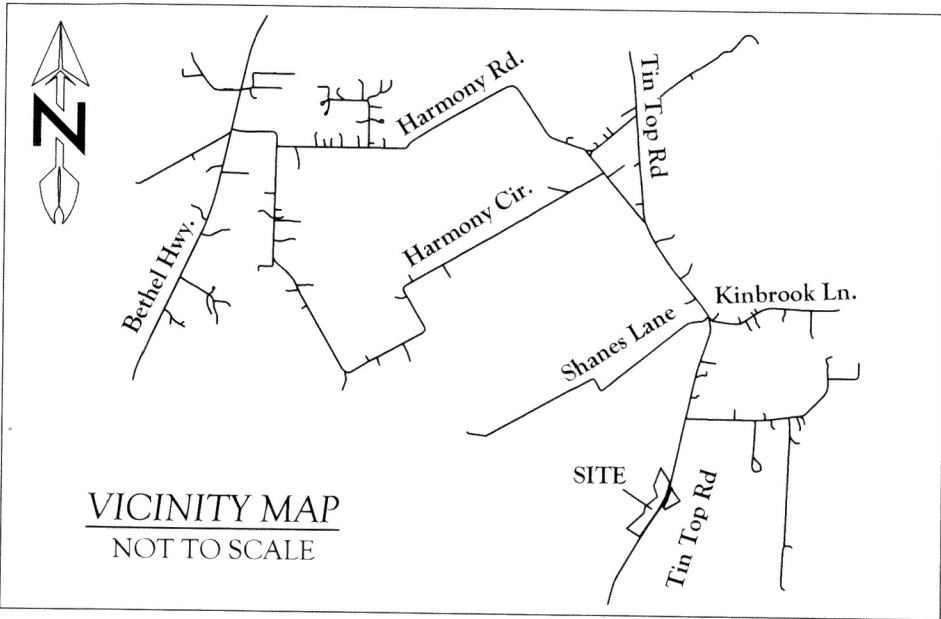




Job No. 202309027- PLAT
BLPAW SUBDIVISION
Plot Date: 11/07/2023 12:00 pm
0" 50' 100'
Scale: 1" = 100'



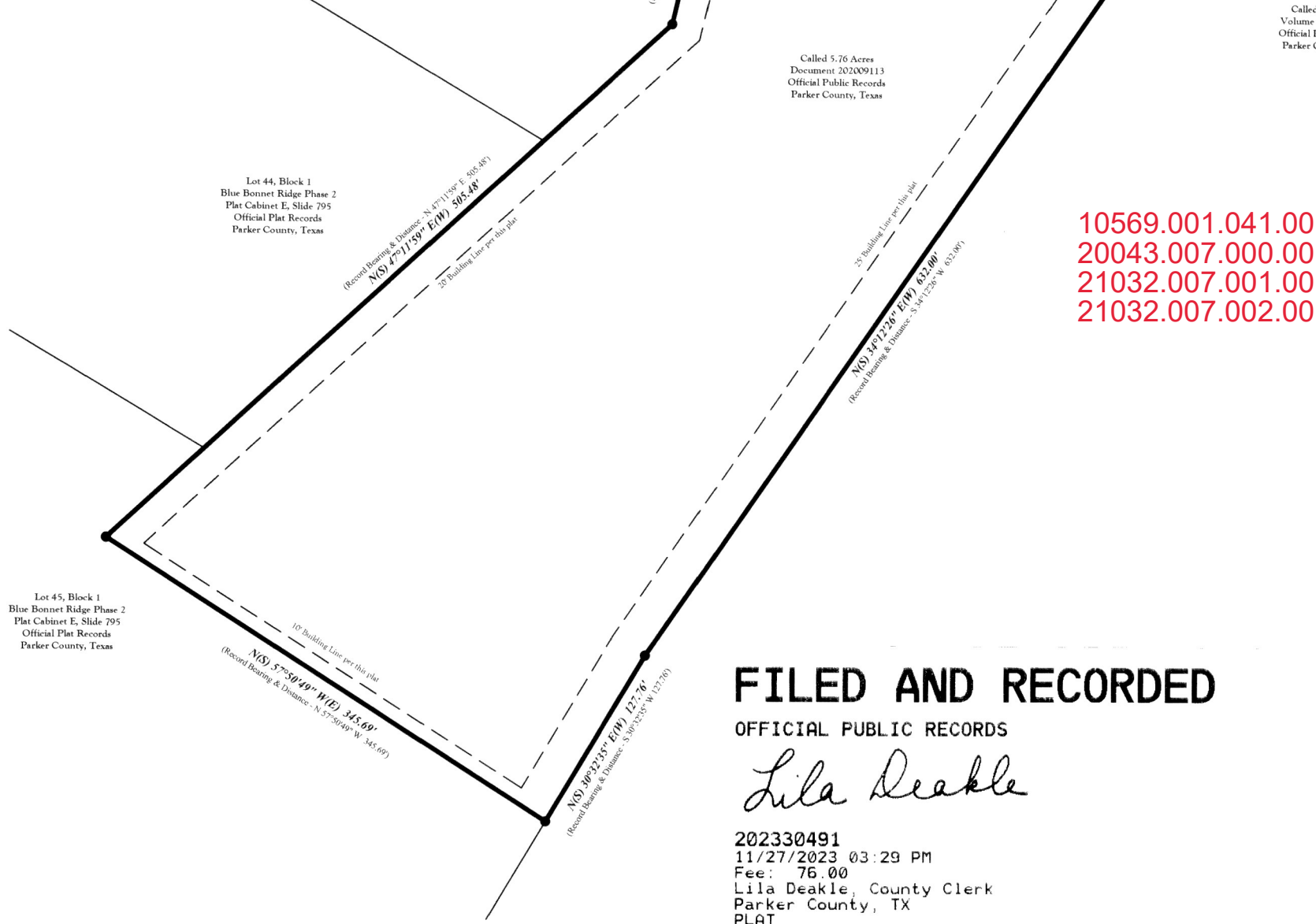
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1270.00'	467.42'	S(N) 23°39'45" W(E)	464.79'

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48221C0350D, EFFECTIVE 08/16/2012.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"GENERAL NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON-SITE.
4) SEWER IS TO BE PROVIDED BY PRIVATE WELLS ON-SITE.
5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET (GRID).
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) 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.
6) 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



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202330491
11/27/2023 03:29 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 27th DAY OF November, 2023.

County Judge
Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

"LEGEND"

• Found 1/2" Iron Rod

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

OWNER/DEVELOPER(S)

BLPAW, LLC
9320 Bear Creek Rd.
Aledo, Texas 76008

SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctumaps.com

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 SEPTEMBER 30, 2023. 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.



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@NOCTUMAPS.COM

FINAL PLAT OF

202330491 PLAT Total Pages: 1

LOTS 1 & 2, BLOCK 1, BLPAW SUBDIVISION
10.826 ACRES OUT OF THE J. BURNS SURVEY ABSTRACT 43 & THE A. OVERTON SURVEY ABSTRACT 1032

Tract 1:
9.119 ACRES OF LAND LOCATED IN THE A. OVERTON SURVEY, ABSTRACT 1032 AND THE J. BURNS SURVEY, ABSTRACT 43. BEING ALL OF THAT CERTAIN LOT 41, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT No. 202009113, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TREE AT THE CALLED NORTH CORNER OF LOT 41, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE BEGINNING AND MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 31°12'11" E 374.99 FEET TO A FOUND 1/2" IRON ROD IN THE WEST LINE OF TIN TOP ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH AND WEST LINE OF TIN TOP ROAD THE FOLLOWING COURSES AND DISTANCES:

- S 13°07'09" W 169.82 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1270.00 FEET AND A CHORD WHICH BEARS S 23°39'45" W 464.79 FEET. THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 467.42 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- S 34°12'26" W 632.00 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- S 30°32'35" 127.76 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 45, BLOCK 1, OF SAID BLUE BONNET RIDGE, PHASE 2 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 57°50'49" W 345.69 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 47°11'59" E 505.48 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 12°43'36" E 155.21 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 50°23'24" E 350.37 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 20°06'41" W 251.17 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 20°52'54" E 435.07 FEET THE POINT OF BEGINNING AND CONTAINING 9.119 ACRES OF LAND.

Tract 2:
1.707 ACRES OF LAND LOCATED IN THE J. BURNS SURVEY, ABSTRACT 43. BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT No. 202314587, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POST BEING CALLED TO BE THE NORTHWEST CORNER OF THE N.W. WHEELER SURVEY, ABSTRACT 1676, PARKER COUNTY, TEXAS FOR THE SOUTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 31°33'32" W 68.28 FEET TO A POST IN THE EAST LINE OF TIN TOP ROAD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH AND EAST LINE OF TIN TOP ROAD THE FOLLOWING COURSES AND DISTANCES:

- N 27°27'34" E 182.92 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- N 17°55'34" E 280.61 FEET TO A FOUND 1/2" IRON ROD FOR A THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 27°00'06" E 95.17 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 35°46'31" E 261.56 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 60°05'17" W 381.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.707 ACRES OF LAND.

THE STATE OF TEXAS (i)
COUNTY OF PARKER (i)

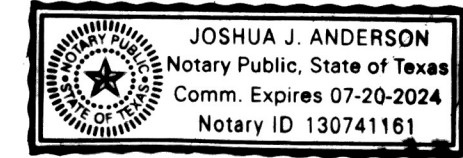
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN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

OWNER SIGNATURE
L.P. LADOUCEUR
OWNER - PRINTED

THE STATE OF TEXAS (i)
COUNTY OF PARKER (i)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED L.P. LADOUCEUR, 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 10 DAY OF NOV, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

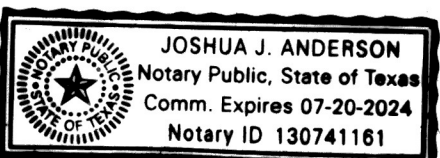


OWNER SIGNATURE
Brooke Ladouceur
OWNER - PRINTED

THE STATE OF TEXAS (i)
COUNTY OF PARKER (i)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brooke Ladouceur, 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 10 DAY OF NOV, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CABINET F, SLIDE 618