

VICINITY MAP NOT TO SCALE



DOCC: 2016090206
R.P.P.C.T. APPROX. LIMITS OF FEMAL RECORD PLAN (THRUOUT)

DOCC: 202021989
R.P.P.C.T.

DOCC: 202021989
R.P.P.C.T.

LOT 1, BLOCK 1
ROCKIN' H Ranch
P.C. D, SL 417
R.P.P.C.T.

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	(S) 30.00'16" E(W)	73.74'
L2	(S) 67.41'39" W(E)	99.55'
L3	(S) 22.05'16" W(E)	210.83'
L4	(S) 15.20'41" E(W)	205.30'
L5	(S) 26.59'14" E(W)	195.00'
L6	(S) 51.23'51" E(W)	93.36'
L7	(S) 19.39'19" W(E)	196.23'
L8	(S) 08.15'42" W(E)	147.48'
L9	(S) 00.56'14" W(E)	137.43'
L10	(S) 19.46'55" E(W)	154.41'
L11	(S) 79.08'06" W(E)	30.00'
L12	(S) 00.18'16" E(W)	218.63'
L13	(S) 89.19'42" E(W)	30.18'
L14	(S) 82.37'55" E(W)	152.37'
L15	(S) 07.11'12" W(E)	153.04'
L16	(S) 19.28'48" E(W)	127.24'
L17	(S) 10.01'33" W(E)	164.36'
L18	(S) 10.01'33" W(E)	73.89'
L19	(S) 06.59'24" W(E)	88.87'
L20	(S) 06.59'24" W(E)	6.37'
L21	(S) 22.29'17" W(E)	205.16'
L22	(S) 10.01'33" W(E)	148.82'
L23	(S) 06.59'24" E(W)	95.24'
L24	(S) 22.29'17" W(E)	205.16'
L25	(S) 10.46'45" W(E)	52.95'
L26	(S) 10.46'45" W(E)	190.76'
L27	(S) 10.46'45" W(E)	79.18'
L28	(S) 10.46'45" W(E)	141.50'
L29	(S) 10.46'45" W(E)	190.76'
L30	(S) 11.39'16" W(E)	62.33'
L31	(S) 11.39'16" W(E)	140.78'
L32	(S) 11.39'16" W(E)	139.91'
L33	(S) 11.39'16" W(E)	60.39'
L34	(S) 10.42'41" E(W)	78.82'
L35	(S) 11.39'16" W(E)	26.88'
L36	(S) 11.39'16" W(E)	204.05'
L37	(S) 11.39'16" W(E)	172.48'
L38	(S) 10.42'41" E(W)	11.08'
L39	(S) 70.56'38" E(W)	194.11'
L40	(S) 00.14'50" E(W)	175.80'
L41	(S) 08.12'20" W(E)	57.02'
L42	(S) 08.12'20" W(E)	183.24'
L43	(S) 08.12'20" E(W)	40.45'
L44	(S) 10.44'53" W(E)	125.46'
L45	(S) 12.17'41" W(E)	130.70'
L46	(S) 12.17'41" W(E)	22.03'
L47	(S) 12.17'41" W(E)	153.44'
L48	(S) 12.17'41" W(E)	128.54'
L49	(S) 00.08'29" W(E)	24.34'
L50	(S) 00.08'29" W(E)	150.00'
L51	(S) 00.08'29" W(E)	189.01'
L52	(S) 00.08'29" W(E)	150.50'
L53	(S) 00.08'29" W(E)	110.50'
L54	(S) 00.08'29" W(E)	63.84'
L55	(S) 12.17'41" W(E)	88.32'
L56	(S) 12.17'41" W(E)	153.75'
L57	(S) 12.17'41" W(E)	61.94'
L58	(S) 10.44'53" E(W)	50.88'
L59	(S) 10.44'53" W(E)	96.84'
L60	(S) 10.44'53" W(E)	101.73'
L61	(S) 10.44'53" W(E)	6.71'
L62	(S) 08.12'20" E(W)	149.79'
L63	(S) 08.12'20" W(E)	130.92'
L64	(S) 23.59'06" E(W)	28.12'
L65	(S) 89.51'31" W(E)	143.89'
L66	(S) 79.08'23" E(W)	0.12'
L67	(S) 11.46'14" E(W)	196.45'
L68	(S) 18.03'40" W(E)	226.59'

18977
AZ
L-9

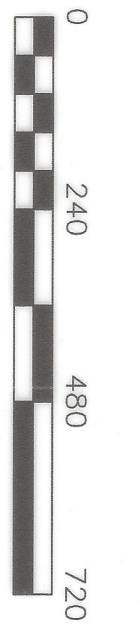


202133379 PLAT Total Pages: 2

FINAL PLAT

VINTAGE OAKS PHASE 2
LOTS 35-75, BLOCK 2; LOTS 3-7, BLOCK 3
LOTS 1-29, BLOCK 4; LOTS 1-6, BLOCK 5;
LOTS 1-19, BLOCK 6; LOTS 1-24 & X, BLOCK 7;
& LOTS 1-15, BLOCK 8
189.147 ACRES OUT OF THE H. THOMPSON SURVEY,
ABSTRACT NO. 2431 & THE T & P RR. CO. SURVEY,
ABSTRACT NO. 1435, PARKER COUNTY, TEXAS

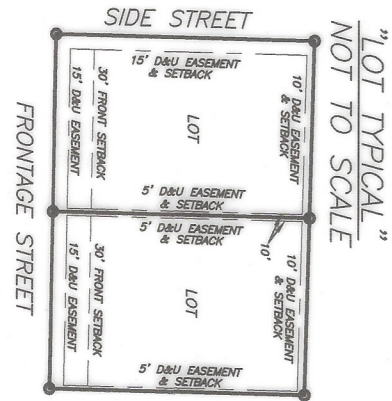
- NOTES:
- PORTIONS OF THIS PROPERTY ARE WITHIN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD ZONE MAP, DATED 12/19/2011.
 - ALL UTILITIES AND/OR SERVICES SHALL BE LOCATED IN ACCORDANCE WITH THE UTILITY SERVICE MAPS AND/OR RECORD PLANS.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND NEAR OF ALL LOT LINES. (SEE THRUOUT)
 - STREET STRIP LINES ARE SHOWN FOR 5' SIDEWALK AND 10' REAR BUILDING STRIP LINES, UNLESS OTHERWISE SHOWN. ERECTION OF SIDEWALKS AND STRIP LINES SHALL BE MADE IN ACCORDANCE WITH THE UTILITY SERVICE MAPS AND/OR RECORD PLANS.
 - REMOVING AND DISTURBING DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) SHALL BE MADE IN ACCORDANCE WITH THE UTILITY SERVICE MAPS AND/OR RECORD PLANS.
 - ALL UTILITIES SHALL BE SERVED BY PRIVATE ON-SITE SERVICE.
 - WATER TO BE PROVIDED BY WALKUT OVER WATER SUPPLY.
 - NO FILING OF ANY FEMAL RECORD PLAN IS ALLOWED WITHOUT THE APPROVAL OF THE COUNTY CLERK.
 - ALL NEW STREETS SHALL HAVE A ROW WIDTH OF 60'.
 - LOT X, BLOCK 7 IS NOT A RESIDENTIAL LOT.



DEVELOPED BY
FINNEY ESTATES LLC
PO BOX 483
HASLET, TEXAS 76052

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES ROAD
WEATHERFORD, TEXAS 76088

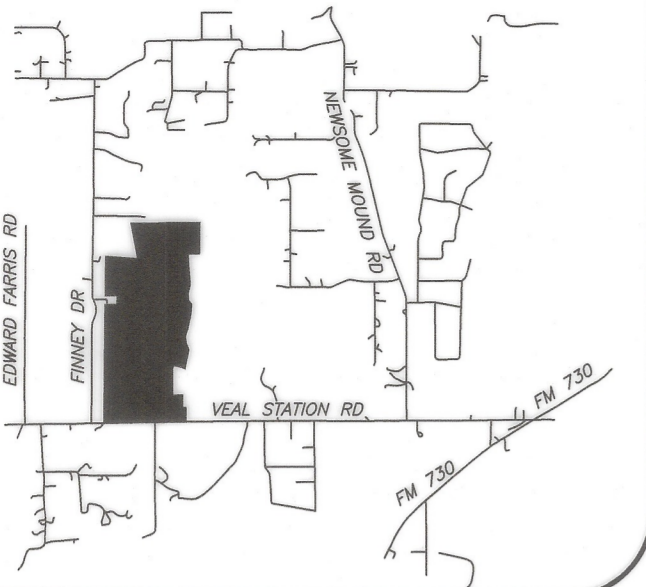
SUBMITTED BY
JUSTIN PARENTAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087



1/2 LOT TYPICAL
NOT TO SCALE

21435.007.000.00
22431.003.000.50
22431.002.000.00

F-41



VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {} COUNTY OF PARKER {}

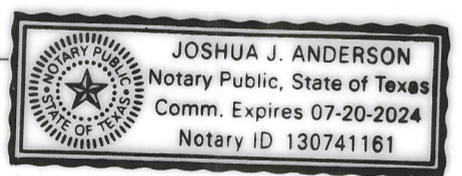
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TRUSTEE OF FINNEY ESTATES, LLC

THE STATE OF TEXAS {} COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA J. ANDERSON 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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 3rd DAY OF Aug, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS {} COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 9 DAY OF August, 2021

County Judge signatures: George T. Carley, Commissioner Precinct #1; Jay Wade, Commissioner Precinct #3.

Commissioner Precinct #2 and #4 signatures.

SURVEYORS NOTES 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION, ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION. 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID) 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES. 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: http://pels.texas.gov Email: info@pels.texas.gov Phone: 512-440-7723

DEVELOPED BY FINNEY ESTATES LLC PO BOX 483 HASLET, TEXAS 76052 PLAT PREPARED BY ADVANCED DEVELOPMENT SERVICE 301 MEASURES ROAD WEATHERFORD, TEXAS 76008 SURVEYED BY JUSTIN PARENTEAU 140 HACKBERRY POINTE DR WEATHERFORD, TEXAS 76087

BOUNDARY CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows BC3 and BC4.

BOUNDARY LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows BL20 through BL41.

LOT CURVE TABLE

Large table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1 through C88.

MINIMUM FINISHED FLOOR ELEVATIONS table with columns: BLK, LOT, MIN FF, ELEV. Rows 6 through 14.

LEGAL DESCRIPTION

189.069 ACRES OF LAND LOCATED IN THE T. & P. RR. CO. SURVEY, A-1435, THE H.J. THOMPSON SURVEY, A-2431, AND THE H.J. THOMPSON SURVEY, A-2432. BEING A PORTION OF A CALLED 408.972 ACRES TRACT DESCRIBED IN DOCUMENT NO. 202016797 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023", SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 15, BLOCK 2, VINTAGE OAKS, PHASE ONE, CABINET E, SLIDE 578 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID VINTAGE OAKS, PHASE ONE, AND THE TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

- N 0°23'03" E - 2718.93 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023";
• N 89°23'24" E - 275.02 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023";
• N 0°25'57" E - 185.60 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023";
• S 89°23'29" W - 270.13 FEET TO A 1/2 INCH IRON ROD FOUND;
• N 0°23'06" E - 920.62 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023";

THENCE S 85°51'12" E - 734.50 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023", SAID POINT ALSO BEING IN THE SOUTH LINE OF A CALLED 17.188 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201609026 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 17.188 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 10°51'37" W - 832.06 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF LOT 5, IMPERIAL MAMMOTH VALLEY ESTATES, PHASE I, CABINET B, SLIDE 397;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID CALLED 17.188 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 89°42'02" E - 1606.60 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 25, IMPERIAL MAMMOTH VALLEY ESTATES, PHASE I, CABINET B, SLIDE 387 RECORDED IN SAID PLAT RECORDS, AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROCKIN' H RANCH, CABINET D, SLIDE 417 BOTH RECORDED IN SAID PLAT RECORDS;

THENCE ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1, ROCKIN' H RANCH AND SAID TRACT DESCRIBED HEREIN, S 0°40'18" W - 741.36 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";

THENCE CROSSING SAID CALLED 408.972 ACRES THE FOLLOWING COURSES AND DISTANCES:

- S 89°51'42" W - 216.35 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 46.02 FEET, A RADIUS OF 320.00 FEET, A CHORD BEARING OF S 85°44'29" W, AND A CHORD LENGTH OF 45.98 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 04°40'31" E - 288.79 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 04°12'27" E - 400.24 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 13°06'57" W - 193.55 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 02°16'53" E - 169.21 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 38°38'12" E - 117.78 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 04°42'56" W - 207.21 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 10°25'14" W - 120.37 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 12°25'19" W - 254.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 15°57'00" W - 173.77 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 06°57'11" E - 156.92 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 02°31'23" E - 158.02 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 11°39'35" W - 458.66 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 280.87 FEET, A RADIUS OF 947.66 FEET, A CHORD BEARING OF N 74°20'56" W, AND A CHORD LENGTH OF 279.84 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 15°43'59" W - 60.72 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 00°36'50" E - 590.80 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• N 89°23'10" E - 226.02 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• S 00°36'50" E - 287.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";
• N 89°23'10" E - 82.28 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959"; SAID POINT ALSO BEING THE NORTHEAST CORNER OF OAK MEADOW ROAD, BLOCK 1, VINTAGE OAKS, PHASE ONE, CABINET E, SLIDE 578 RECORDED IN SAID PLAT RECORDS;

THENCE ALONG THE COMMON LINE OF SAID BLOCK 1, VINTAGE OAKS, PHASE ONE AND THE SAID TRACT DESCRIBED HEREIN, S 89°23'04" W - 1912.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 189.069 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND FEBRUARY 13, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Signature of Justin Rene Parenteau and Professional Land Surveyor Seal (State of Texas, Registered, Justin Rene Parenteau, License No. 5959, Professional Land Surveyor).

JUSTIN RENE PARENTEAU REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS LICENSE NO. 5959 140 HACKBERRY POINTE DRIVE WEATHERFORD, TEXAS 76087 PHONE No. 361-813-1888 JUSTIN@NOCTUAMAPS.COM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202133379 08/25/2021 08:43 AM Fee: \$0.00 Lila Deakle, County Clerk Parker County, Texas PLAT

- NOTES: 1. PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 484970575D, DATED 12/16/2011. 2. CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES. 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS. 4. 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES. (SEE TYPICAL) 5. 30' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR BUILDING SETBACK LINES; UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS. 6. BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID). 7. ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES. 8. WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY. 9. NO FILLING OF ANY FEMA DESIGNATED FLOODWAY IS ALLOWED WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY. 10. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN BY TREVINO WATER ENGINEERING. 11. ALL NEW STREETS SHALL HAVE A R.O.W. WIDTH OF 60'. 12. LOT X, BLOCK 7 IS NOT A RESIDENTIAL LOT.

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