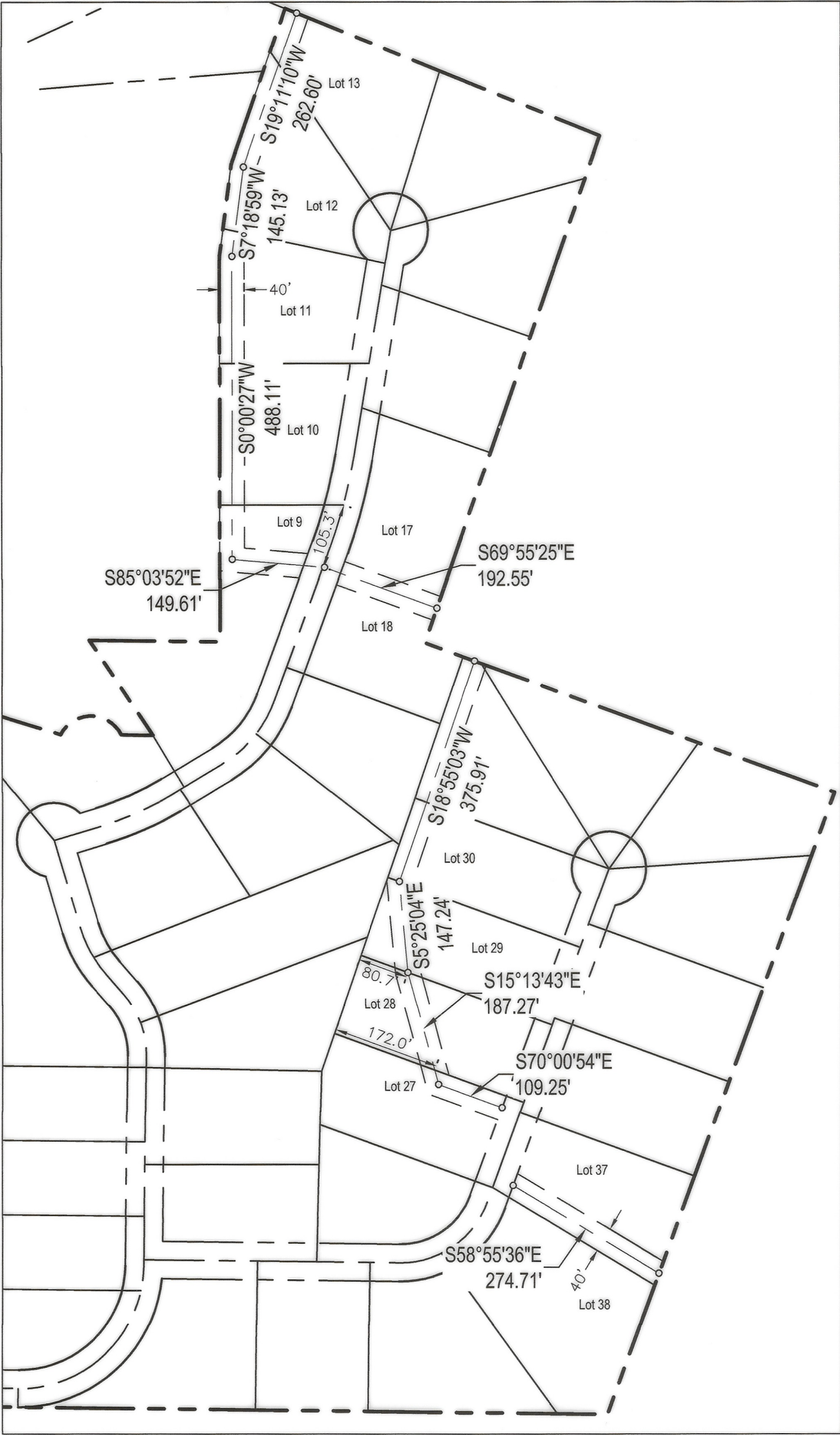




Centerline 40' Drainage Easement  
Scale: 1" = 200'



OWNERS DEDICATION

STATE OF TEXAS {}  
COUNTY OF PARKER {}

Blackburn Properties 401k, being the Owner of the herein described acreage, does hereby dedicate the same to be know as

LOTS 1 THROUGH 41 AND HOA LOT 42, GARNER RANCH,

an Addition to Parker County, Texas and does hereby dedicate to the use of the public forever all rights--of--way and easements shown hereon.

STATE OF TEXAS {}  
COUNTY OF PARKER {}

Gilden Blackburn, being the owner of Blackburn Properties 401k and whose name is subscribe hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utility easements thereon shown for the purposes and consideration therein expressed. I also certify that no portion of this property is within the Extraterritorial Jurisdiction of any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Gilden Blackburn

Date: JUNE 5, 2023

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 Gilden Blackburn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 5<sup>th</sup> day JUNE, 2023.

Notary Public in and for the State of Texas

09-05-2026  
My Commission Expires On:



GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:  
Front Building Line = 30 feet  
Rear Building Line = 15 feet  
Side Building Line = 15 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the rear and side lot lines.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility and drainage easement adjacent to the 60' common access, utility, & drainage easement..
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- Project is not located within the ETJ of any municipality.
- Total Number of Single Family Residential Lots = 41.
- Water Source to be public water supply provided by Parker County Special Utility District.
- Waste Water to be private individual Waste Water Systems.
- Lot sizes range from 1.00 acres to 1.74 acres.
- Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by fema and should not be interpreted as a study or determination of the flooding propensities of this property. according to the flood insurance rate map for Parker County, Texas, dated September 26, 2008, map no. 48367C0375E, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
- Total centerline linear street length = 4,421 LF (Private Roadway).
- All streets are private and will be owned and maintained by Homeowner's Association.
- Fee Title Ownership of all Lots extends to the centerline of Jimmy Lane and Rita Ridge Court as shown hereon.
- The entirety of HOA Lot 42 is a common access, drainage & utility easement to be owned & maintained by the Homeowners Association.

ACCT. NO: 12682

SCH. DIST: BR

CITY:

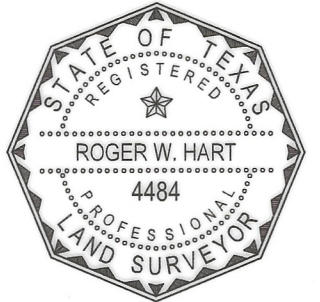
MAP NO: D-20

LOT CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	273.91	200.00	78°28'08"	S51° 27' 45"W	253.00
C2	40.26	200.00	11°32'04"	S6° 27' 39"W	40.20
C3	109.34	150.00	41°45'56"	S20° 11' 21"E	106.94
C4	84.89	200.00	24°19'07"	S28° 54' 46"E	84.25
C5	123.73	500.00	14°10'43"	S66° 09' 26"W	123.42
C6	121.20	55.00	126°15'26"	S89° 40' 19"E	98.12
C7	136.11	200.00	38°59'30"	S39° 34' 20"W	133.50
C8	71.08	800.00	5°05'26"	S17° 31' 52"W	71.05
C9	78.57	800.00	5°37'37"	S12° 10' 21"W	78.53
C10	149.64	800.00	10°43'02"	S14° 34' 04"W	149.42
C11	61.83	200.00	17°42'49"	S28° 56' 00"W	61.59
C12	74.27	200.00	21°16'41"	N48° 25' 44"E	73.85
C13	51.67	200.00	14°48'06"	N24° 09' 16"W	51.52
C14	33.22	200.00	9°31'00"	S36° 18' 49"E	33.18
C15	53.80	150.00	20°32'55"	N30° 47' 51"W	53.51
C16	55.55	150.00	21°13'01"	S9° 54' 53"E	55.23
C17	184.88	150.00	70°37'02"	S55° 23' 06"W	173.39
C18	114.22	150.00	43°37'49"	N41° 53' 30"E	111.48
C19	70.65	150.00	26°59'13"	S77° 12' 01"W	70.00
C20	314.17	200.00	90°00'07"	S45° 41' 40"W	282.85

STATE OF TEXAS }  
COUNTY OF PARKER }

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision

Roger W. Hart 06/05/23  
Date  
Roger W. Hart  
Registered Professional Land Surveyor  
Texas Registration No. 4484



USE OF THIS ELECTRONIC SEAL/SIGNATURE  
AUTHORIZED BY ROGER W. HART, R.P.L.S.  
TEXAS REGISTRATION NO. 4484

FINAL PLAT

Lots 1 through 41 and HOA Lot 42

Garner Ranch

An Addition to Parker County, Texas  
Being 46.61 Acres Situated in the  
SAUL SMITH SURVEY, ABSTRACT NO. 1181  
E.M. HERRING SURVEY, ABSTRACT NO. 1968  
H.B. DAVIS SURVEY, ABSTRACT NO. 364  
Parker County, Texas

MAY 2023

JOB No. 379-10042  
MAY 2023

SHEET  
2 of 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 the groundwater availability.

FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS  
CABINET F, SLIDE 516  
DATE 6-26-23

COUNTY CLERK STAMP  
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202316498  
06/26/2023 03:41 PM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com



OWNER:  
Blackburn Properties 401(k)  
8131 Old Brock Road  
Brock, TX 76087  
817-565-5255