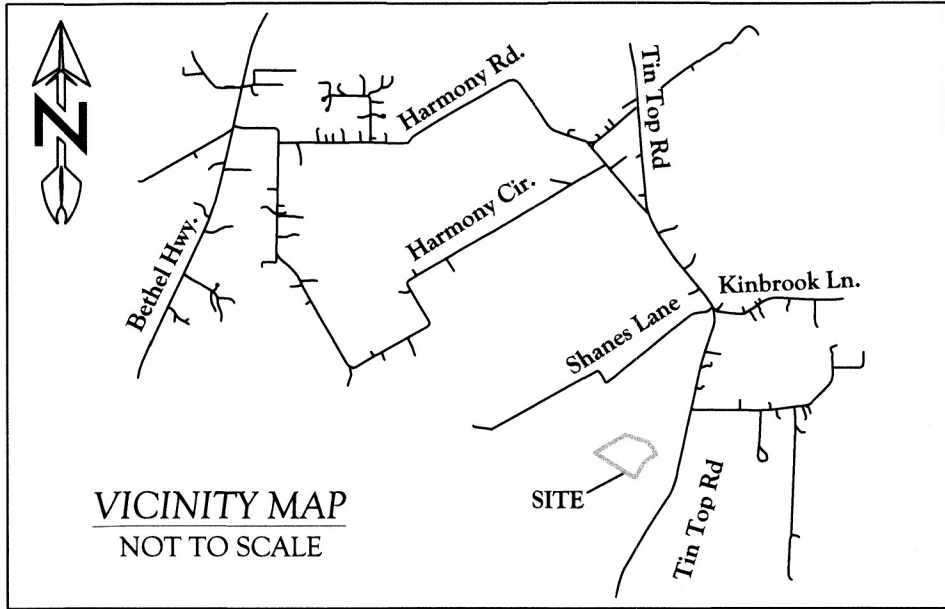




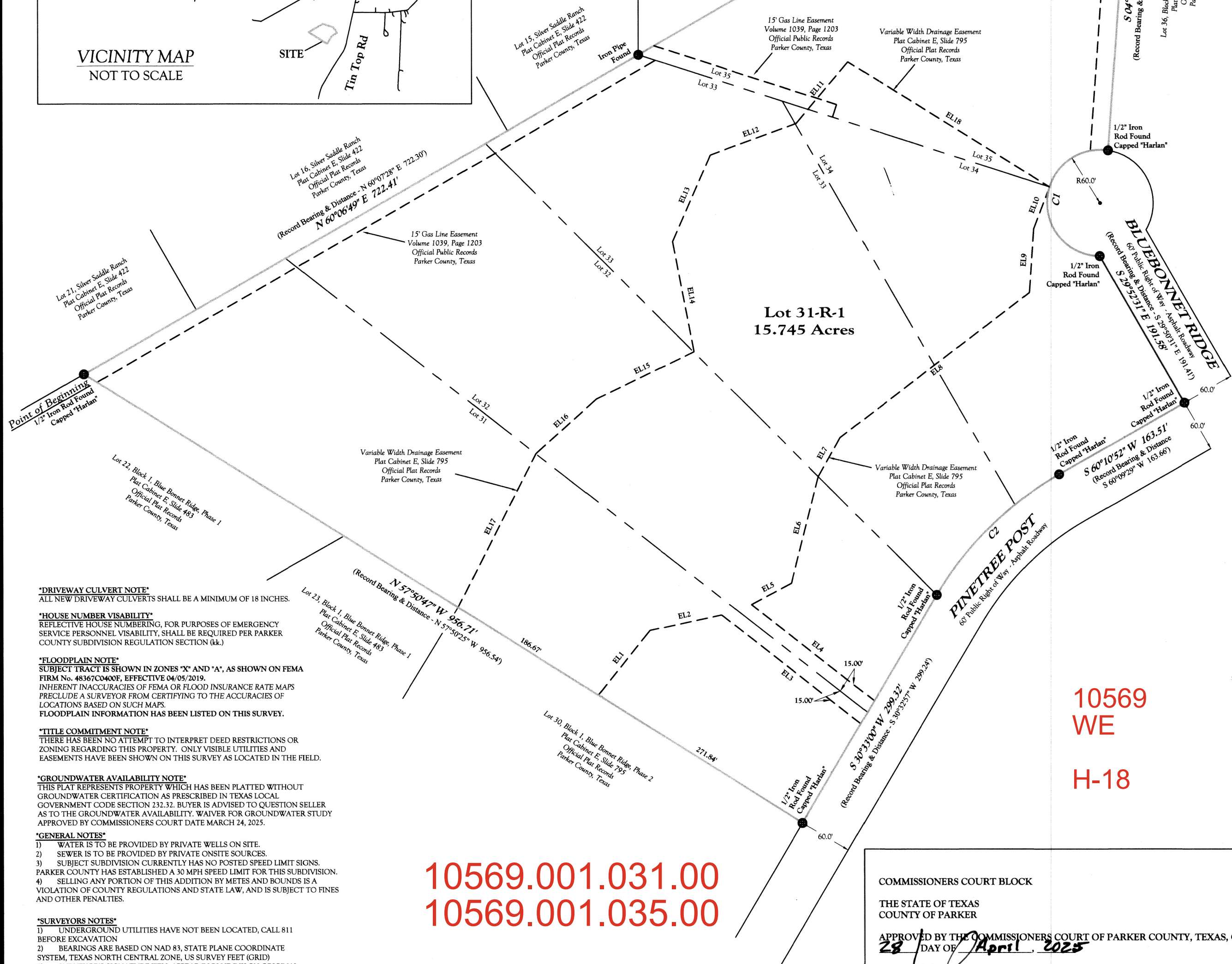
Job No. 202502026
Blue Bonnet Ridge Phase 2 Replat
Plot Date: 04/22/2025 12:00 pm

0' 50' 100'
Scale: 1" = 100'



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	197.30'	N89°04'52" E(W)	119.68'
C2	380.00'	196.48'	S(N) 45°20'45" W(E)	194.30'

LINE	BEARING	DISTANCE
EL1	S(N) 38°43'03" W(E)	93.57'
EL2	S(N) 77°48'02" W(E)	82.68'
EL3	N(S) 51°51'29" W(E)	199.47'
EL4	N(S) 51°51'29" W(E)	176.42'
EL5	N(S) 61°57'29" E(W)	51.36'
EL6	S(N) 14°10'57" W(E)	124.92'
EL7	N(S) 29°13'37" E(W)	50.78'
EL8	S(N) 52°27'07" W(E)	269.60'
EL9	S(N) 03°49'56" W(E)	71.99'
EL10	S(N) 20°51'54" W(E)	50.76'
EL11	S(N) 40°04'29" W(E)	91.04'
EL12	N(S) 69°54'50" E(W)	103.26'
EL13	N(S) 23°39'08" E(W)	106.88'
EL14	S(N) 10°57'39" E(W)	126.85'
EL15	N(S) 64°06'25" E(W)	122.48'
EL16	N(S) 48°06'34" E(W)	92.15'
EL17	N(S) 26°44'14" E(W)	195.64'
EL18	N(S) 58°05'13" W(E)	269.93'



10569.001.031.00
10569.001.035.00

CABINET G, SLIDE 095

THE PURPOSE OF THIS REPLAT IS TO ADD AN ADDITIONAL CALLED 2.97 ACRES, FORMERLY KNOWN AS LOT 35, BLOCK 1, BLUE BONNET RIDGE, PHASE II, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET E, SLIDE 795, INTO LOT 31-R, BLOCK 1, BLUE BONNET RIDGE, PHASE 2, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET F, SLIDE 644, BOTH LOCATED IN THE PLAT RECORDS, PARKER COUNTY, TEXAS. THEREBY, CREATING A 15.745 LOT TO BE KNOWN AS LOT 31-R-1, BLOCK 1, BLUE BONNET RIDGE, PHASE 2

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE
28 DAY OF April, 2025

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Justin R. Parenteau
COMMISSIONER PRECINCT #2

Justin R. Parenteau
COMMISSIONER PRECINCT #3

Justin R. Parenteau
COMMISSIONER PRECINCT #4

202511074 PLAT Total Pages: 1



LOT 31-R-1, BLOCK 1

BEING A REPLAT OF LOTS 31-R BLUE BONNET RIDGE PHASE 2, PLAT CABINET F, SLIDE 644, PLAT RECORDS, PARKER COUNTY, TEXAS & LOT 35, BLOCK 1, BLUE BONNET RIDGE PHASE 2, PLAT CABINET E, SLIDE 795, PLAT RECORDS, PARKER COUNTY, TEXAS

15.745 ACRES OF LAND LOCATED IN THE A. OVERTON SURVEY, ABSTRACT 1032. BEING ALL OF THOSE CERTAIN LOT 31-R, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET F, SLIDE 644, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS AND LOT 35, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 IRON ROD CAPPED "HARLAN" AT THE NORTHWEST CORNER OF LOT 31-R, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET F, SLIDE 644, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 60°06'49" E 722.41 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF LOT 35, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE MOST NORTHERN NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 60°01'50" E 647.47 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 04°05'40" W 432.60 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS S 04°35'28" W 119.68 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AND WEST RIGHT OF WAY LINE OF SAID BLUEBONNET RIDGE AN ARC DISTANCE OF 197.30 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 29°52'31" E 191.58 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" AT THE NORTHWEST RIGHT OF WAY INTERSECTION OF BLUEBONNET RIDGE AND PINETREE POST (A 60' RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 60°10'52" W 163.51 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID PINETREE POST TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET AND A CHORD WHICH BEARS S 45°20'45" W 194.30 FEET.

THENCE ALONG THE NORTH LINE OF SAID PINETREE POST AND CURVE TO THE LEFT AN ARC DISTANCE OF 196.48 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 30°33'00" W 299.32 FEET ALONG THE NORTH LINE OF SAID PINETREE POST TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" AT THE SOUTHWEST CORNER OF LOT 31-R, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET F, SLIDE 644, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 57°50'47" W 956.71 FEET ALONG THE WEST LINE OF SAID LOT 31-R, BLOCK 1 TO THE POINT OF BEGINNING AND CONTAINING 15.745 ACRES OF LAND.

THE STATE OF TEXAS ()

COUNTY OF PARKER ()

THE OWNERS, GARY & KAREN FIELDS, 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.

GARY FIELDS
PRINTED GARY FIELDS

THE STATE OF TEXAS ()

COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARY FIELDS, 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 25 DAY OF April, 2025

Maryl Ragle
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Karen S. Fields
KAREN FIELDS
PRINTED KAREN S. FIELDS

THE STATE OF TEXAS ()

COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KAREN FIELDS, 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 25 DAY OF April, 2025

Maryl Ragle
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"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)
Gary & Karen Fields
1410 Silverado Drive
Weatherford, Texas 76087

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.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 FEBRUARY 19, 2025. 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@NOCTUAMAPS.COM

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04/29/2025 01:47 PM

Fee: 100.00

Lila Deakle, County Clerk

Parker County, TX

PLAT

Lila Deakle
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Lila Deakle, County Clerk
Parker County, TX
PLAT