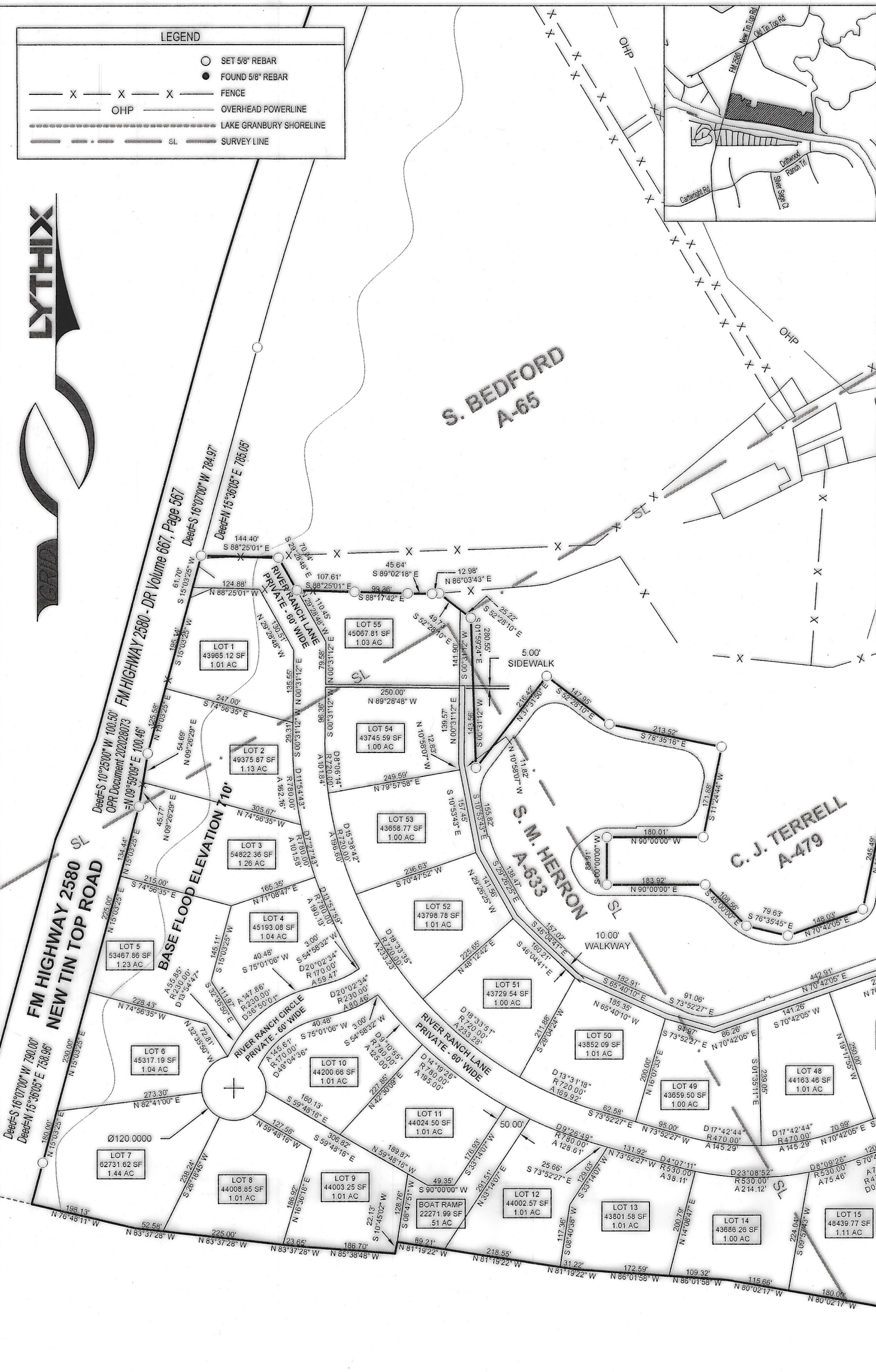
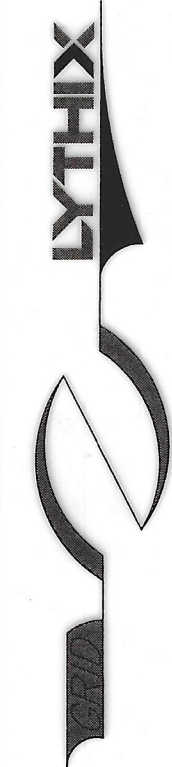


LEGEND

○	SET 5/8" REBAR
●	FOUND 5/8" REBAR
— X — X — X —	FENCE
— OHP —	OVERHEAD POWERLINE
—	LAKE GRANBURY SHORELINE
—	SURVEY LINE



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 ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS 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 BRIDGELINK INVESTMENTS HAS NOT BEEN PREPARED.

THIS TRACT IS OUTSIDE THE ETJ OF WEATHERFORD.

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

5277.86 LINEAR FEET OF NEW PRIVATE ROADS
 WATER SOURCE: PRIVATE SHARED WELLS 2 ACRE MINIMUM
 WASTE WATER: PRIVATE SEPTIC SYSTEMS

NOW THEREFORE, KNOW BY ALL MEN THESE THINGS:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH AN AUTHORIZED AGENT, HEREBY ACCEPTS THIS PLAT DESIGNATING THE EASEMENTS ABOVE DESCRIBED FOR THE PROJECT OF LOT 1, 3C DEVELOPMENT IN ADDITION TO PARKER COUNTY, TEXAS. THESE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USE OF SAID PROJECTS, PARKS, WATERWAYS, DRAINS, SEWER LINES, AND UTILITIES AS SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION EXPRESSLY SET FORTH HEREIN.

EXECUTED THIS 21 DAY OF MAY 2021.

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 21 DAY OF MAY 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON 11-07-2023
 Notary ID 10347742

STATE OF TEXAS: 202129248 PLAT Total Pages: 3
 COUNTY OF PARKER: [Barcode]

BOUNDARY DESCRIPTION OF:

96.02 ACRES of land in Parker County, Texas, being out of the S. Bedford Survey, Abstract 65, C. J. Terrell Survey, Abstract 479, B.F. Irby Survey, Abstract 737, E. P. Burke Jr. Survey, Abstract 2910, and S. M. Herron Survey, Abstract 633, said 100.00 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 the northwest corner of this tract, said corner being located in the easterly right of way of FM Highway 2580 also being known as New Tin Top Road, said corner being marked with a 5/8" rebar stake set S 42°58'14" W 5998.38' of a wood corner post found marking the northern most corner of said Bridgeline tract, said wood corner post also marking the north corner of the J. Bedford Survey, Abstract 64, said beginning corner also being located N 80°31'34" W 480.55' of the calculated north corner of the said Herron Survey.

THENCE along the northerly line of this tract cutting through said Bridgeline tract as follows:

- N 89°25'01" W 144.04' to a 5/8" rebar stake set for a corner of this tract;
- S 29°28'48" E 70.04' to a 5/8" rebar stake set for a corner of this tract;
- S 88°25'01" E 107.61' to a 5/8" rebar stake set for a corner of this tract;
- S 88°17'42" E 99.36' to a 5/8" rebar stake set for a corner of this tract;
- S 89°02'18" E 45.64' to a 5/8" rebar stake set for a corner of this tract;
- N 86°03'43" E 12.98' to a 5/8" rebar stake set for a corner of this tract;
- S 52°28'10" E 74.95' to a 5/8" rebar stake set for a corner of this tract;
- S 01°59'24" E 280.55' to a 5/8" rebar stake set for a corner of this tract;
- N 37°31'50" E 216.42' to a 5/8" rebar stake set for a corner of this tract;
- S 52°28'10" E 147.95' to a 5/8" rebar stake set for a corner of this tract;
- S 78°35'16" E 213.52' to a 5/8" rebar stake set for a corner of this tract;
- S 11°24'44" W 171.88' to a 5/8" rebar stake set for a corner of this tract;
- N 90°00'00" W 180.01' to a 5/8" rebar stake set for a corner of this tract;
- S 00°00'00" W 88.91' to a 5/8" rebar stake set for a corner of this tract;
- N 90°00'00" E 183.92' to a 5/8" rebar stake set for a corner of this tract;
- S 45°00'00" E 108.56' to a 5/8" rebar stake set for a corner of this tract;
- S 76°35'45" E 79.63' to a 5/8" rebar stake set for a corner of this tract;

- N 70°42'05" E 148.03' to a 5/8" rebar stake set for a corner of this tract;
- N 11°24'44" E 245.49' to a 5/8" rebar stake set for a corner of this tract;
- S 78°35'16" E 1956.10' to a 5/8" rebar stake set for a corner of this tract;
- S 43°45'30" E 129.84' to a 5/8" rebar stake set for a corner of this tract;
- N 84°38'46" E 104.31' to a 5/8" rebar stake set for a corner of this tract;
- S 54°34'33" E 100.80' to a 5/8" rebar stake set for a corner of this tract;
- S 11°24'44" W 110.00' to a 5/8" rebar stake set for a corner of this tract;
- S 36°45'09" E 66.11' to a 5/8" rebar stake set for a corner of this tract;
- N 58°38'51" E 155.56' to a 5/8" rebar stake set for a corner of this tract;
- N 09°59'46" E 38.71' to a 5/8" rebar stake set for a corner of this tract;
- N 32°01'47" E 101.36' to a 5/8" rebar stake set for a corner of this tract; and
- S 78°35'16" E 363.22' to the easterly boundary of said Bridgeline tract, said point being located 75.00' S 78°35'16" E of a 5/8" rebar stake is set as a reference.

THENCE along the easterly boundary of said Bridgeline tract and the meanders of the centerline of a creek as follows:
 S 04°15'19" E 158.75', S 02°58'50" W 232.57', S 00°43'35" W 228.91', S 03°19'08" W 147.75', and
 S 02°09'45" E 187.48' to the intersection of the centerline of said creek with the northerly bank of the Brazos River, said point being the southeast corner of the tract.

THENCE along the meanders of the Brazos River, being the shoreline of Lake Granbury as follows:
 N 87°39'47" W 137.60', N 89°55'33" W 138.88', N 80°34'31" W 423.54', N 76°00'17" W 1121.14', N 79°02'04" W 492.35', N 80°02'17" W 803.55', N 86°01'58" W 281.91', N 81°19'22" W 338.98', S 10°45'02" W 22.13', N 85°38'48" W 186.70', N 83°37'28" W 301.23', N 76°48'11" W 198.13' to the easterly right of way of said FM Highway 2580, said point being the southwest corner of this tract, said corner being located S 15°03'25" W 79.93' of a 5/8" rebar stake is set as a reference.

THENCE along the easterly right of way of said FM Highway 2580 as follows:
 N 15°03'25" E 769.44' to a bend in said right of way, said point being marked with a set 5/8" rebar stake;
 N 09°26'29" E 100.46' to a bend in said right of way, said point being marked with a set 5/8" rebar stake; and
 N 15°03'25" E 382.42' to the place of beginning, this tract containing 97.07 acres, more or less, as shown hereon. Set rebar stakes are 5/8" rebar with Lythix plastic identifier caps.

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.

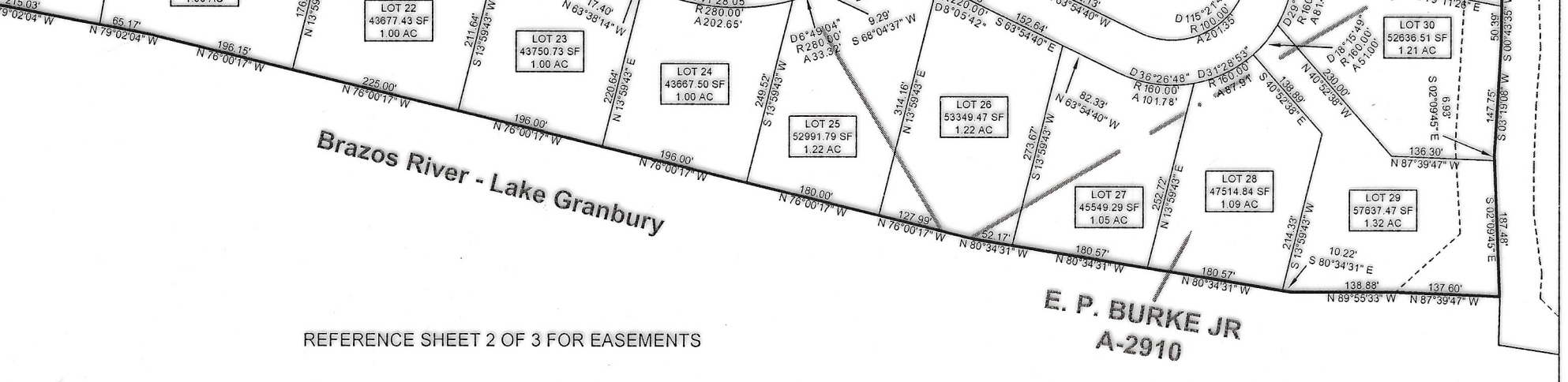
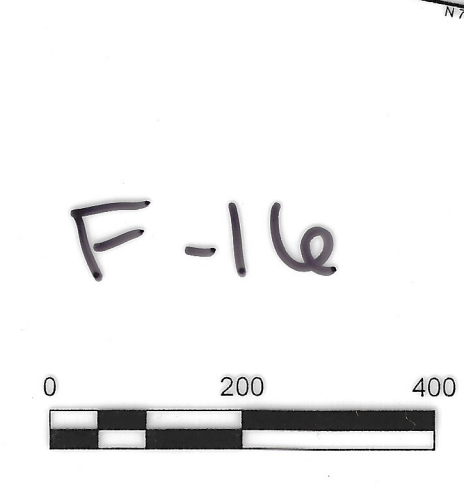
Michael Jack Needham, RPLS #5183
 05/20/2021
 Final plat will include an original signature and seal. Without an original signature and seal this plat is to be considered preliminary and should not be recorded for any purpose or viewed or relied upon as a final document.

STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 20 DAY OF MAY 2021.

COUNTY JUDGE

COMMISSIONER PRECINCT #1
 COMMISSIONER PRECINCT #2
 COMMISSIONER PRECINCT #3
 COMMISSIONER PRECINCT #4



NOTES:

- Bearings, distances, and areas are grid, 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.
- This survey is not a statement of ownership or title which are matters of law best addressed by an attorney.
- This survey was made without the benefit of a title commitment.
- 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.
- Lot corners along the Brazos River are marked with a reference stake set 10' from the lot corner. Lot corners in the creek along the southeast boundary are marked with a reference stake set 60' from the lot corner. All other lot corners are marked with a set stake.

FINAL PLAT
RIVER RANCH ON THE BRAZOS
 AN ADDITION TO PARKER COUNTY, TX BEING 96.02 ACRES OF LAND OUT OF S. BEDFORD SURVEY, ABSTRACT 65, C. J. TERRELL SURVEY, ABSTRACT 479, B. F. IRBY SURVEY, ABSTRACT 737, E. P. BURKE JR SURVEY, ABSTRACT 2910, & S. M. HERRON SURVEY ABSTRACT 633.

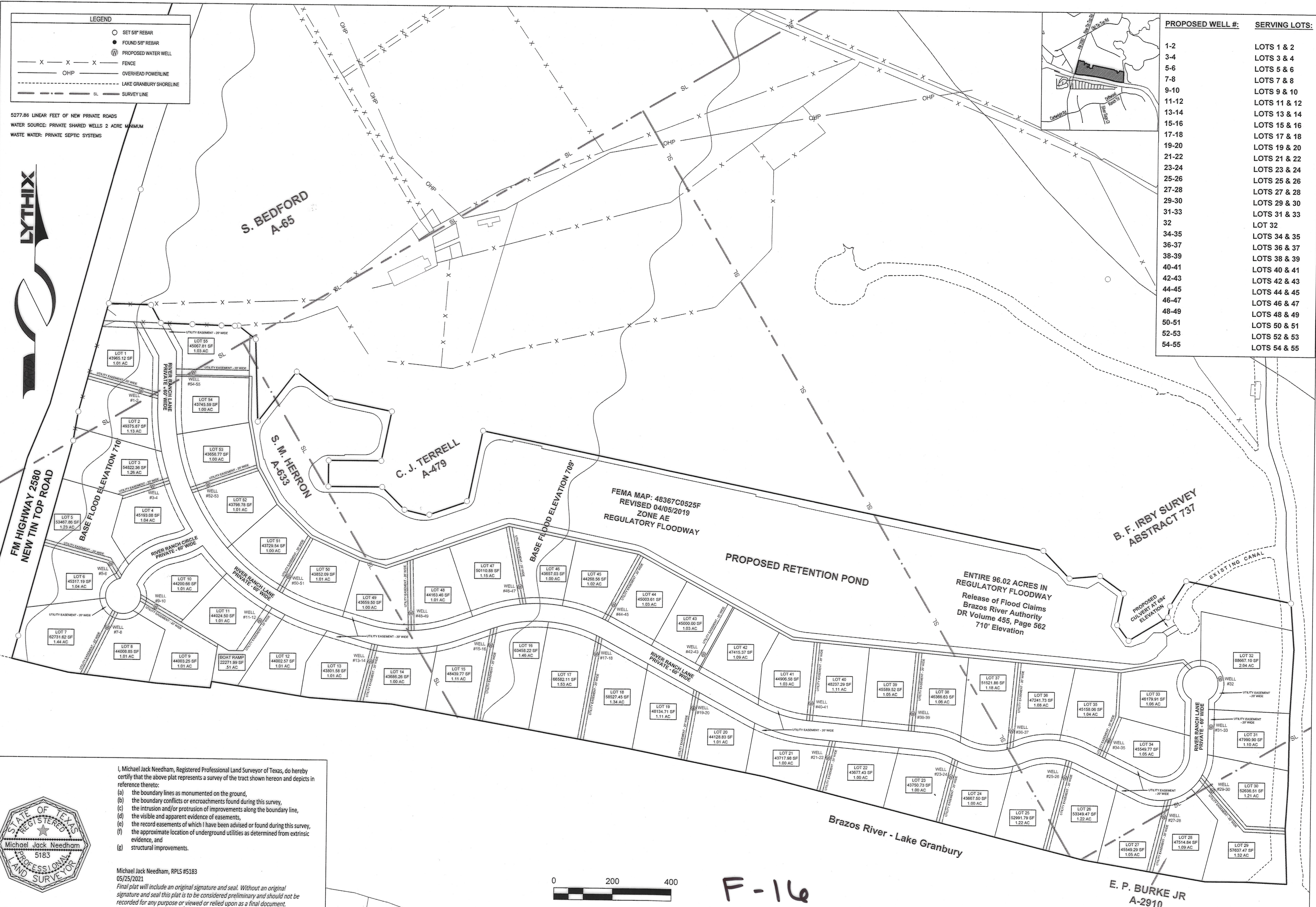
OWNER / DEVELOPER
BRIDGELINK INVESTMENTS
 777 MAIN STREET, SUITE 2800
 FORT WORTH, TEXAS 76102

REVISION	NO.	DATE	FIELD	AS & SG	9/28/2020
	1		DRAWN	SB & CM	9/28/2020
	2		CHECKED	RM	05/20/21
	3		PROJECT MGR	MJN	05/20/21
	4		DWG NAME:		
			WEATHERFORD		

LYTHIX 200 N. LORAIN STREET, SUITE 500
 MIDLAND, TX 79701 (432) 217-5811
 TPLS # 10164539 / TDFE # F-19966

RIVER RANCH ON THE BRAZOS
 PARKER COUNTY, TEXAS

SCALE: 1" = 200'
 SHEET 1 OF 3

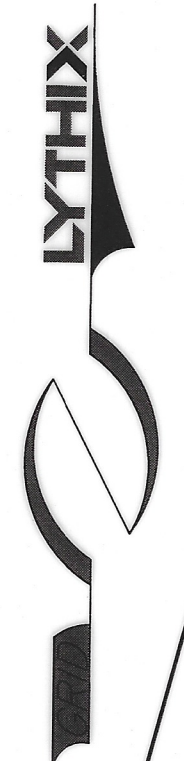


PROPOSED WELL #:	SERVING LOTS:
1-2	LOTS 1 & 2
3-4	LOTS 3 & 4
5-6	LOTS 5 & 6
7-8	LOTS 7 & 8
9-10	LOTS 9 & 10
11-12	LOTS 11 & 12
13-14	LOTS 13 & 14
15-16	LOTS 15 & 16
17-18	LOTS 17 & 18
19-20	LOTS 19 & 20
21-22	LOTS 21 & 22
23-24	LOTS 23 & 24
25-26	LOTS 25 & 26
27-28	LOTS 27 & 28
29-30	LOTS 29 & 30
31-33	LOTS 31 & 33
32	LOT 32
34-35	LOTS 34 & 35
36-37	LOTS 36 & 37
38-39	LOTS 38 & 39
40-41	LOTS 40 & 41
42-43	LOTS 42 & 43
44-45	LOTS 44 & 45
46-47	LOTS 46 & 47
48-49	LOTS 48 & 49
50-51	LOTS 50 & 51
52-53	LOTS 52 & 53
54-55	LOTS 54 & 55

LEGEND

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- FOUND 5/8" REBAR
- PROPOSED WATER WELL
- X — X — X — FENCE
- OHP — OVERHEAD POWERLINE
- - - LAKE GRANBURY SHORELINE
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 WATER SOURCE: PRIVATE SHARED WELLS 2 ACRE MINIMUM
 WASTE WATER: PRIVATE SEPTIC SYSTEMS

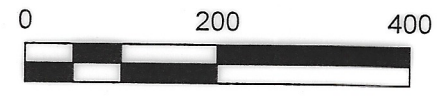


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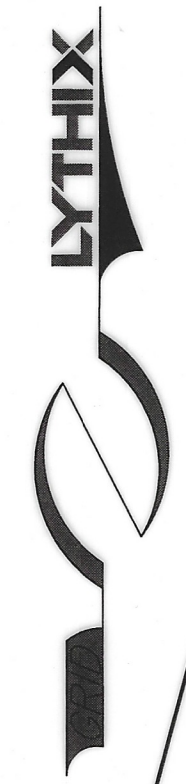
F-16

<p>NOTES:</p> <p>(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.</p> <p>(b) This survey is not a statement of ownership or title which are matters of law best addressed by an attorney.</p> <p>(c) This survey was made without the benefit of a title commitment.</p> <p>(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.</p> <p>(e) Lot corners along the Brazos River are marked with a reference stake set 10' from the lot corner. Lot corners in the creek along the southeast boundary are marked with a reference stake set 60' from the lot corner. All other lot corners are marked with a set stake.</p>	<p>FINAL PLAT RIVER RANCH ON THE BRAZOS AN ADDITION TO PARKER COUNTY, TX BEING 96.02 ACRES OF LAND OUT OF S. BEDFORD SURVEY, ABSTRACT 65, C.J. TERRELL SURVEY, ABSTRACT 479, B.F. IRBY SURVEY, ABSTRACT 737, E.P. BURKE JR SURVEY, ABSTRACT 2910, & S.M. HERRON SURVEY ABSTRACT 633.</p>	<p>OWNER / DEVELOPER BRIDGELINK INVESTMENTS 777 MAIN STREET, SUITE 2800 FORT WORTH, TEXAS 76102</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>FIELD</th> <th>AS & SG</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>REV. NO.</td> <td>DATE</td> <td>UAV</td> <td>9/28-29/20</td> </tr> <tr> <td></td> <td></td> <td>SB & CM</td> <td>9/28-29/20</td> </tr> <tr> <td></td> <td></td> <td>DRAWN</td> <td>RM 05/25/21</td> </tr> <tr> <td></td> <td></td> <td>CHECKED</td> <td>MJN 05/25/21</td> </tr> <tr> <td></td> <td></td> <td>PROJECT MGR</td> <td>MJN 05/25/21</td> </tr> <tr> <td></td> <td></td> <td>PROJ. NO.</td> <td></td> </tr> <tr> <td></td> <td></td> <td>DWG. NAME</td> <td></td> </tr> <tr> <td></td> <td></td> <td>WEATHERFORD</td> <td></td> </tr> </tbody> </table>	REVISION	FIELD	AS & SG	DATE	REV. NO.	DATE	UAV	9/28-29/20			SB & CM	9/28-29/20			DRAWN	RM 05/25/21			CHECKED	MJN 05/25/21			PROJECT MGR	MJN 05/25/21			PROJ. NO.				DWG. NAME				WEATHERFORD		<p>LYTHIX 200 N. LORRAINE STREET, SUITE 500 MIDLAND, TX 79701 (432)217-5511 TBP/LS # 10194339 / TPE # F-19666</p> <p>RIVER RANCH ON THE BRAZOS PARKER COUNTY, TEXAS</p> <p>SCALE: 1" = 200'</p> <p>REV 0</p> <p>SHIT 2 OF 3</p>
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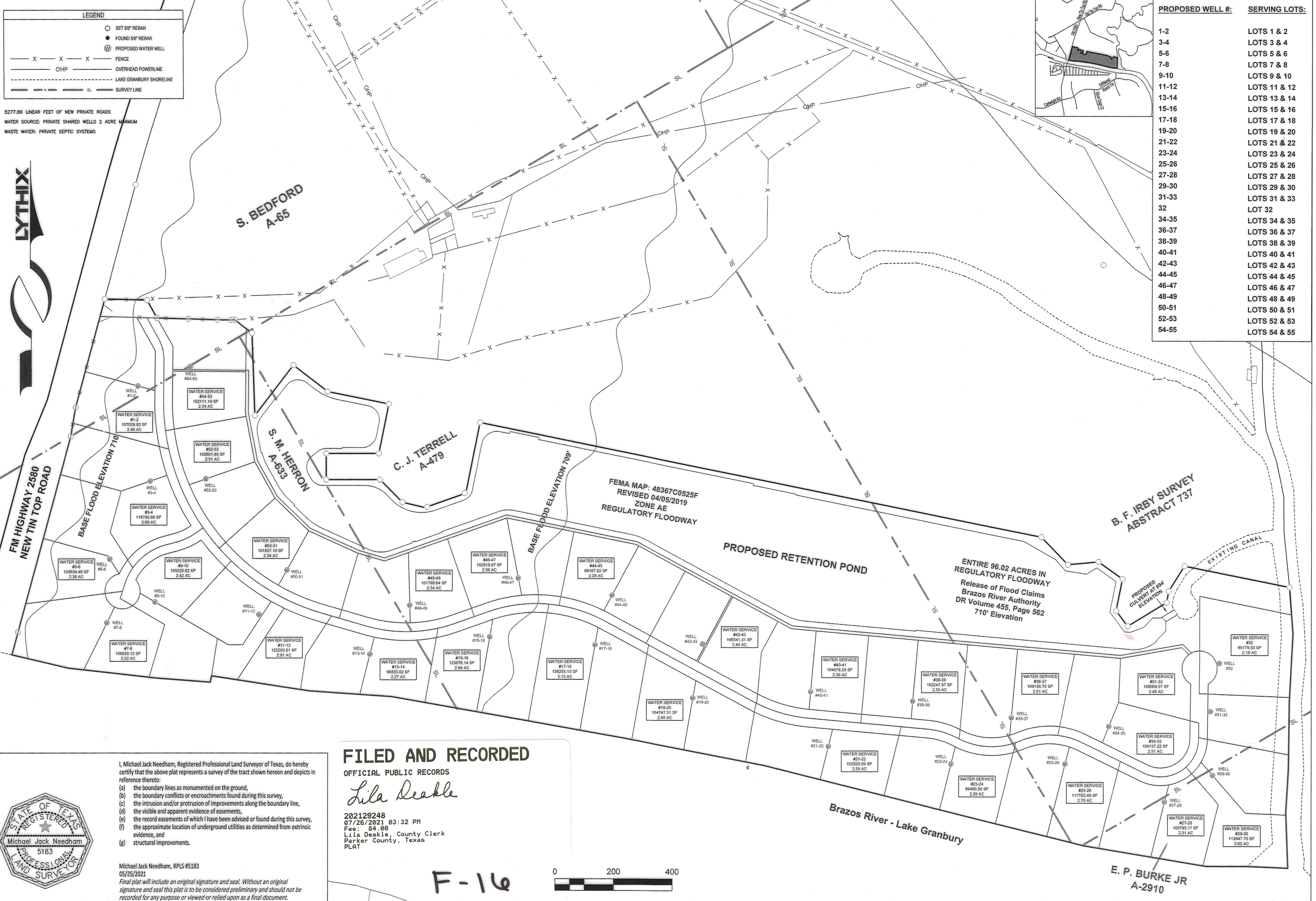
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54-55	LOTS 54 & 55



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FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202129248
 07/26/2021 03:32 PM
 Fee: 84.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



Notes:
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OWNER / DEVELOPER
BRIDGELINK INVESTMENTS
 777 MAIN STREET, SUITE 2800
 FORT WORTH, TEXAS 76102

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 TPLS # 10154539 / TPE # F-10666

RIVER RANCH ON THE BRAZOS
 PARKER COUNTY, TEXAS

SCALE: 1" = 200'
 SHEET 3 OF 3