

State of Texas
County of Parker

Whereas Barehide Ranch, Inc., being the sole owner of a 8.408 acres tract of land out of the K. STONEMAN SURVEY, ABSTRACT No. 2066, Parker County, Texas; being a portion of that certain tract conveyed to Barehide Ranch, Inc. in Doc. No. 201813345, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows (Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet):

BEGINNING at a set spike in asphalt in Perkins Road being in the north line of said Barehide Ranch tract for the northeast and beginning corner of this tract; whence a point in said road at the northeast corner of said Barehide Ranch tract bears S 89°46'41" E 75.00 feet.

THENCE over and across said Barehide Ranch tract the following courses and distances:

S 00°35'57" E 516.09 feet to a set capped 1/2" iron rod stamped "TEXAS SURVEYING", for the southeast corner of this tract:

S 90°00'00" W 710.57 feet to a set capped 1/2" iron rod stamped "TEXAS SURVEYING", for the southwest corner of this tract:

N 00°00'00" W 518.80 feet to a set "PK" nail in the north line of said Barehide Ranch tract and said Perkins Road, for the northwest corner of this tract; whence a found "PK" nail in asphalt at the northwest corner of said Barehide Ranch tract bears N 89°46'41" W 176.66 feet.

THENCE S 89°46'41" E 705.18 feet along the north line of said Barehide Ranch and along said Perkins Road to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865

Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400

Project ID: W2409025-P

Field Date: October 11, 2024

Revised Date: December 11, 2024



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0125F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

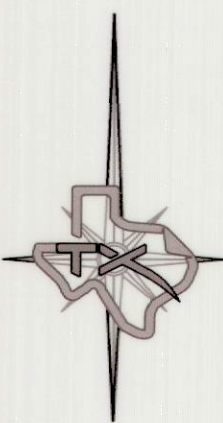
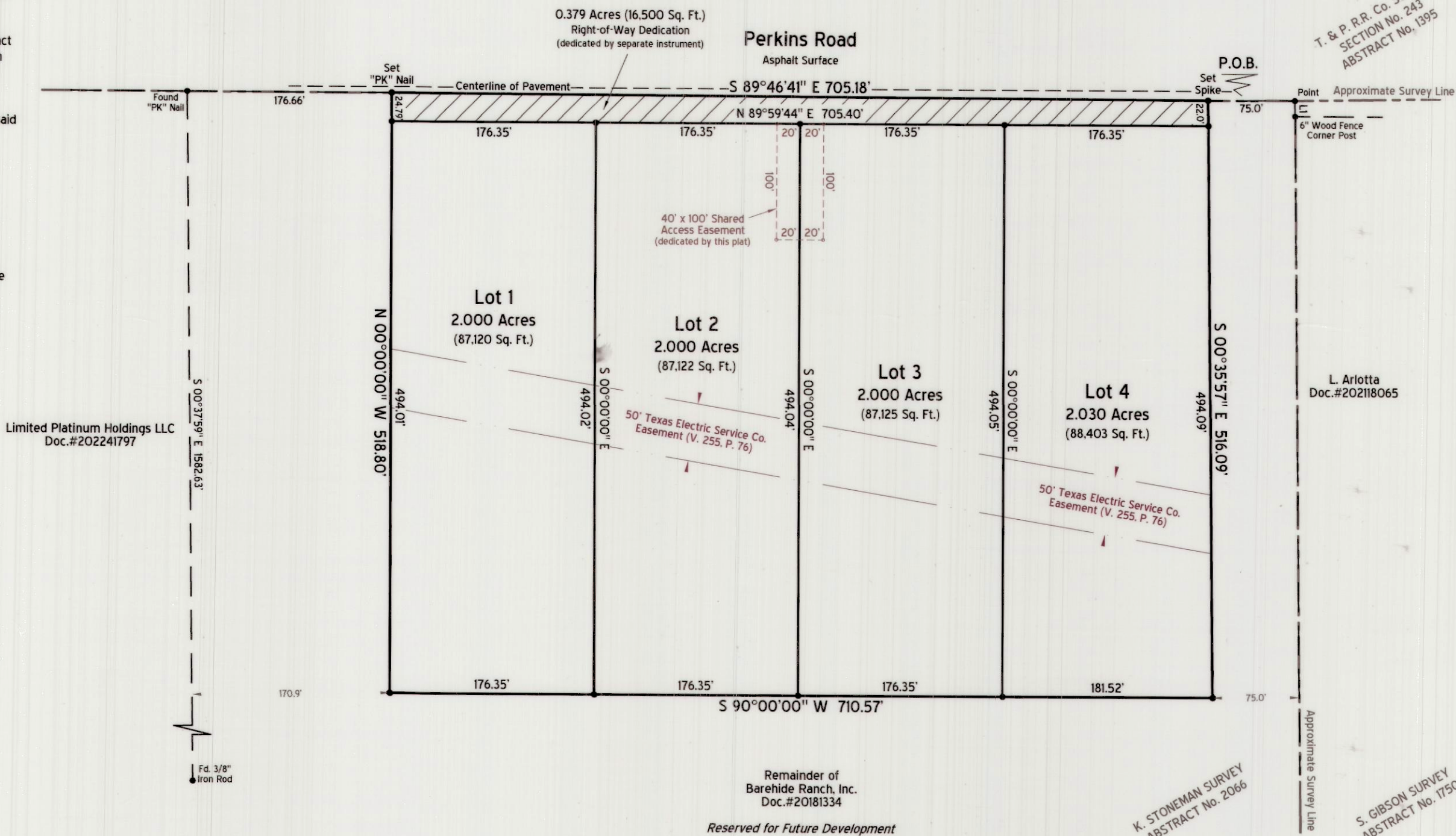
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) All property corners are C.I.R.S. (set 1/2" capped iron rod, stamped "Texas Surveying, Inc."), unless otherwise noted. All Shared Access Easement corners are set 60D nails.

LINE	BEARING	DISTANCE
LI	S 00°35'56" E	13.53'



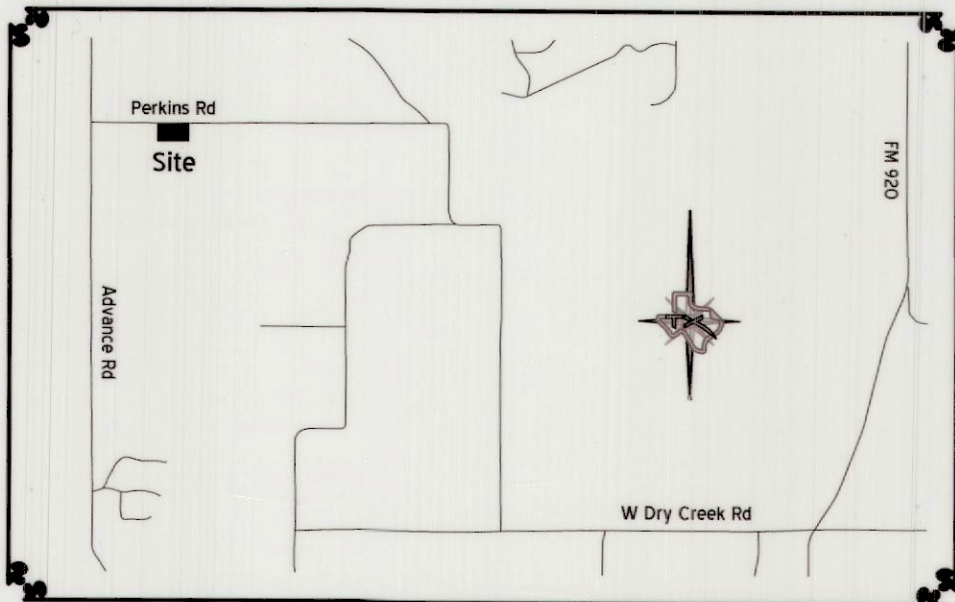
Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086

Owner:
Barehide Ranch, Inc.
P.O. Box 4105
Odessa, TX 79760

1" = 100'



Vicinity Map (1" = 5,000')



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202433668
12/26/2024 11:16 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 041

202433668 PLAT Total Pages: 1

Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

that Barehide Ranch, Inc., do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2, 3 and 4, Barehide Ranch Estates, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 12 day of December, 2024.

By:

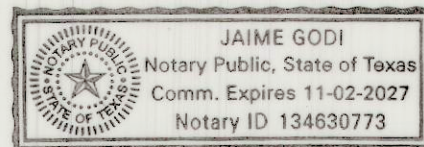
Kevin Allison
Barehide Ranch, Inc.
Kevin Allison (President)

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 Kevin Allison known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12 day of December, 2024.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 23rd day of December, 2024.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

B) At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) Water is to be provided by private wells.

E) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 252.0032. Buyer is advised to question the seller as to the availability.

F) At time of plat, Perkins Road has a posted speed limit of 40 miles per hour.

G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on December 9, 2024.

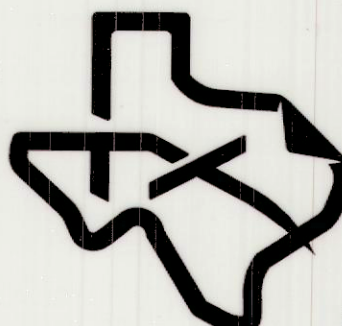
I) The 40' x 100' Shared Access Easement along the common line of Lots 2 and 3, as shown hereon, is reserved for a shared drive entrance off of Perkins Road.

Lot #	Culvert
1	24" C.M.P.
2	24" C.M.P.
3	24" C.M.P.
4	24" C.M.P.

Final Plat
Lots 1, 2, 3 and 4
Barehide Ranch Estates
an addition in Parker County, Texas

Being a 8.408 acres tract out of the K. Stoneman Survey,
Abstract No. 2066, Parker County, Texas

December 2024



**TEXAS
SURVEYING &
ENGINEERING**

WEATHERFORD - MINERAL WELLS - ALEDO INC.
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586