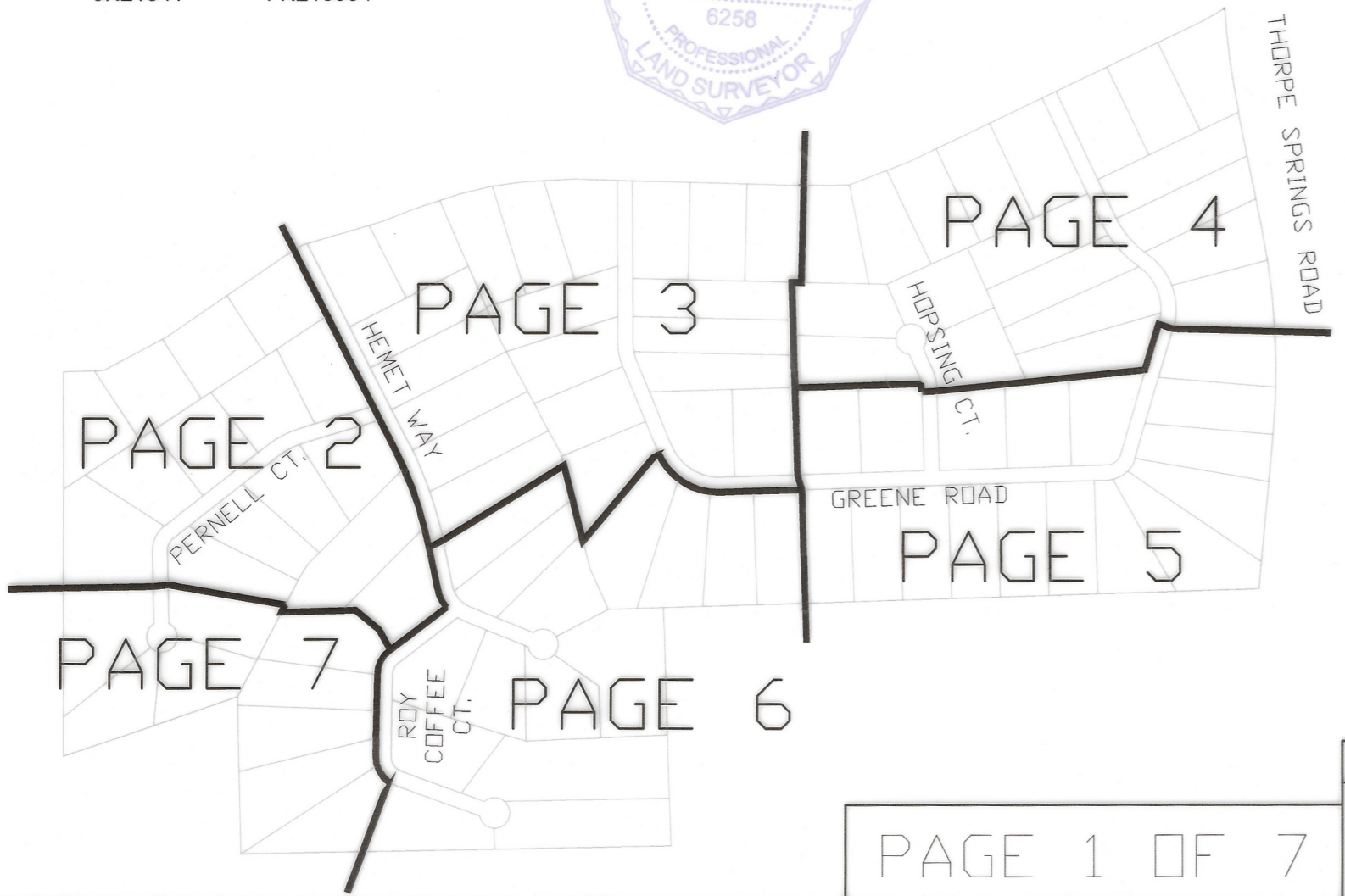
SURVEYOR'S CERTIFICATE

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 APRIL 6, 2021.

Philip E. Colvin, Jr.
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN21341 FN210334



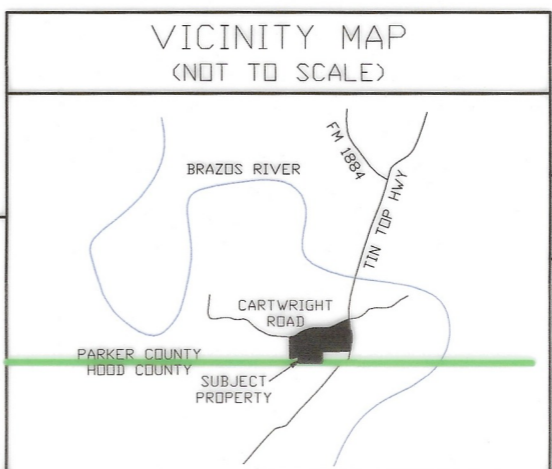
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 20859.001.000.00
 20855.005.010.00
 20361.002.002.00



PAGE 1 OF 7

OWNER INFORMATION
 CARTWRIGHT RANCH, LLC
 1620 TIDWELL ROAD
 WEATHERFORD, TX 76087
 PH. 817-480-7270

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET **F**, SLIDE **15**
 DATE **7-23-21**



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

FINAL PLAT	
CARTWRIGHT RANCH	
BEING A SUBDIVISION OF 226.000 ACRES OUT OF THE J.H. MILES SURVEY, A-855, THE S. DUTY SURVEY, A-361, AND THE N. MILLARD SURVEY, A-859, ALL IN PARKER COUNTY, TEXAS AND THE N. MILLARD SURVEY, A-375, HOOD COUNTY, TEXAS	
PLAT DATE: JULY 6, 2021	

OWNER'S CERTIFICATE

That I, CARTWRIGHT RANCH, LLC, 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 CARTWRIGHT RANCH. This plat being a subdivision of 226.000 acres out of the J.H. Miles Survey, Abstract No. 855, the S. Duty Survey, Abstract No. 361 and the N. Millard Survey, Abstract No. 859, all in Parker County, Texas, and the N. Millard Survey, Abstract No. 375, Hood 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 7 DAY OF July, 2021

BY: *[Signature]*
 TIM BUFFINGTON, Manager

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 TIM BUFFINGTON, known to me to be the person whose names 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 7 day of July, 2021

[Signature]
 Signature



THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 12 DAY OF July, 2021.

[Signature]
 COUNTY JUDGE

[Signature]
 COMR. PRECINCT #1

[Signature]
 COMR. PRECINCT #2

[Signature]
 COMR. PRECINCT #3

[Signature]
 COMR. PRECINCT #4

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.I.R.M. MAP NO. 48367C0525F AND 48221C0075E, DATED APRIL 5, 2019

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

NOTE: FOUND = FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

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 PRIVATE WATER WELLS

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

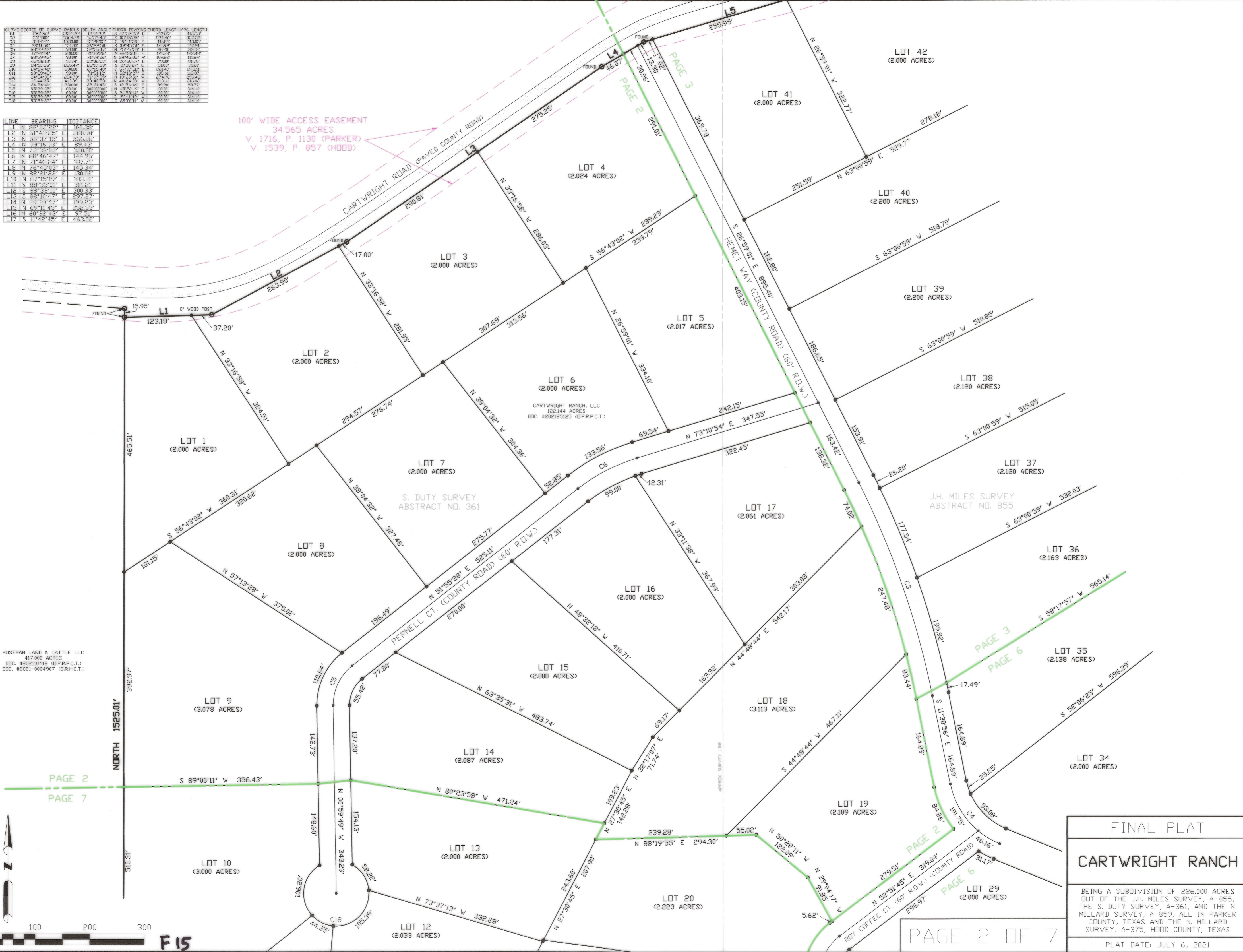
ROAD LENGTHS
 PERNELL CT. - 1422'
 HEMET WAY - 1944'
 RDY COFFEE CT. - 1245'
 GREENE ROAD - 4618'
 HOPPING CT. - 566'

11029
 WE
 G-23

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.75	291.79	81.72	S 07°47'33" E	412.85	412.85
C2	21.00	204.74	63.00	S 19°12'59" E	291.30	291.30
C3	21.00	204.74	63.00	S 19°12'59" E	291.30	291.30
C4	30.11	150.00	56.25	N 39°43'31" E	141.99	141.99
C5	30.11	150.00	56.25	N 39°43'31" E	141.99	141.99
C6	17.81	330.00	21.18	N 84°43'29" E	121.73	121.73
C7	42.42	80.00	29.12	N 24°43'29" E	114.44	114.44
C8	63.93	50.00	38.96	N 20°43'29" E	79.60	79.60
C9	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C10	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C11	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C12	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C13	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C14	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C15	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C16	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C17	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03
C18	24.19	255.00	29.12	N 11°02'29" E	93.03	93.03

LINE	BEARING	DISTANCE
L1	N 88°22'22" E	160.38'
L2	N 61°43'25" E	280.90'
L3	N 53°37'15" E	566.05'
L4	N 59°16'03" E	89.43'
L5	N 73°36'03" E	320.00'
L6	N 68°46'47" E	144.96'
L7	N 71°46'24" E	187.71'
L8	N 75°49'03" E	143.34'
L9	N 82°21'22" E	130.02'
L10	N 87°15'19" E	183.31'
L11	S 88°33'01" E	301.21'
L12	S 88°33'01" E	300.33'
L13	S 88°10'47" E	297.27'
L14	N 89°20'47" E	199.23'
L15	N 69°11'45" E	252.53'
L16	N 60°32'43" E	97.51'
L17	S 11°42'45" E	463.02'

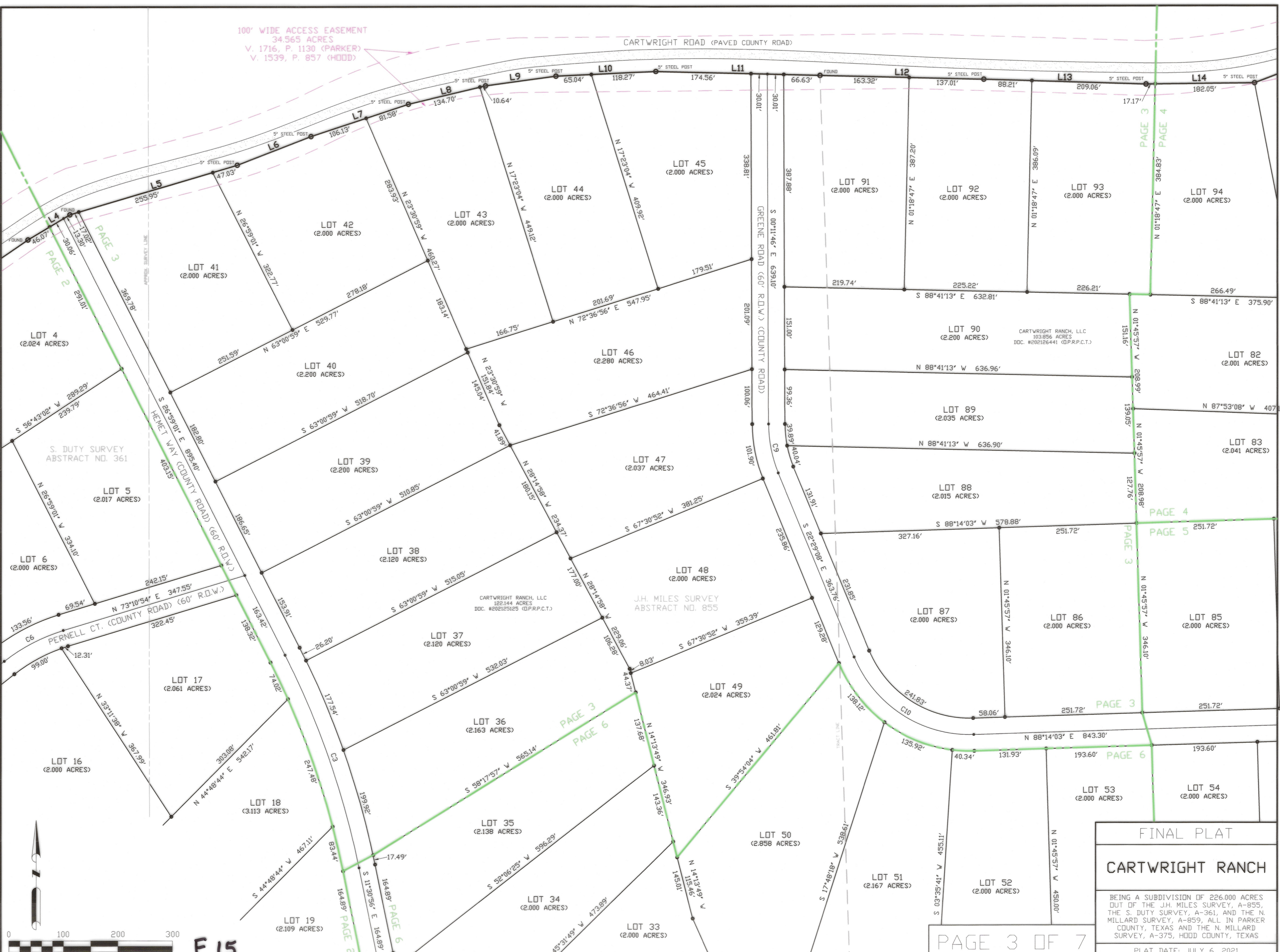
100' WIDE ACCESS EASEMENT
34.565 ACRES
V. 1716, P. 1130 (PARKER)
V. 1539, P. 857 (HOOD)



FINAL PLAT
CARTWRIGHT RANCH
BEING A SUBDIVISION OF 226.000 ACRES
OUT OF THE J.H. MILES SURVEY, A-855,
THE S. DUTY SURVEY, A-361, AND THE N.
MILLARD SURVEY, A-859, ALL IN PARKER
COUNTY, TEXAS AND THE N. MILLARD
SURVEY, A-375, HOOD COUNTY, TEXAS
PLAT DATE: JULY 6, 2021

100' WIDE ACCESS EASEMENT
34.565 ACRES
V. 1716, P. 1130 (PARKER)
V. 1539, P. 857 (HOOD)

CARTWRIGHT ROAD (PAVED COUNTY ROAD)



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SURVEY, A-375, HOOD COUNTY, TEXAS

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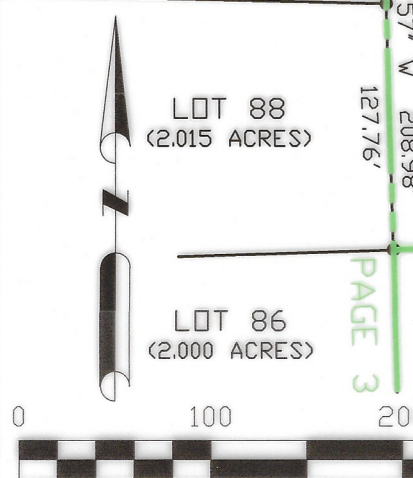
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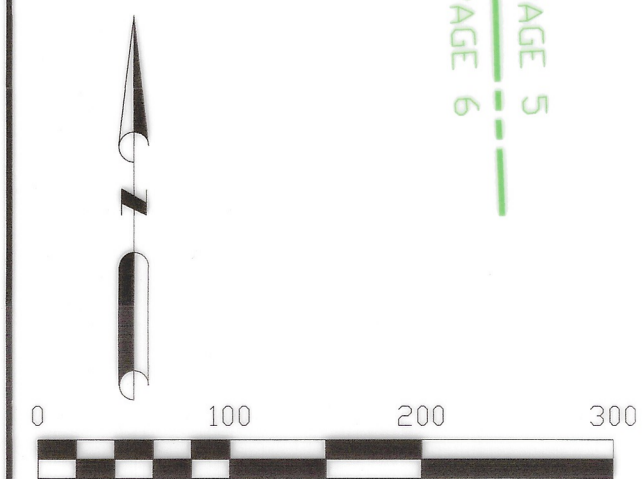
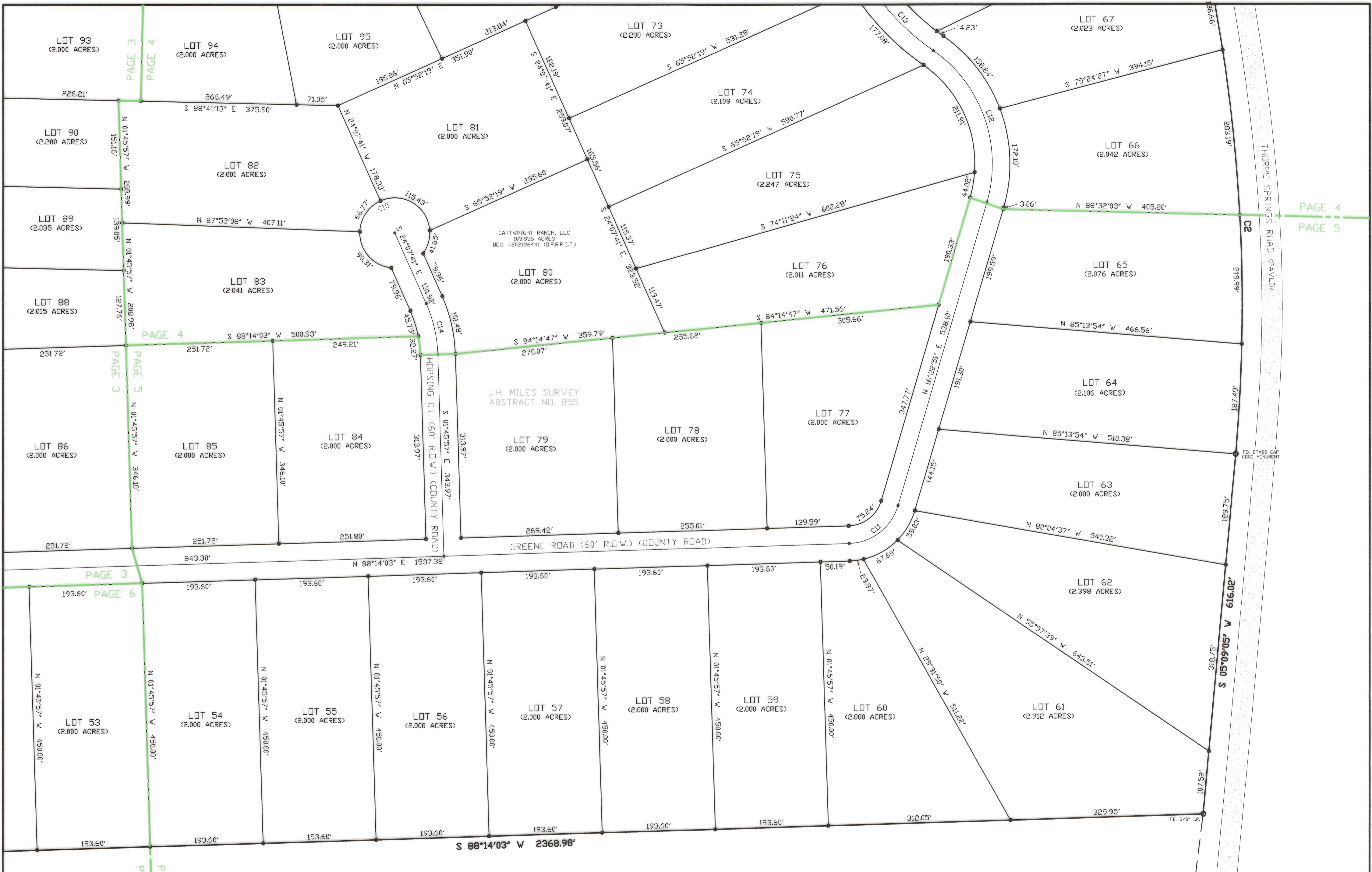
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CARTWRIGHT RANCH, LLC
 103.856 ACRES
 DOC. #202126441 (O.P.R.P.C.T.)



F 15

S.A. SMITH, ET UX
50.00 ACRES
V. 1818, P. 1563 (R.R.P.C.T.)

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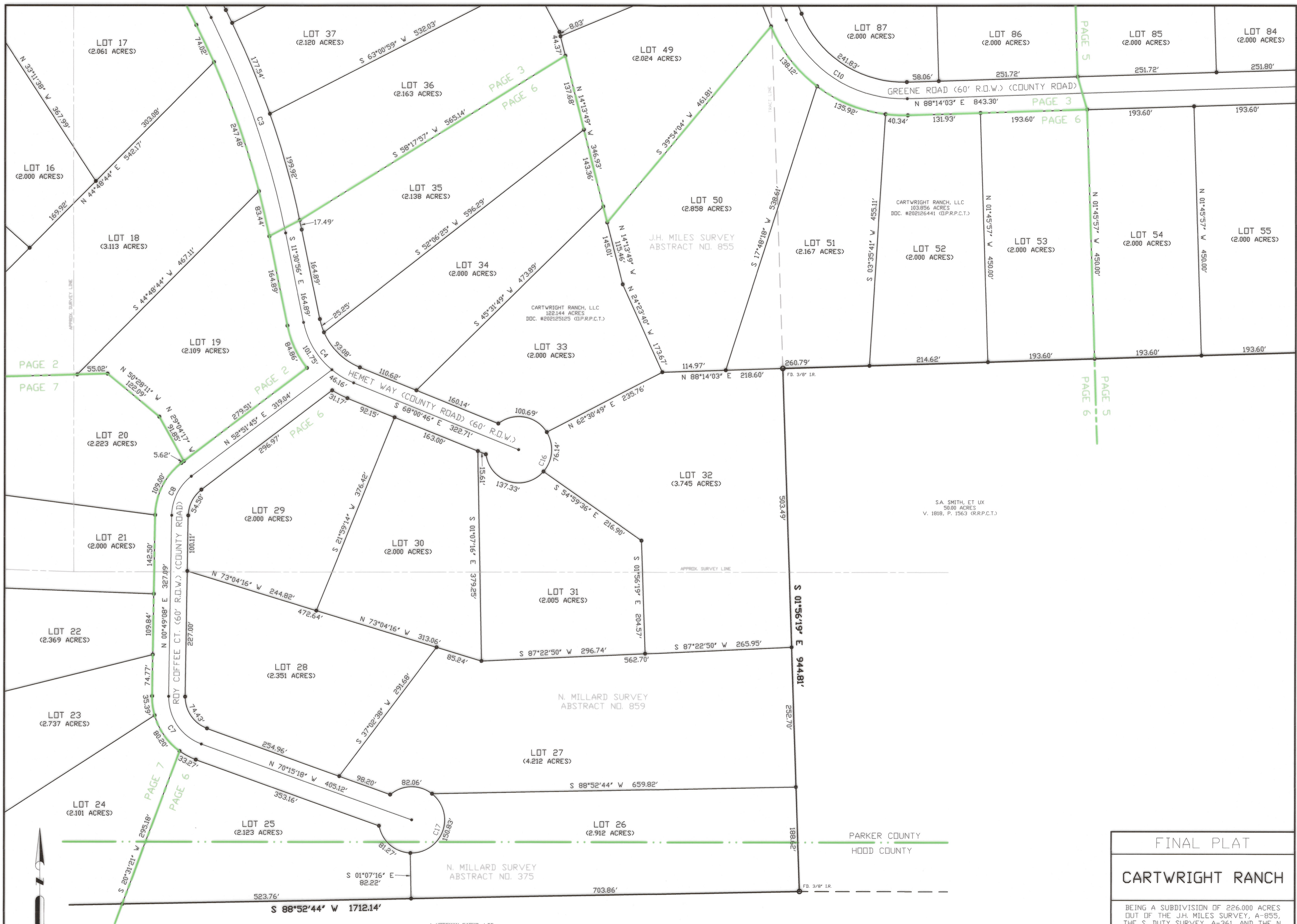
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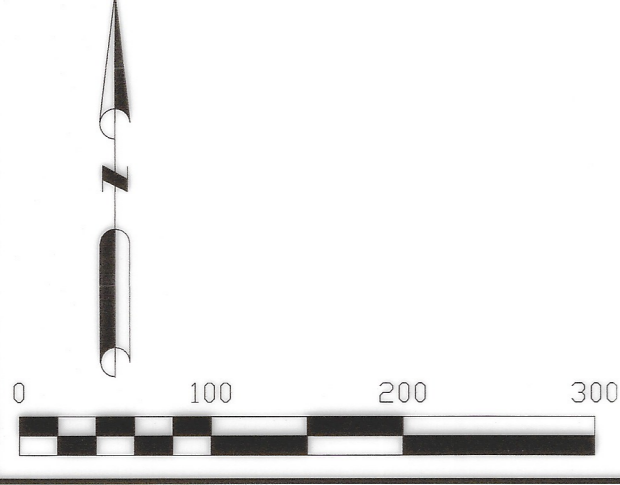
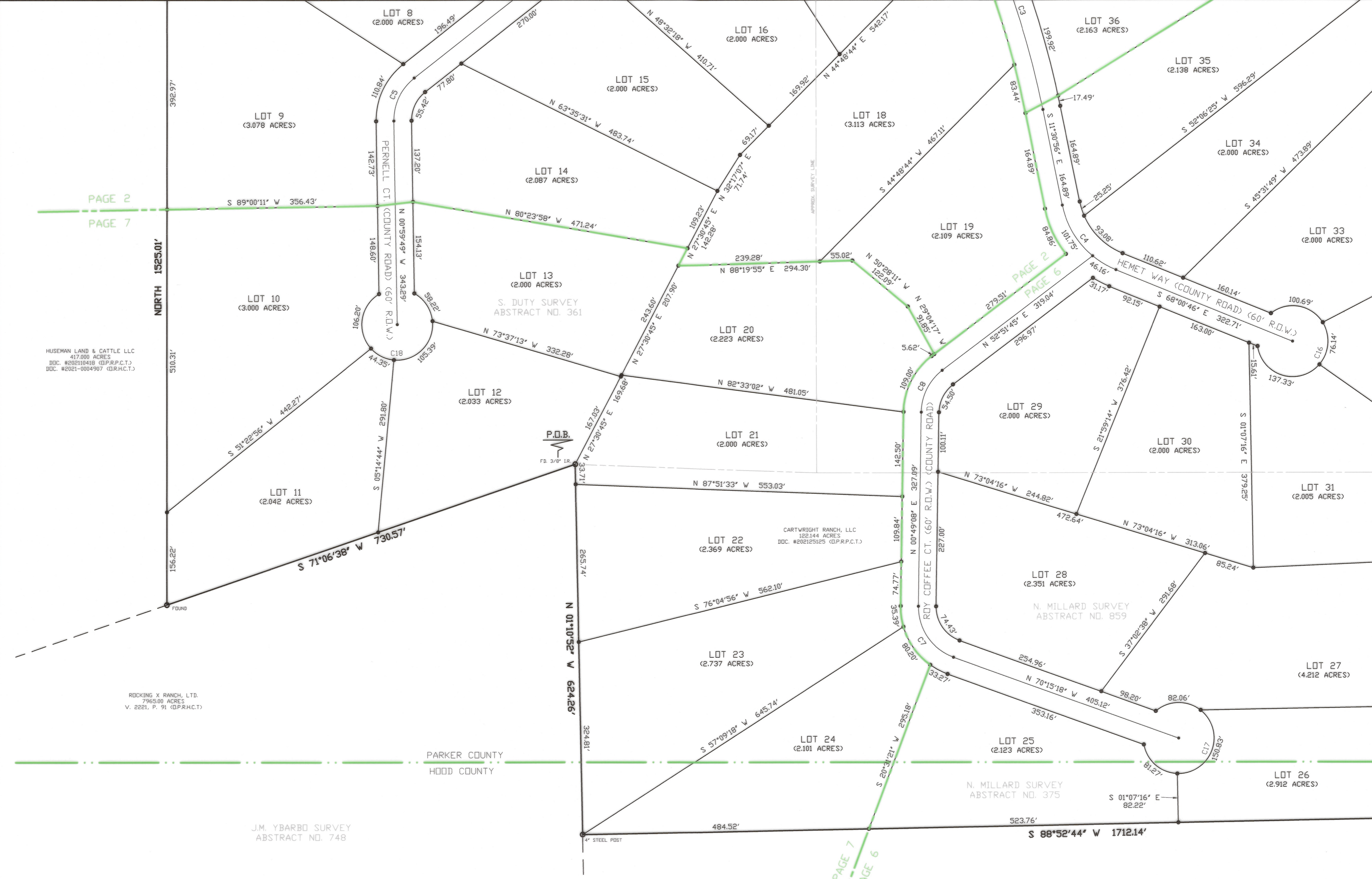


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J. HOFFMAN FARMS, LTD
113.494 ACRES (TR 1)
V. 2011, P. 498 (HOOD)

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PLAT DATE: JULY 6, 2021

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FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202128923
 07/23/2021 11:02 AM
 Fee: 100.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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FINAL PLAT
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