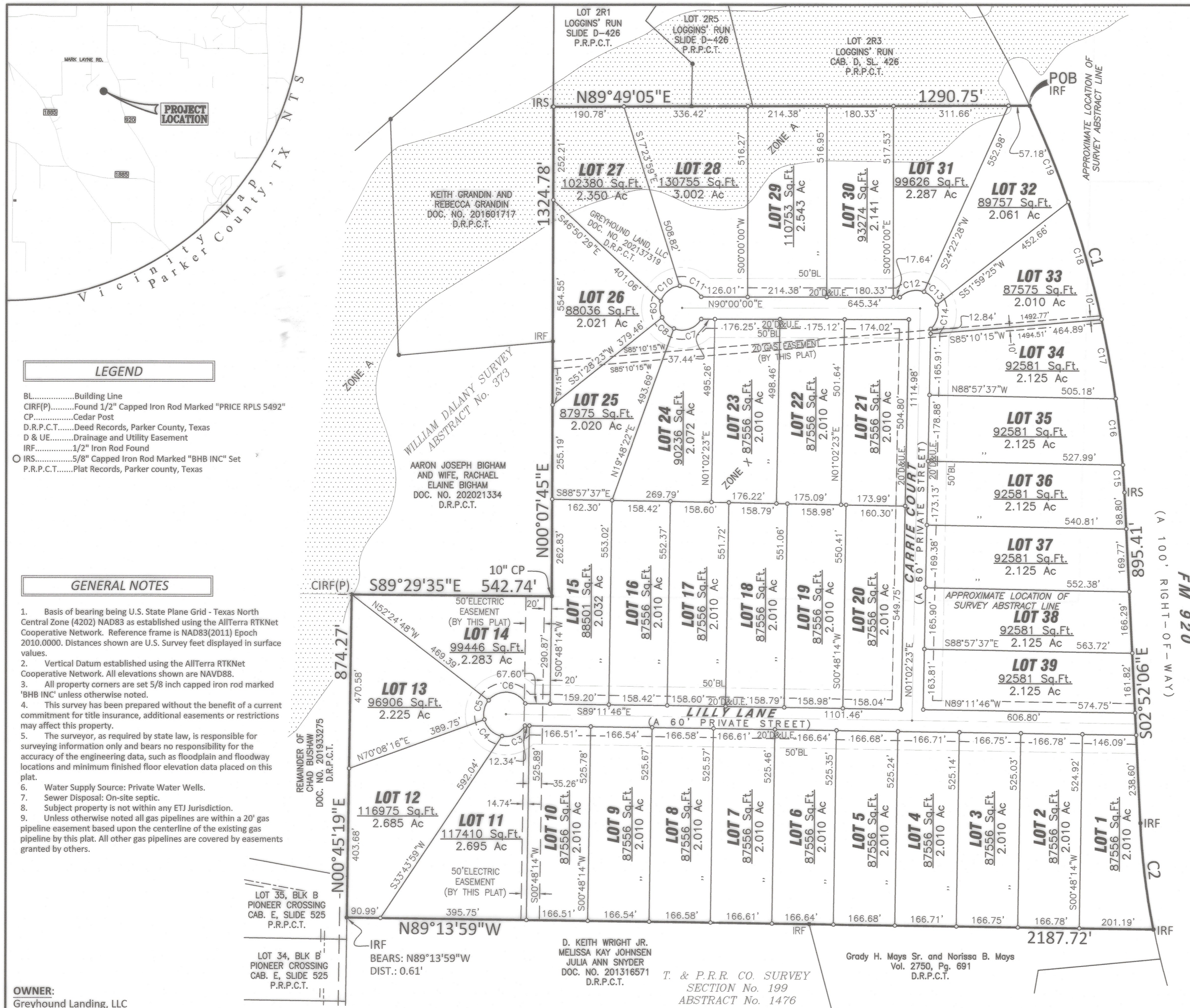


21476.009.000.00  
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Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	22°04'17"	2814.79'	1084.30'	S13°54'15"E	1077.61'
C2	8°28'09"	1959.90'	289.70'	S7°06'11"E	289.43'
C3	69°13'13"	60.00'	72.49'	N65°24'50"E	68.16'
C4	66°19'53"	60.00'	69.46'	S46°48'36"E	65.65'
C5	52°31'16"	60.00'	55.00'	N12°36'58"E	53.09'
C6	111°55'37"	60.00'	117.21'	N85°09'35"W	99.44'
C7	81°33'59"	60.00'	85.42'	S70°46'59"W	78.38'
C8	42°58'19"	60.00'	45.00'	N46°56'52"W	43.95'
C9	42°58'19"	60.00'	45.00'	N3°58'33"W	43.95'
C10	66°28'47"	60.00'	69.62'	N50°44'59"E	65.78'
C11	66°00'37"	60.00'	69.13'	S63°00'19"E	65.37'
C12	68°24'13"	60.00'	71.63'	N77°18'23"E	67.45'
C13	48°33'31"	60.00'	50.85'	S44°12'44"E	49.34'
C14	67°52'04"	60.00'	71.07'	S14°00'04"W	66.99'
C15	1°31'22"	2814.79'	74.80'	S3°37'47"E	74.80'
C16	3°40'17"	2814.79'	180.36'	N6°13'36"W	180.33'
C17	4°25'55"	2814.79'	217.73'	N10°16'42"W	217.68'
C18	6°43'15"	2814.79'	330.18'	N15°51'17"W	329.99'
C19	5°43'28"	2814.79'	281.23'	N22°04'39"W	281.11'

12988  
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 F-11

**FINAL PLAT**  
**LOTS 1-39**  
**GREYHOUND LANDING**  
 (39 LOTS)  
 BEING A 88.509 ACRE TRACT OF LAND SITUATED WITHIN  
 WILLIAM DALANY SURVEY, ABST. NO. 373 &  
 T. & P. R. R. CO. SURVEY, SECTION NO. 199, ABST. NO. 1476  
 PARKER COUNTY, TEXAS  
 APRIL 2022 SH 1 OF 2



**LEGEND**

- BL.....Building Line
- CIRF(P).....Found 1/2" Capped Iron Rod Marked "PRICE RPLS 5492"
- CP.....Cedar Post
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- IRF.....1/2" Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker county, Texas

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this plat.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
6. Water Supply Source: Private Water Wells.
7. Sewer Disposal: On-site septic.
8. Subject property is not within any ETJ Jurisdiction.
9. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement based upon the centerline of the existing gas pipeline by this plat. All other gas pipelines are covered by easements granted by others.

**FLOOD ZONE NOTE**

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

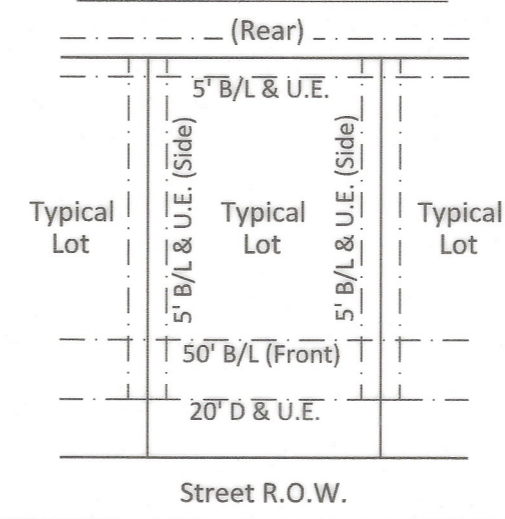
Zone A - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0275E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0275E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

**VARIABLE DRAINAGE EASEMENT**

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur

**Building Setback Line Example**



**OWNER:**  
 Greyhound Landing, LLC  
 665 Simonds Road  
 Williamstown, Massachusetts 01267

**LAND SURVEYOR:**  
  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
 rlee@bhinc.com • 817.338.1277 • bhinc.com  
 TBPELS Firm #44, #10011300

STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Greyhound Landing, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated in the William P. Delaney Survey, Abstract Number 373, and the T. & P.R.R. Company Survey, Section Number 199, Abstract Number 1476, Parker County, Texas, same being all of a tract of land as described by deed to Greyhound Landing, LLC as recorded in Document Number 202137319, Deed Records, Parker County, Texas (DRPCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.

BEGINNING at a 1/2-inch iron rod found (IRF) for the northeast corner of the said Greyhound Landing, LLC tract, same being the southeast corner of Lot 2R3, Block 1, Loggins' Run, an addition to Parker County, Texas as shown on the plat recorded in Cabinet D, Slide 426, Plat, Records, Parker County, Texas, PRPCT, and being in the west right-of-way line of F.M. Highway No. 920 (a 100 foot public right-of-way)

THENCE with the common line between the said Greyhound Landing, LLC tract and the said right-of-way line the following courses and distances:

along a curve to the right having a central angle of 22°04'17", a radius of 2814.79 feet, an arc length of 1084.30 feet and a chord which bears South 13°54'15" East, a distance of 1077.61 feet to a 5/8-inch capped iron rod marked "BHB INC" set (IRS);

South 02°52'06" East, a distance of 895.41 feet to a 1/2-inch capped iron rod (illegible) found;

along a curve to the left having a central angle 08°28'09", a radius of 1959.90 feet, an arc length of 289.70 feet and a chord which bears South 07°06'11" East, a distance of 289.43 feet to an IRF for the southeast corner of the said Greyhound Landing, LLC tract, same being the northeast corner of a tract of land as described by deed to Grady H. Mays Sr. and Norissa B. Mays, as recorded in Vol. 2750, Pg. 691, DRPCT;

THENCE North 89°13'59" West, departing the said common line, and with the common line between the said Greyhound Landing, LLC tract and the said Mays tract, passing at a distance of 933.46 feet, an IRF for the northwest corner of the said Mays tract, same being the northeast corner of a tract of land as described by deed to D. Keith Wright JR., Melissa Kay Johnson, and Julia Ann Snyder as recorded in Document Number 201316571, DRPCT, and now continuing with the common line between the said Greyhound Landing, LLC tract and the said Wright tract in all for a total distance of 2187.72 feet to a point for the southwest corner of the said Greyhound Landing, LLC tract, same being the northeast corner of the said Wright tract, and being in the east line of Lot 35, Block B, Pioneer Crossing, an addition to Parker County, Texas as shown on the plat recorded in Cabinet E, Slide 525, PRPCT from which an IRF bears North 89°13'59" West, a distance of 0.61 feet;

THENCE North 00°45'19" East, with the common line between the said Greyhound Landing, LLC tract and said Lot 35, passing at a distance of 110.84 feet, the northeast corner of said Lot 35, same being the southeast corner of the remainder tract of land as described by deed to Chad Bushaw as recorded in Document Number 201933275, PRTCT, and now continuing with the common line between the said Greyhound, LLC tract and the said Bushaw tract in all for a total distance of 874.27 feet to a 1/2-inch capped iron rod marked "PRICE RPLS 5492" found for an ell corner in the said Greyhound Landing, LLC tract, same being the northeast corner of the said Bushaw tract, and being in the south line of a tract of land as described by deed to Aaron Joseph Bigham and wife, Rachael Elaine Bigham as recorded in Document Number 202021334, DRPCT;

THENCE South 89°29'35" East, with the common line between the said Greyhound Landing, LLC tract and the said Bigham tract, a distance of 542.74 feet to a 10-inch cedar fence post found for a re-entrant corner in the said Greyhound Landing, LLC tract, same being the southeast corner of the said Bigham tract;

THENCE North 00°07'45" East, continuing with the said common line, passing at a distance of 689.67 feet, an IRF for the most easterly northeast corner of the said Bigham tract, same being the southeast corner of a tract of land as described by deed to Keith Grandin and Rebecca Grandin as recorded in Document Number 201601717, DRPCT, and now continuing with the common line between the said Greyhound Landing, LLC tract and the said Grandin tract in all for a total distance of 1324.78 feet to an IRS for the northwest corner the said Greyhound Landing, LLC tract, and being in the south line of Lot 2R1, Block 1 of the aforementioned Loggins' Run;

THENCE North 89°49'05" East, with the common line between the said Greyhound Landing, LLC tract and said Loggins' Run, a distance of 1290.75 feet to the POINT OF BEGINNING and containing 3,855,436 square feet or 88.509 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Greyhound Landing, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 1-39, GREYHOUND LANDING, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and

(ii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association ") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "Greyhound Landing", dated \_\_\_\_\_ recorded in County Clerk Document Number: \_\_\_\_\_ of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 18<sup>th</sup> day of April, 2022.

BY:

Greyhound Landing, LLC

*Monte Magness*  
Monte Magness,  
Authorized Agent

Monte Magness, Authorized Agent  
Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18<sup>th</sup> day of April, 2022.

*Michelle A. Soules*  
Michelle A. Soules  
Notary Public



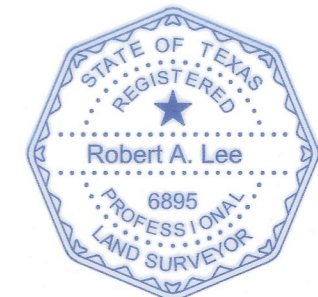
SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

*Robert A. Lee*  
Robert A. Lee

Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
No. 6895

Date: April 18, 2022



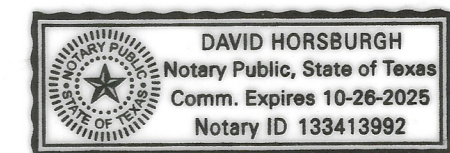
STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Robert A. Lee, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18<sup>th</sup> day of April, 2022.

*David Horsburgh*  
David Horsburgh  
Notary Public



OWNER:  
Greyhound Landing, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267

LAND SURVEYOR:

**BHB**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
rlee@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

THE STATE OF TEXAS §  
COUNTY OF PARKER §  
APPROVED by the Commissioners Court of Parker County, Texas, on this the 25<sup>th</sup> day of April, 2022.

*Pat Deen*  
Pat Deen, County Judge

*George A. Conley*  
George Conley  
Commissioner Precinct #1

*Craig Pezcock*  
Craig Pezcock  
Commissioner Precinct #2

*Larry Walden*  
Larry Walden  
Commissioner Precinct #3

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle, County Clerk  
Parker County, Texas

202215850  
04/26/2022 11:47 AM  
Fee: 80.00  
PLAT

FINAL PLAT

LOTS 1-39

GREYHOUND LANDING

(39 LOTS)

BEING A 88.509 ACRE TRACT OF LAND SITUATED WITHIN

WILLIAM DALANY SURVEY, ABST. NO. 373 &

T. & P. R.R. CO. SECTION, NO. 199 SURVEY, ABST. NO. 1476

PARKER COUNTY, TEXAS

APRIL 2022 SH 2 OF 2

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