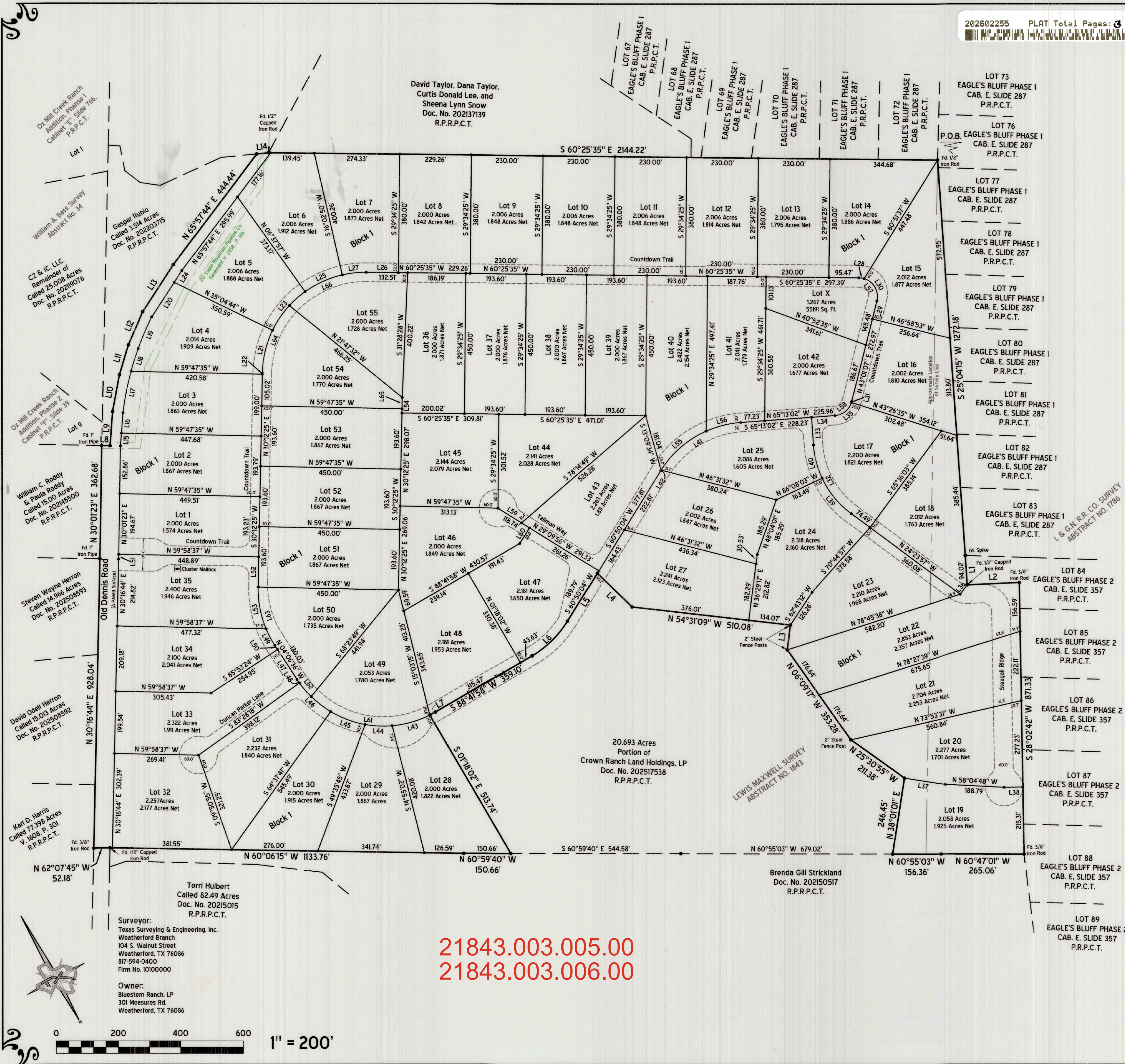




Call	Bearing	Distance	Radius	Arc	Delta
L1	S 25°19'14" W	94.02'			
L2	S 63°32'04" E	167.28'			
L3	N 36°01'25" E	80.03'			
L4	N 17°05'50" W	155.25'			
L5	S 60°50'04" W	180.35'			
L6	S 74°46'01" W	158.91'	330.00'	160.49'	27°51'54"
L7	N 89°31'34" W	20.44'	330.00'	20.44'	3°32'58"
L8	S 59°50'47" E	26.46'			
L9	N 33°27'00" E	109.92'			
L10	N 39°34'34" E	120.16'			
L11	N 45°42'44" E	99.56'			
L12	N 52°14'17" E	116.14'			
L13	N 62°08'57" E	179.95'			
L14	S 66°38'13" E	38.37'			
L15	N 33°27'00" E	41.00'			
L16	N 33°27'00" E	66.05'			
L17	N 40°10'03" E	135.09'	992.82'	135.20'	7°48'08"
L18	N 46°16'50" E	76.64'	992.82'	76.66'	4°25'26"
L19	N 52°10'42" E	109.99'	855.44'	110.06'	7°22'18"
L20	N 62°08'57" E	132.23'			
L21	S 42°33'50" W	141.34'	330.00'	142.34'	24°42'50"
L22	S 50°12'25" W	3.30'			
L23	S 69°08'39" W	162.16'	330.00'	163.84'	28°26'47"
L24	N 62°08'57" E	44.79'			
L25	N 85°17'33" W	129.78'	330.00'	130.63'	22°40'47"
L26	N 60°25'35" W	103.53'			
L27	N 67°11'22" W	77.73'	330.00'	77.91'	13°31'35"
L28	N 52°16'50" W	17.00'	60.00'	17.06'	16°17'29"
L29	N 43°01'07" E	59.18'			
L30	N 00°33'30" W	82.72'	60.00'	91.27'	87°09'13"
L31	N 44°47'16" E	3.70'	60.00'	3.71'	3°32'18"
L32	N 00°20'01" E	251.05'	300.00'	259.03'	49°28'13"
L33	N 25°04'16" E	88.69'			
L34	S 65°13'02" E	74.96'			
L35	N 80°40'11" E	67.30'	60.00'	71.45'	68°13'33"
L36	N 65°36'03" E	37.30'			
L37	S 51°58'59" E	132.30'			
L38	S 61°57'18" E	60.00'			
L39	S 10°16'00" E	146.50'	300.00'	147.99'	28°15'54"
L40	S 14°28'07" W	110.40'	300.00'	111.03'	21°12'19"
L41	N 88°01'17" E	297.18'	300.00'	308.27'	53°31'22"
L42	N 61°02'50" E	2.45'	330.00'	2.45'	0°25'32"
L43	N 76°50'02" W	125.00'	330.00'	126.76'	21°50'05"
L44	N 58°20'45" W	86.95'	330.00'	87.21'	15°08'29"
L45	N 40°26'37" W	118.37'	330.00'	119.01'	20°39'46"
L46	N 18°19'31" W	134.88'	330.00'	135.83'	23°35'02"
L47	S 04°06'36" E	113.73'			
L48	S 05°19'09" E	13.93'	330.00'	13.93'	2°25'06"
L49	S 01°06'59" W	60.12'	330.00'	60.20'	10°27'10"
L50	S 04°06'36" E	16.30'			
L51	N 30°01'23" E	15.29'			
L52	S 30°12'25" W	96.51'			
L53	S 18°16'30" W	136.46'			
L54	N 30°12'25" E	50.00'			
L55	S 78°01'18" W	190.34'	330.00'	193.08'	33°31'24"
L56	N 75°13'01" W	114.60'	330.00'	115.19'	19°59'58"
L57	S 08°42'14" E	94.20'	60.00'	108.33'	103°26'42"
L58	S 78°54'02" W	70.33'	60.00'	75.15'	71°45'51"
L59	N 29°09'56" W	88.67'			
L60	N 60°50'04" E	58.95'			
L61	N 52°05'44" W	384.72'	330.00'	410.73'	71°18'42"
L62	N 10°16'30" W	70.88'	330.00'	71.01'	12°19'46"
L63	N 13°02'54" E	194.71'	330.00'	197.65'	34°19'02"
L64	N 50°55'26" E	233.48'	330.00'	238.64'	41°26'02"
L65	S 30°12'25" W	36.34'			
L66	S 84°23'34" E	268.09'	330.00'	276.07'	47°55'58"

Area Labels Note:

Lot area labels without "Net" suffix describe the area of groundwater rights that belong to the Lot. This area extends from the right-of-way edge to the centerline of the street(s) along the frontage of said lot.

(Net): Lot area labels with "Net" suffix describe the area of the Lot left after dedication of surface estate to the adjoining right-of-way.

See Parker County Note "G" on Sheet 3 of this plat for more detail

10582
BR
E-20

Final Plat
Page 1 of 3

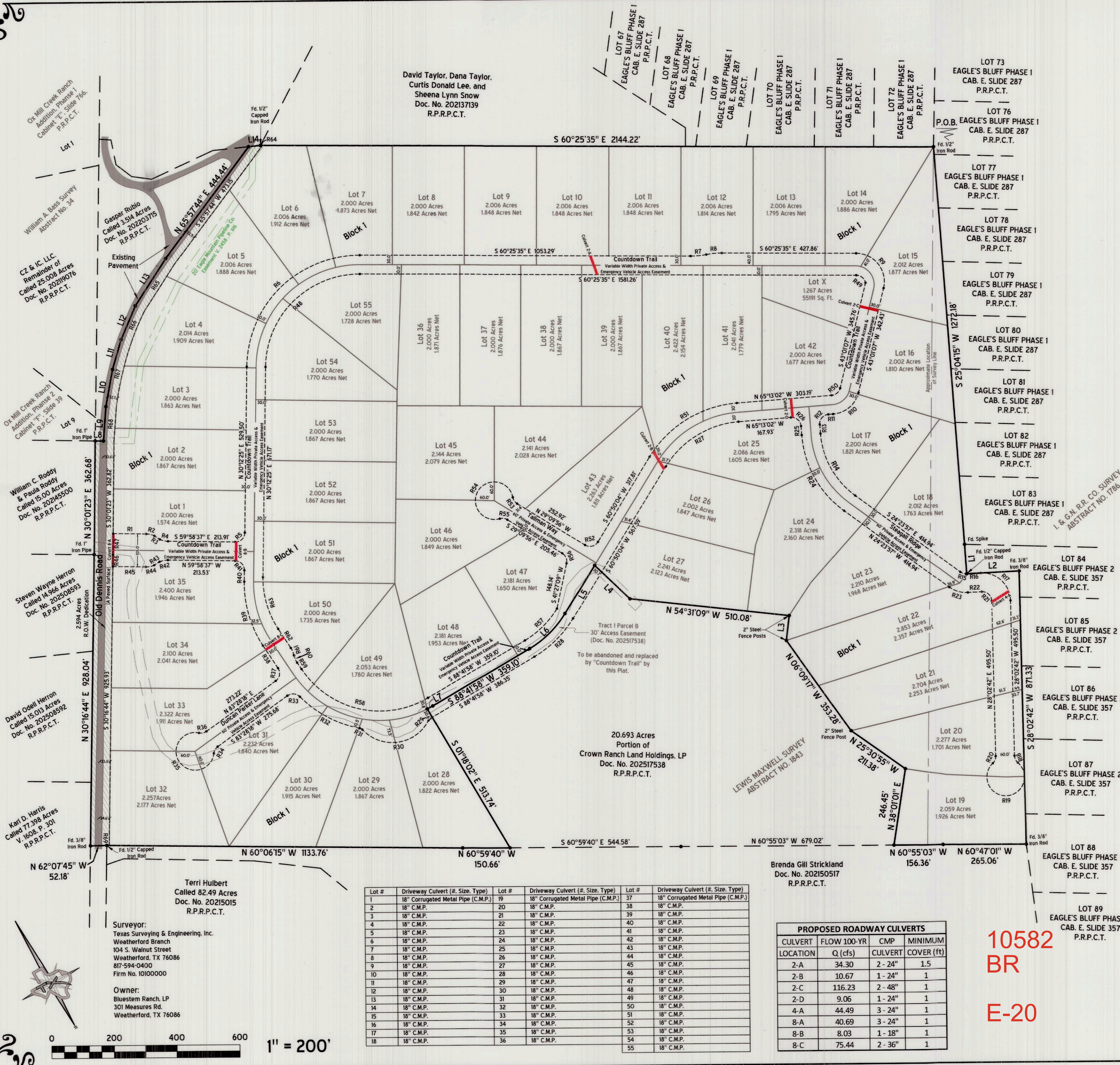
Lots 1-55 & Lot X, Block 1
Bluestem Ranch

a Subdivision in Parker County, Texas

Being a subdivision of 119.631 Acres out of the LEWIS MAXWELL SURVEY, ABSTRACT NO. 1843 and THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1786, Parker County, Texas.

January 2026





Call	Bearing	Distance	Radius	Arc	Delta
R1	S 59°58'37" E	105.00'			
R2	S 47°56'54" E	27.09'	65.00'	27.29'	24°03'26"
R3	S 26°50'39" E	20.51'			
R4	S 47°54'54" E	27.09'	65.00'	27.29'	24°03'26"
R5	N 75°06'54" E	42.36'	30.00'	47.03'	89°48'58"
R6	N 74°53'25" E	506.30'	360.00'	561.51'	89°22'00"
R7	S 66°09'56" E	50.00'	250.00'	50.08'	11°28'42"
R8	S 66°09'56" E	50.00'	250.00'	50.08'	11°28'42"
R9	S 08°42'14" E	141.30'	90.00'	162.49'	103°26'42"
R10	S 78°54'02" W	105.50'	90.00'	112.73'	71°45'51"
R11	N 65°13'02" W	15.26'			
R12	S 69°55'37" W	42.32'	30.00'	46.97'	89°42'42"
R13	S 25°04'10" W	28.99'			
R14	S 00°20'10" W	225.95'	270.00'	233.12'	49°28'13"
R15	S 44°47'42" E	20.95'	30.00'	21.40'	40°43'24"
R16	S 63°32'04" E	44.75'			
R17	S 17°44'41" E	129.02'	90.00'	143.85'	91°34'46"
R18	S 03°57'01" W	24.49'	30.00'	25.23'	48°11'23"
R19	N 61°57'18" W	80.00'	60.00'	289.42'	276°22'46"
R20	N 52°08'23" E	24.49'	30.00'	25.23'	48°11'23"
R21	N 17°44'41" W	43.01'	30.00'	47.95'	91°34'46"
R22	N 63°32'04" W	44.13'			
R23	N 44°26'29" E	51.73'	90.00'	63.00'	40°03'41"
R24	N 00°20'10" E	276.16'	330.00'	284.93'	49°28'13"
R25	N 25°04'16" E	28.39'			
R26	N 20°04'23" W	42.53'	30.00'	47.27'	90°17'18"
R27	S 87°48'31" W	272.15'	300.00'	282.47'	53°56'54"
R28	S 74°46'01" W	173.36'	360.00'	175.08'	27°51'54"
R29	S 72°39'01" W	8.29'	15.00'	8.40'	32°05'54"
R30	N 68°30'04" W	212.71'	130.00'	249.12'	109°47'44"
R31	N 31°57'26" W	9.45'	15.00'	9.61'	36°42'28"
R32	N 32°50'41" W	216.11'	360.00'	219.49'	34°55'59"
R33	N 55°57'12" W	39.03'	30.00'	42.49'	81°09'00"
R34	S 59°22'36" W	24.49'	30.00'	25.23'	48°11'23"
R35	N 06°31'42" W	80.00'	60.00'	289.42'	276°22'46"
R36	S 72°26'01" E	24.49'	30.00'	25.23'	48°11'23"
R37	N 39°40'51" E	41.52'	30.00'	45.86'	87°34'54"
R38	N 04°06'36" W	86.44'			
R39	N 13°02'54" E	212.41'	360.00'	215.62'	34°19'02"
R40	N 30°12'25" E	36.32'			
R41	N 14°53'06" W	42.49'	30.00'	47.22'	90°11'02"
R42	N 72°09'56" W	27.45'	65.00'	27.66'	24°22'39"
R43	S 86°49'41" W	19.93'			
R44	N 72°09'56" W	27.45'	65.00'	27.66'	24°22'39"
R45	N 59°58'37" W	213.53'			
R46	N 30°16'44" E	37.21'			
R47	N 30°01'23" E	67.79'			
R48	N 74°53'25" E	421.91'	300.00'	467.92'	89°22'00"
R49	S 21°26'52" E	37.74'	30.00'	40.82'	77°57'25"
R50	S 78°54'02" W	35.17'	30.00'	37.58'	71°45'51"
R51	S 87°48'31" W	326.58'	360.00'	338.97'	53°56'54"
R52	N 74°09'56" W	42.43'	30.00'	47.12'	90°00'00"
R53	N 05°04'15" W	24.49'	30.00'	25.23'	48°11'23"
R54	S 60°50'04" W	80.00'	60.00'	289.42'	276°22'46"
R55	S 53°15'38" E	24.49'	30.00'	25.23'	48°11'23"
R56	S 06°08'36" W	34.68'	30.00'	36.98'	70°37'05"
R57	S 74°46'01" W	144.47'	300.00'	145.90'	27°51'54"
R58	N 47°42'19" W	413.74'	300.00'	456.53'	87°11'26"
R59	N 04°06'36" W	25.00'			
R60	N 07°11'59" E	25.50'	65.00'	25.66'	22°37'12"
R61	N 07°11'59" E	25.50'	65.00'	25.66'	22°37'12"
R62	N 04°06'36" W	72.76'			
R63	N 13°02'54" E	171.11'	290.00'	173.69'	34°19'02"
R64	S 60°25'35" E	6.50'			
R65	S 62°08'57" W	177.02'			
R66	S 52°10'42" W	109.99'	855.44'	110.06'	7°22'18"
R67	S 42°22'46" W	211.45'	992.82'	211.85'	12°13'34"
R68	S 33°27'00" W	107.04'			
R69	N 60°06'15" W	7.87'			

21843.003.005.00
21843.003.006.00

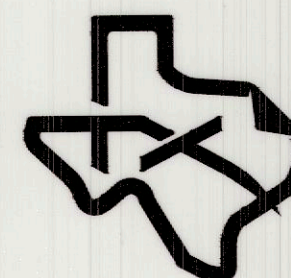
Final Plat
Page 2 of 3

Lots 1-55 & Lot X, Block 1 Bluestem Ranch

a Subdivision in Parker County, Texas

Being a subdivision of 119.631 Acres out of the LEWIS MAXWELL SURVEY, ABSTRACT NO. 1843 and THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1786, Parker County, Texas.

January 2026



**TEXAS
SURVEYING &
ENGINEERING**
INC.

WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17566

PROPOSED ROADWAY CULVERTS			
CULVERT LOCATION	FLOW 100-YR Q (cfs)	CMP	MINIMUM COVER (ft)
2-A	34.30	2 - 24"	1.5
2-B	10.67	1 - 24"	1
2-C	116.23	2 - 48"	1
2-D	9.06	1 - 24"	1
4-A	44.49	3 - 24"	1
8-A	40.69	3 - 24"	1
8-B	8.03	1 - 18"	1
8-C	75.44	2 - 36"	1

10582
BR
E-20

Subdivision Description

State of Texas

County of Parker

BEING a 119.631 acres tract of land out of the LEWIS MAXWELL SURVEY, ABSTRACT NO. 1843 and THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1786, Parker County, Texas: Being all of that certain called 119.631 acres tract of land conveyed to Bluestem Ranch, LP in Document No. 202600542, Official Public Records, Parker County, Texas: and being further described by metes and bounds as follows:

The following 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 found 1/2" iron rod at the northeast corner of said Bluestem Ranch tract, at the southeast corner of Lot 72, Eagle's Bluff Phase 1, as recorded in Plat Cabinet E, Slide 287, Plat Records, Parker County, Texas, same being the northeast corner of said LEWIS MAXWELL SURVEY for the northeast and beginning corner of this tract.

THENCE S 25°04'15" W 1272.18 feet, along the common boundary line of said Bluestem Ranch tract and said Eagle's Bluff Phase 1, to a found spike at the southwest corner of said Eagles Bluff Phase 1, same being the northwest corner of Eagles Bluff, Phase 2, as recorded in Plat Cabinet E, Slide 357, P.R.P.C.T., for a corner of this tract.

THENCE along the common boundary line of said Bluestem Ranch tract and said Eagle's Bluff, Phase 2, the following:

S 25°19'14" W 94.02 feet, to a found 1/2" capped iron rod for a corner of this tract.
S 63°32'04" E 167.28 feet, to a found 3/8" iron rod for a corner of this tract.
S 28°02'42" W 871.24 feet, to a found 3/8" iron rod, being the northeast corner of that certain called 25.0 acres tract of land conveyed to Brenda Gill Strickland in Document No. 202150517, O.P.R.P.C.T., for the southeast corner of this tract.

THENCE along the common boundary line of said Bluestem Ranch tract and said Strickland tract the following:

N 60°47'01" W 265.06 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
N 60°55'03" W 156.36 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.

THENCE with the south line of said Bluestem Ranch tract the following:

N 38°01'01" E 246.45 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
N 25°30'55" W 211.38 feet, to a 2" steel fence post, for a corner of this tract.
N 06°09'17" W 353.28 feet, to a 2" steel fence post, for a corner of this tract.
N 36°01'25" E 80.03 feet, to a 2" steel fence post, for a corner of this tract.
N 54°31'09" W 510.08 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
N 17°05'50" W 155.25 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
S 60°50'04" W 180.35 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
Southwesterly along the arc of a curve to the right, having a radius of 330.00 feet, an arc length of 160.49 feet, and whose chord bears S 74°46'01" W 158.91 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
S 88°41'58" W 359.10 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
Northwesterly along the arc of a curve to the right, having a radius of 330.00 feet, an arc length of 20.44 feet, and whose chord bears N 89°31'34" W 20.44 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
S 01°18'02" E 513.74 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" in the common boundary line of said Bluestem Ranch tract and said Strickland tract, for a corner of this tract.

THENCE along the common boundary line of said Bluestem Ranch tract and said Strickland tract the following:

N 60°59'40" W 150.66 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING" for a corner of this tract.
N 60°06'15" W 1133.76 feet, to a found 1/2" capped iron rod in the apparent southeast right-of-way line of Old Dennis Road (a paved surface), being the called northwest corner of said Strickland tract for a corner of this tract.

THENCE N 62°07'45" W 52.18 feet, to a found 3/8" iron rod, for the southwest corner of this tract.

THENCE N 30°16'44" E 928.04 feet, to a found 1" iron pipe for a corner of this tract.

THENCE N 30°01'23" E 362.68 feet, to a found 1" iron pipe for a corner of this tract.

THENCE S 59°50'47" E 26.46 feet, to a set "PK" nail in the approximate centerline of Old Dennis Road, for a corner of this tract.

THENCE along the approximate centerline of said Old Dennis Road the following:

N 33°27'00" E 109.92 feet, to a set "PK" nail for a corner of this tract.
N 39°34'34" E 120.16 feet, to a set "PK" nail for a corner of this tract.
N 45°42'44" E 99.56 feet, to a set "PK" nail for a corner of this tract.
N 52°14'17" E 116.14 feet, to a set "PK" nail for a corner of this tract.
N 62°08'57" E 179.95 feet, to a set "PK" nail for a corner of this tract.
N 65°57'44" E 444.44 feet, to a set "PK" nail for the northwest corner of this tract.

THENCE S 66°38'13" E 38.37 feet, to a found 1/2" capped iron rod at the southwest corner of that certain called 11.217 acres tract conveyed to David Taylor, Dana Taylor, Curtis Donald Lee, and Sheena Lynn Snow in Document No. 202137139, O.P.R.P.C.T., for a corner of this tract.

THENCE S 60°25'35" E 2144.22 feet, to the POINT OF BEGINNING, describing 119.631 grid acres for a total of 119.660 surface acres using the Texas Department of Transportation Surface Adjustment Factor of 1.00012.

Surveyor Certification

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
M21283-P - Field: December 7, 2025 - Paper: January 8, 2026



Surveyor:
Texas Surveying & Engineering, Inc.
Weatherford Branch
104 S. Walnut Street
Weatherford, TX 76086
817-594-0400
Firm No. 10100000

Owner:
Bluestem Ranch, LP
301 Measures Rd.
Weatherford, TX 76086

Now. Therefore, Know All Men By These Presents:

That Bluestem Ranch, LP, do(es) hereby adopt this plat designating the herein above described property as Lots 1-55 & Lot X, Block I, Bluestem Ranch, an addition to Parker County, Texas: and do(es) hereby dedicate to the public's use the streets, right-of-ways and easements shown hereon.

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

At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 16 day of Jan, 2026.

By:

Chad Bushaw

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 Chad Bushaw, 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 15 day of January, 2026.

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 29th day of January, 2026.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4



21843.003.005.00
21843.003.006.00

Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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. 48367C0375E, dated September 26, 2008; 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 performed by Texas Surveying & Engineering, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - U.S. Survey Feet)

4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. Municipal Departments, Special Utility Districts, Architectural Control Committee, Home/Property Owners Associations, etc.)

5) All corners within Old Dennis Road are Set "PK" Nails. All other corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted. Corners will be set upon completion of main development and/or construction activities.

6) Lot X as shown hereon is an open space lot containing an existing pond to be utilized as a park area for the lot owners.

7) Culvert locations and sizing available on Sheet 2.

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.

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

C) Water is to be provided by private well.

D) A Groundwater Availability Certification to serve this subdivision has been prepared by Musketeer Engineering Services, PLLC dated November 14, 2025 - MES Project No. 092502.

E) At time of plat, Old Dennis Road has a posted speed limit of 40 miles per hour.

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

G) The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (District). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the District. In Regards to a lot on which a well has already been drilled, if at any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the District's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

H) Length of proposed streets:

Countdown Trail: 6297± Linear Feet
Steagall Ridge: 1508± Linear Feet
Tallman Way: 380± Linear Feet
Duncan Parker Lane: 398± Linear Feet

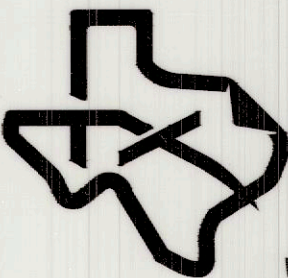
I) The proposed boulevard entrance on Old Dennis Road shall be constructed in accordance with Parker County Subdivision Regulations.

Final Plat
Page 3 of 3

Lots 1-55 & Lot X, Block I
Bluestem Ranch
a Subdivision in Parker County, Texas

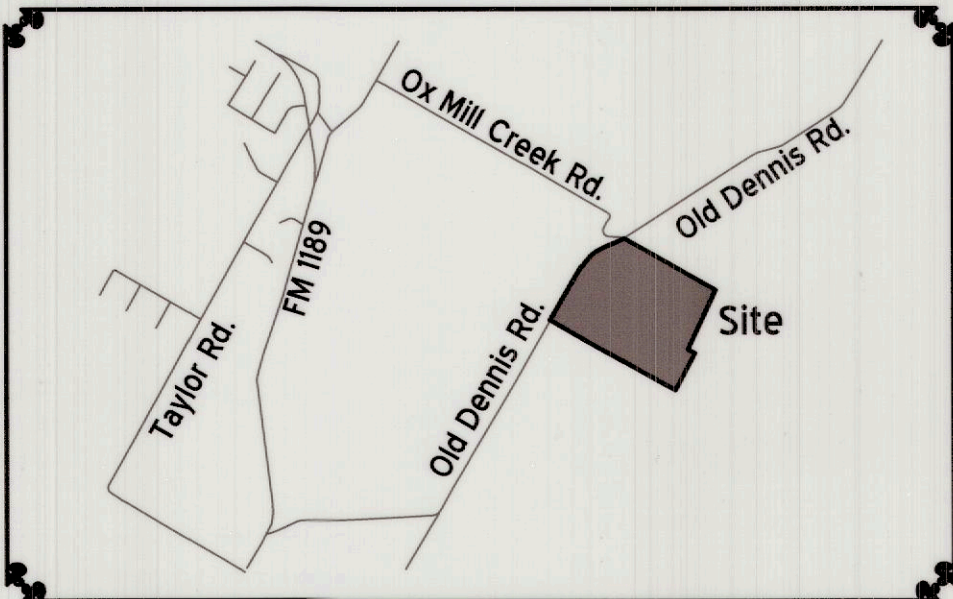
Being a subdivision of 119.631 Acres out of the LEWIS MAXWELL SURVEY, ABSTRACT NO. 1843 and THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1786, Parker County, Texas.

January 2026

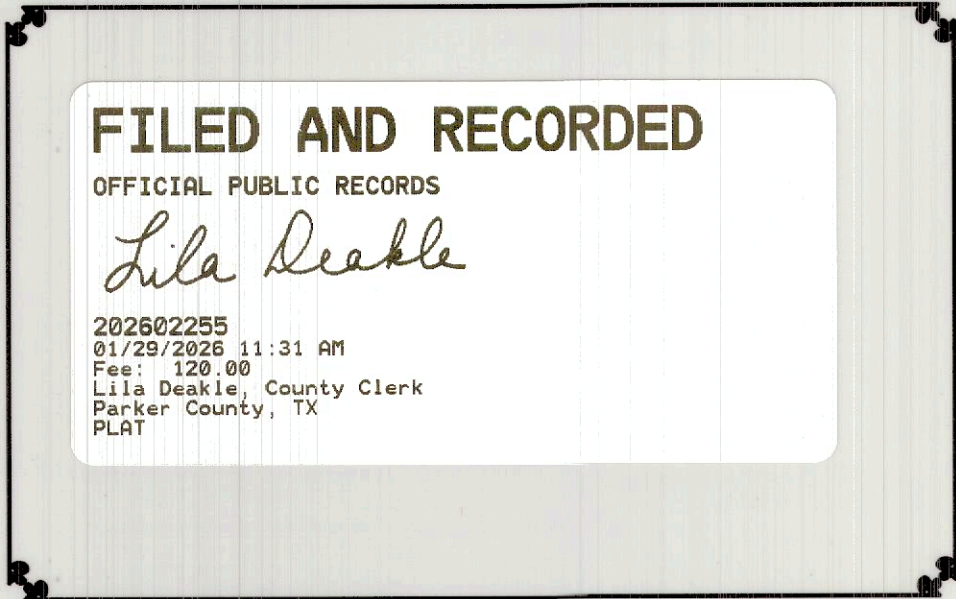


TEXAS
SURVEYING &
ENGINEERING

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



Vicinity Map (Not to Scale)



Plat Cabinet G Slide 238