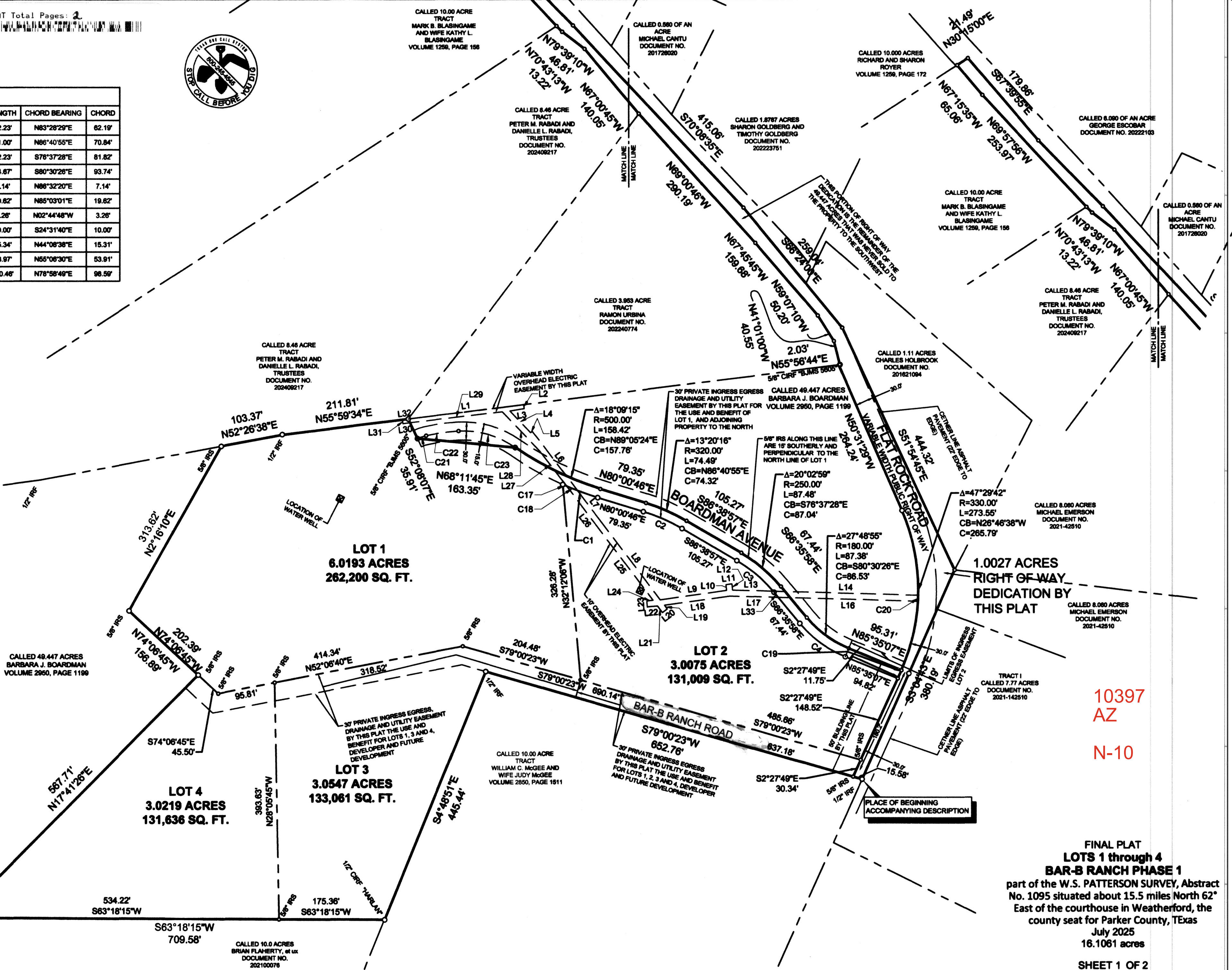




CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°55'24"	515.00'	82.23'	N83°28'29"E	62.19'
C2	13°20'16"	305.00'	71.00'	N86°40'55"E	70.84'
C3	20°02'59"	235.00'	82.23'	S76°37'28"E	81.82'
C4	27°48'55"	195.00'	94.87'	S80°30'26"E	93.74'
C17	0°47'41"	515.00'	7.14'	N86°32'20"E	7.14'
C18	2°10'57"	515.00'	19.82'	N85°03'01"E	19.82'
C19	0°33'58"	330.00'	3.28'	N02°44'48"W	3.28'
C20	1°44'11"	330.00'	10.00'	S24°31'40"E	10.00'
C21	12°33'29"	70.00'	15.34'	N44°08'38"E	15.31'
C22	9°22'15"	330.00'	53.97'	N65°06'30"E	53.91'
C23	38°22'24"	150.00'	100.46'	N78°58'49"E	98.59'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N55°56'44"E	193.47'
L2	S36°11'22"E	6.87'
L3	S53°48'38"W	24.17'
L4	S70°30'43"E	49.79'
L5	N26°24'28"E	3.61'
L6	S84°18'05"E	124.28'
L7	S84°18'05"E	67.86'
L8	S84°06'40"E	180.13'
L9	N54°58'49"E	111.81'
L10	N33°31'57"W	9.83'
L11	N56°28'03"E	10.00'
L12	S33°31'57"E	10.48'
L13	N64°44'38"E	67.78'
L14	N64°44'38"E	242.00'
L16	S84°44'38"W	233.06'
L17	S84°44'38"W	81.09'
L18	S54°58'49"W	109.58'
L19	S84°10'21"E	7.53'
L20	S25°48'38"W	10.00'
L21	N84°10'21"W	13.59'
L22	S58°38'38"W	17.52'
L23	N31°23'22"W	10.00'
L24	N58°36'38"E	10.77'
L25	N84°08'40"W	153.59'
L26	N84°18'05"W	84.72'
L27	N84°18'05"W	73.71'
L28	N70°30'43"W	90.38'
L29	S56°12'24"W	154.77'
L30	S56°12'24"W	12.10'
L31	N34°00'28"W	6.52'
L32	N55°59'34"E	9.95'
L33	S66°35'58"E	11.08'



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FINAL PLAT
LOTS 1 through 4
BAR-B RANCH PHASE 1
part of the W.S. PATTERSON SURVEY, Abstract
No. 1095 situated about 15.5 miles North 62°
East of the courthouse in Weatherford, the
county seat for Parker County, Texas
July 2025
16.1061 acres
SHEET 1 OF 2

OWNER/DEVELOPER:
BARBARA J. BOARDMAN
PO Box 330
AZLE TX 76098

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-862-9273
survey@wardsurveying.com TBPELS Firm No. 10194436

G136

According to Map No. 48367C0325E dated September 26, 2008 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, a no part of this property is located in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is located within the Extraterritorial Jurisdiction of the City of Fort Worth. On June 11, 2025 the City of Fort Worth released to Parker County.

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

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the 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.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"

Water will be provided by individual water wells.

Sewer will be provided by on-site sewer facilities.

Linear feet of Flat Rock Road is 732'

Purpose of plat is to plat 1 un-platted parcel into 4 platted lots.

Minimum culvert size: 18"

Speed limit of Flat Rock Road is 35 mph. Distance between driveways 180'. 250' Required. Variance was approved in the Commissioners Court on June 23, 2025.

Waiver for groundwater study was approved in the Commissioners Court on June 23, 2025

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Barbara Boardman is the owner of a part of the W.S. PATTERSON SURVEY, Abstract No. 1095 being a part of the called 49.447 acre tract described in the deed to Barbara J. Boardman as recorded in Volume 2950, Page 1199 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Basis for bearings is deed call along the northerly line of a called 10.0 acre tract of land described in the deed to Brian Flaherty, et ux, as recorded in Document No. 202100076.

BEGINNING at a 1/2" iron rod found (whose Northing is 6995477.80 and whose Easting is 2258955.78) for a southeasterly corner of said 49.447 acre tract, the north corner of a called 10.00 acre tract of land described in the deed to William C. McGee and wife, Judy McGee as recorded in Volume 2850, Page 1511 of the Deed Records of Parker County, Texas and being in the occupied westerly line of Flat Rock Road.

THENCE westerly and southerly along the common line of said 49.447 acre tract and said 10.0 acre tract the following:

South 79°00'23" West, a distance of 652.76 feet 1/2" iron rod found;
South 4°48'51" East, a distance of 445.44 feet to a 1/2" capped iron rod found marked "Harlan" for the northeast corner of a called 10.0 acre tract of land described in the deed to Brian Flaherty, et ux as recorded in Document No. 202100076 of the of the Official Public Records of Parker County, Texas;

THENCE South 63°18'15" West, along the north line of last mentioned 10.0 acre tract for a southerly line of tract being described, a distance of 709.58 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for a southerly corner of tract being described;

THENCE over and across said 49.447 acre tract the following:

North 17°41'26" East, a distance of 567.71 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

North 74°6'45" West, a distance of 140.65 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

North 0°34'38" West, a distance of 317.84 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" being in the north line of said 49.447 acre tract and the south line of a called 8.46 acre tract of land described in the deed to Peter M. Rabadi and Danielle L. Rabadi as recorded in Document No. 202409217 of said Official Public Records;

THENCE generally northeasterly along the south line of said 8.46 acre tract for the northerly line of tract being described the following:

North 52°26'38" East, a distance of 103.37 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"

North 55°59'34" East, a distance of 211.81 feet to a 1/2" iron rod found for the southeast corner of said 8.46 acre tract, and the southwest corner of called 3.953 acre tract of land described in the deed to

Ramon Urbina as recorded in Document No. 202240774 of said Official Public Records and a northerly corner of said 47.447 acre tract;

THENCE over and across said 47.447 acre tract the following:

South 52°8'7" East, a distance of 35.91 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the right, having a radius of 70.00 feet, an arc length of 15.34 feet, a delta angle of 12° 33' 29", and long chord bearing and distance of North 44°8'38" East, a distance of 15.31 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the right, having a radius of 330.00 feet, an arc length of 53.97 feet, a delta angle of 09° 22' 15", and long chord bearing and distance of North 55°6'30" East a distance of 53.91 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the right, having a radius of 150.00 feet, an arc length of 100.46 feet, a delta angle of 38° 22' 24", and long chord bearing and distance of North 78°58'49" East, a distance of 98.59 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the left;

along a curve to the left, having a radius of 500.00 feet, an arc length of 158.42 feet, a delta angle of 18° 09' 15", and long chord bearing and distance of North 89°5'24" East, a distance of 157.76 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

North 80°0'46" East, a distance of 79.35 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 320.00 feet, an arc length of 74.49 feet, a delta angle of 13° 20' 16", and long chord bearing and distance of North 86°40'55" East, a distance of 74.32 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"

South 86°38'57" East, a distance of 105.27 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the right, having a radius of 250.00 feet, an arc length of 87.48 feet, a delta angle of 20° 02' 59", and long chord bearing and distance of South 76°37'28" East, a distance of 87.04 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"

South 66°35'58" East, a distance of 67.44 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the left, having a radius of 180.00 feet, an arc length of 87.38 feet, a delta angle of 27° 48' 55", and long chord bearing and distance of South 80°30'26" East, a distance of 86.53 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

North 85°35'7" East, a distance of 108.68 feet to a point in the east line of said 49.447 acre tract and being in Flat Rock Road;

THENCE South 3°4'43" East, along said east line of 49.447 acre tract and said Flat Rock Road, a distance of 192.02 feet to the POINT OF BEGINNING and containing 15.1603 acre of land.

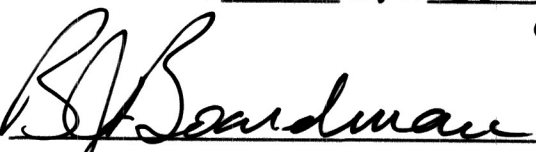
Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Barbara Boardman, owner does hereby adopt this plat designating the herein above described real property as

LOTS 1 through 4 BAR-B RANCH PHASE 1

and do hereby dedicate to the Public's use forever, the roads and easements shown hereon. Property is not located within the Extraterritorial Jurisdiction of any City.

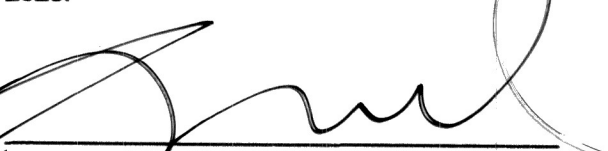
Executed this 1 day of July, 2025

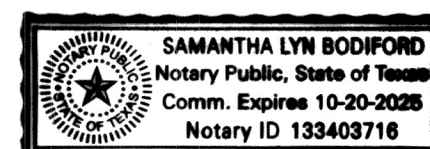

Barbara Boardman

STATES OF TEXAS §
COUNTY OF PARKER §

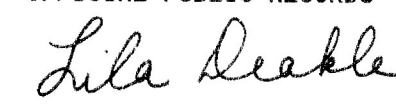
BEFORE ME, the undersigned authority, on this day personally appeared Barbara Boardman known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

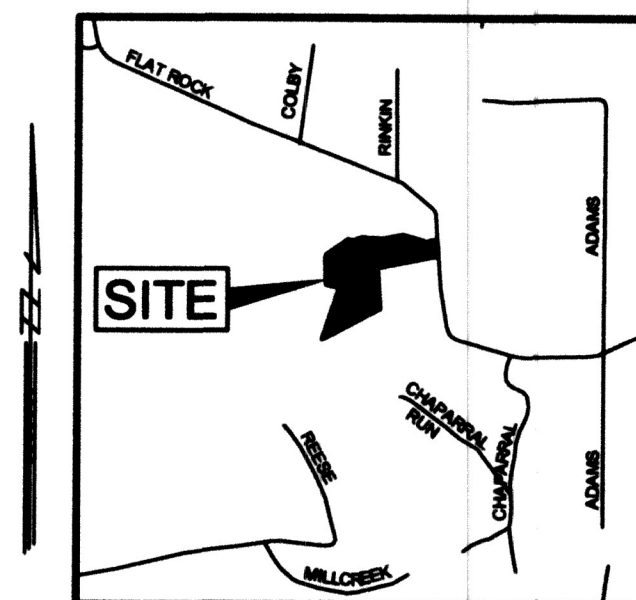
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of July, 2025.


Notary Public State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


202518738
07/15/2025 10:32 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



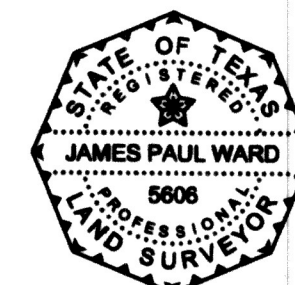
LOCATION MAP
SCALE 1"=2000'

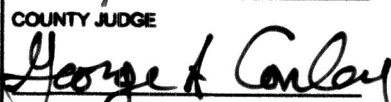
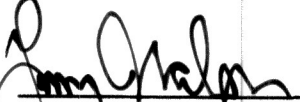
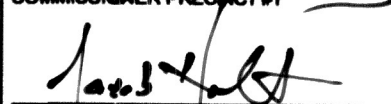
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The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground September, 2024.


James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE <u>14</u> DAY OF <u>July</u> , 2025.	
COUNTY JUDGE  COMMISSIONER PRECINCT #1	COMMISSIONER PRECINCT #3 
COMMISSIONER PRECINCT #2 	COMMISSIONER PRECINCT #4 

FINAL PLAT
LOTS 1 through 4
BAR-B RANCH PHASE 1
part of the W.S. PATTERSON SURVEY, Abstract No. 1095 situated about 15.5 miles North 62° East of the courthouse in Weatherford, the county seat for Parker County, Texas
July 2025
16.1061 acres

SHEET 2 OF 2

OWNER/DEVELOPER:
BARBARA J. BOARDMAN
PO Box 330
AZLE TX 76098

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@wardsurveying.com TBPELS Firm No. 10194435

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