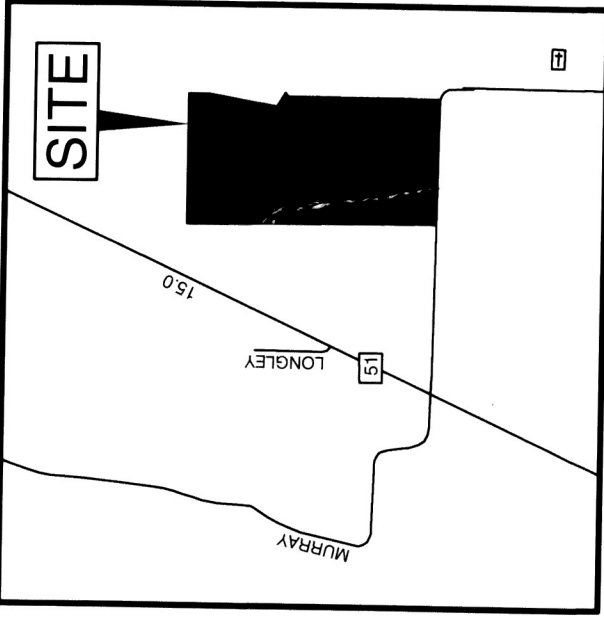




LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS 5/8" IRON ROD SET
- IRR MARKED "A-WARD"
- IRR 5/8" IRON ROD RECOVERED
- MARKED "A-WARD"
- CENTER OF CULVERT

LOCATION MAP

SCALE 1"=2000'

BEARINGS OR DISTANCE SHOWN IN (") ARE PLAT OR DEED CALL

According to Map No. 48367C0175E dated April 5, 2019 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, a PORTION of this property is located in Zone A a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is not located within the Extraterritorial Jurisdiction of any City.

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"

Water will be provided by individual water wells.

Sewer will be provided by on-site sewer facilities.

Linear feet of HOOPERS COURT: 1091.11; Linear feet of Dill Road: 1306.27; Linear feet of Rays Way: 2422.88'

Purpose of plat is to plat 1 un-platted parcel into 18 platted lots.

Minimum culvert size:

Lots 1 through 9 and 20 and 21 will be 18"

Lot 18 will be 30"

Lot 14 through 17 and 19 no culvert anticipated

Lot 22 will be 24"

Lots 18 and 23 will be 30"

Speed limit of Dill Road is 30 mph.

Unless shown hereon, no utility easements along the rear of lots within this phase.

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, NTH Unlimited, LLC acting by and through Roy Hadgason, manager, authorized to so act is the owner of a tract of land out of the WILLIAM MCKNIGHT SURVEY, Abstract No. 885, situated about 9.1 miles North 23.75° E of the courthouse in Weatherford, the county seat of Parker County, Texas; embracing all of the called 85.9154 acre tract of land described in the deed to NTH Unlimited, LLC as recorded in Document No. 20249554 and corrected in Document No. 202508502 of the of the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 4" wood fence corner post found (Northing: 7002413.78; Easting: 2204432.71') for the southeast corner of said 85.9154 acre tract common to the southwest corner of a called 159.02 acre tract of land described in the deed to Pamela B. Nugent, Trustee, under will of George R. Nugent for benefit of Raymond Chance Nugent as recorded in Volume 1478, Page 1734 of said deed records, and being on the north line of Dill Road, a public right-of-way, also being on the ostensible common line of said McKnight Survey and the Texas & Pacific Railroad Company Survey, Abstract No. 1498;

THENCE North 88°13'57" West, along the common line of said 85.9154 acre tract and said north line of Dill Road, a distance of 1306.27 feet to a 2" metal fence corner post found for the southwest corner of said 85.9154 acre tract and being in the north line of said Dill Road;

THENCE North 0°04'18" East, along the west line of said 85.9154 acre tract, to and along the east line of a called 12.765 acre tract of land described in the deed to Brad Whitcomb Meadows as recorded in Document No. 201511884, Official Public Records, Parker County, Texas, pass at a distance of 649.16 feet a 1/2" iron pipe found, to and along the east line of a called 8.25 acre tract of land described as Tract II in the deed to Georgia Linda Reedy as recorded in Volume 2803, Page 1617 of said deed records, to and along the east line of a called 8.0 acre tract of land described in the deed to W.H. Ralston and wife, Dona Ralston as recorded in Volume 481, Page 7 of said deed records, to and along the east line of a called 10.25 acre remainder tract of land described as Tract I in the said deed to Georgia Linda Reedy, in all a total distance of 2860.62 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the northwest corner of said 85.9154 acre tract, and being the northeast corner of said 10.25 acre tract, also being on the ostensible common line of said McKnight Survey and the Willis Pickard Survey, Abstract No. 2684;

THENCE North 89°49'18" East, along the common line of said 85.9154 acre tract, said McKnight Survey, and said Pickard Survey, pass at a distance of 351.29 feet a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" continuing in all a distance of 484.17 feet to the northeast corner of tract being described and being in the center of McKnight Branch;

THENCE generally southerly over and across said 85.9154 acre tract along said center of McKnight Branch the following:

South 2°36'17" East, a distance of 13.65 feet to a point;
South 12°53'54" West, a distance of 26.11 feet to a point;
South 22°34'1" West, a distance of 35.67 feet to a point;
South 7°14'31" West, a distance of 29.95 feet to a point;
South 0°46'4" West, a distance of 30.80 feet to a point;
South 24°2'52" East, a distance of 89.34 feet to a point;
South 22°36'13" East, a distance of 75.63 feet to a point;
South 20°34'17" East, a distance of 29.90 feet to a point;
South 26°27'58" West, a distance of 41.35 feet to a point;
South 37°13'4" East, a distance of 74.33 feet to a point;
South 5°55'13" East, a distance of 42.46 feet to a point;
South 48°51'21" West, a distance of 51.97 feet to a point;
South 30°6'40" West, a distance of 74.19 feet to a point;
South 10°27'39" East, a distance of 30.67 feet to a point;
South 40°40'27" East, a distance of 139.67 feet to a point;
South 20°46'24" West, a distance of 79.95 feet to a point;
South 26°56'46" West, a distance of 63.90 feet to a point;
South 8°35'31" West, a distance of 68.26 feet to a point;

South 1°34'29" West, a distance of 53.64 feet to a point;
South 39°49'38" East, a distance of 42.01 feet to a point;
South 28°21'24" East, a distance of 55.36 feet to a point;
South 6°5'23" East, a distance of 98.12 feet to a point;
South 6°29'37" West, a distance of 121.77 feet to a point;
South 12°1'23" West, a distance of 138.67 feet to a point;
South 8°24'43" West, a distance of 216.54 feet to a point;
South 0°36'4" West, a distance of 167.40 feet to a point;

THENCE over and across said 85.9154 acre tract, a distance of 222.88 feet to the center of an unnamed branch;

THENCE generally northeasterly along said center of unnamed branch the following:

South 72°9'15" East, a distance of 222.88 feet to a point;
North 7°24'43" West, a distance of 33.99 feet to a point;
North 51°39'15" West, a distance of 56.09 feet to a point;
North 16°28'58" West, a distance of 43.93 feet to a point;
North 9°23'42" West, a distance of 39.89 feet to a point;
North 52°54'13" East, a distance of 93.41 feet to a point;
North 75°33'31" East, a distance of 68.33 feet to a point;
North 18°44'9" East, a distance of 27.06 feet to a point;
North 3°45'55" East, a distance of 111.96 feet to a point;
North 85°38'49" East, a distance of 54.39 feet to a point;
North 69°11'53" East, a distance of 46.80 feet to a point;
South 28°5'29" East, a distance of 21.08 feet to a point;
South 65°37'44" East, a distance of 11.35 feet to a point;
North 66°24'52" East, a distance of 43.11 feet to a point;
North 85°38'24" East, a distance of 64.81 feet to a point;
North 67°25'16" East, a distance of 14.71 feet to a point;
North 54°9'58" East, a distance of 52.30 feet to a point;
North 9°10'13" East, a distance of 38.63 feet to a point;
North 83°17'2" East, a distance of 27.83 feet to a point;
North 64°9'1" East, a distance of 43.23 feet to a point;
North 0°0'0" East, a distance of 41.21 feet to a point;
North 28°43'53" East, a distance of 81.25 feet to a point common line of said 85.9154 acre tract and said 159.02 acre;

THENCE generally southerly along the common line of said 85.9154 acre tract and said 159.02 acre tract the following:

South 33°4'0" East, a distance of 22.12 feet to a point;
South 55°54'29" East, a distance of 139.23 feet to a point;
South 49°19'38" West, a distance of 35.91 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 0°23'23" West, a distance of 1584.65 feet o point of beginning and containing 60.0200 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that NTH Unlimited, LLC owner does hereby adopt this plat designating the herein above described real property as

LOTS 1 through 9 and 14 through 23

BRITT ACRES, PHASE ONE

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon. Property is not located within the Extraterritorial Jurisdiction of any City.

Executed this the 21 day of April, 2025

By:

NTH Unlimited, LLC

Roy Hadgason

10776
WE

J-9

STATES OF TEXAS §
COUNTY OF PARKER §

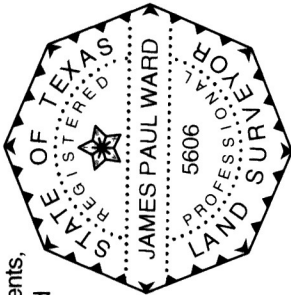
BEFORE ME, the undersigned authority, on this day personally appeared Roy Hadgason known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21ST day of April, 2025.

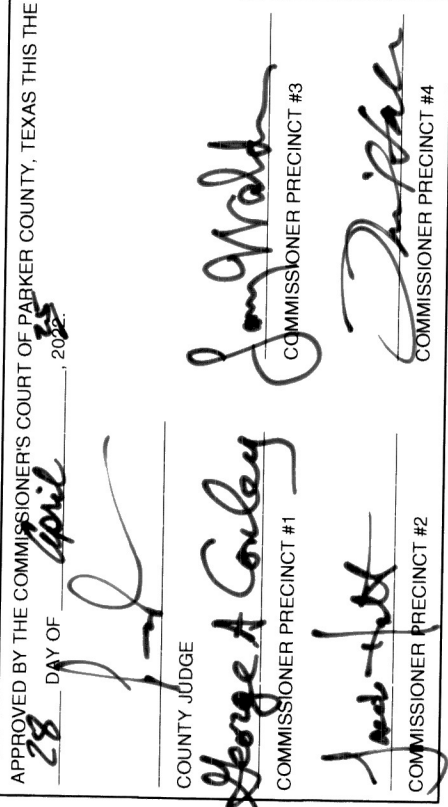


Notary Public State of Texas

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground September, 2024.



James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



FINAL PLAT
LOTS 1 through 9 and 14 through 23
BRITT ACRES, PHASE ONE

PART of the WILLIAM MCKNIGHT SURVEY, Abstract No. 885, situated about 9.1 miles North 23.75° E of the courthouse in Weatherford, the county seat of Parker County, Texas.

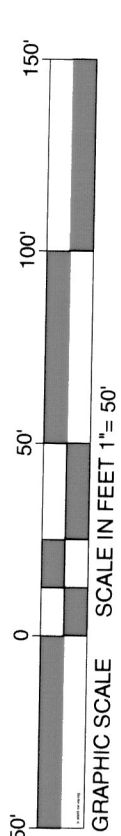
April, 2025
60.0200 acres

SHEET 1 OF 4

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (832-9273)
survey@a-wardsurveying.com TBP/LS Firm No. 10194435

OWNER/DEVELOPER:
NTH Unlimited, LLC
PO Box 2352
Weatherford TX 76086

6097



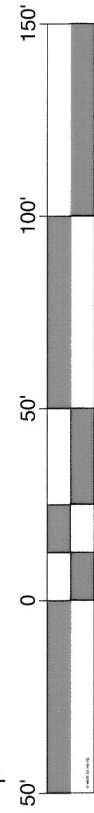
GRAPHIC SCALE SCALE IN FEET 1"= 50'

A-WARD PROJECT NO: 2024-1865 BRITT ACRES PLAT PHASE 1

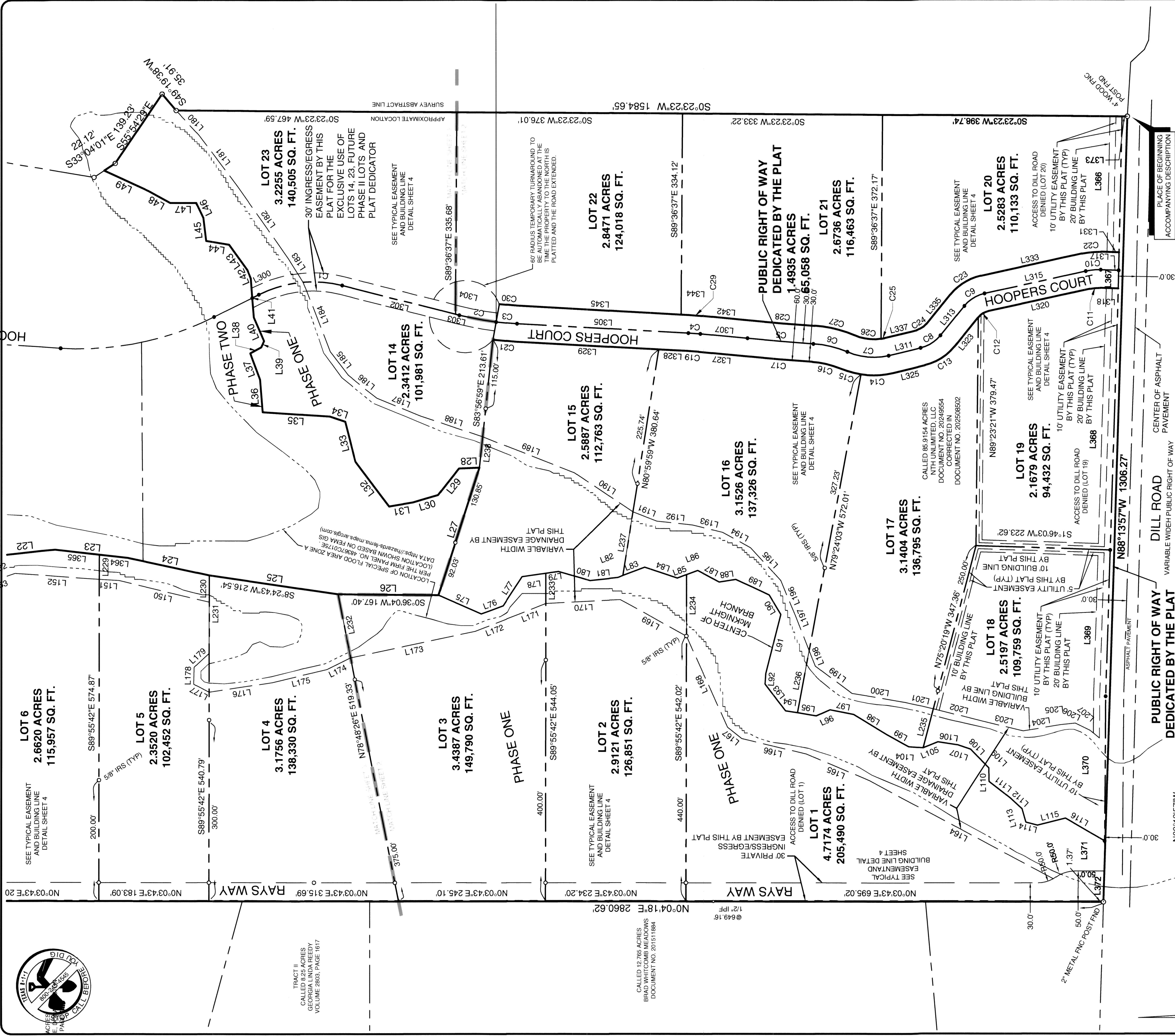


TRACT II
CALLED 8.25 ACRES
GEORGIA LINDA REEDY
VOLUME 2803, PAGE 1617

CALLED 12.765 ACRES
 BRAD WHITCOMB MEADOWS
 DOCUMENT NO. 201511884



A-WARD PROJECT NO: 2024-1865 BRITT ACRES PLAT PHASE 1



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FINAL PLAT

LOTS 1 through 9 and 14 through 23

BRITT ACRES, PHASE ONE

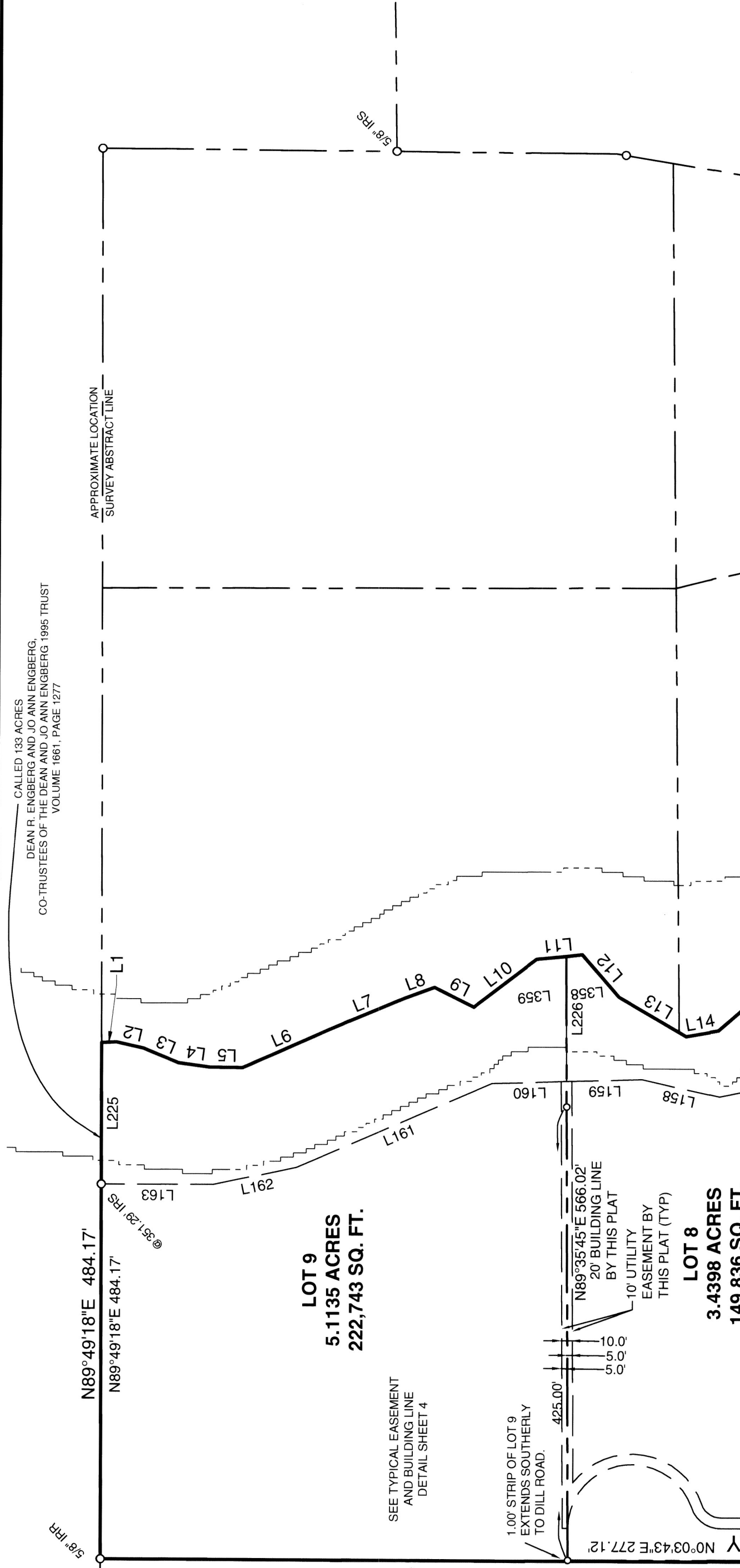
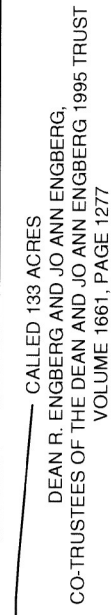
PART OF THE WILLIAM MCKNIGHT SURVEY, Abstract No. 885, situated about 9.1 miles North 23.75° E of the courthouse in Weatherford, the county seat of Parker

OWNER/DEVELOPER:
NTH Unlimited, LLC
PO Box 2352
Weatherford TX 76086

G097

SHEET 2 OF 4

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com | TBPLS Firm No. 10194435

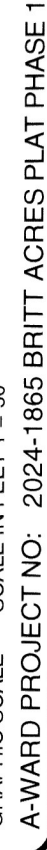


CALLED 85.9154 ACRES
 NTH UNLIMITED, LLC
 DOCUMENT NO. 20249554
 CORRECTED IN
 DOCUMENT NO. 202508502

TRACT II
CALLED 8.25 ACRES
GEORGIA LINDA REEDY
VOLUME 2803, PAGE 1617

ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED

ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN



A-WARD PROJECT NO: 2024-1865 BRITT ACRES PLAT PHASE 1

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PART of the **WILLIAM MCKNIGHT SURVEY, Abstract No. 885**, situated about 9.1 miles North 23.75° E of the courthouse in Weatherford, the county seat of Parker

SHEET 3 OF 4

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com IBPLS Firm No. 10194435

LINE TABLE			
NO.	BEARING	LENGTH	
L1	S02°36'17"E	13.65'	
L2	S12°53'54"W	26.11'	
L3	S22°34'01"W	35.67'	
L4	S07°14'31"W	29.95'	
L5	S00°46'04"W	30.80'	
L6	S24°02'52"E	89.34'	
L7	S22°36'13"E	75.63'	
L8	S20°34'17"E	29.90'	
L9	S26°27'58"W	41.35'	
L10	S37°13'04"E	74.33'	
L11	S05°55'13"E	42.46'	
L12	S48°51'21"W	51.97'	
L13	S20°06'40"W	74.19'	
L14	S10°27'39"E	30.67'	
L15	S40°40'27"E	139.67'	
L16	S20°46'24"W	79.95'	
L17	S26°56'46"W	63.90'	
L18	S08°35'31"W	68.26'	
L19	S01°34'29"W	53.64'	
L20	S39°49'38"E	42.01'	
L21	S28°21'24"E	55.36'	
L22	S06°05'23"E	98.12'	
L23	S06°29'37"W	121.77'	
L24	S12°01'23"W	138.67'	
L25	S08°24'43"W	216.54'	
L26	S00°36'04"W	167.40'	
L27	S72°09'15"E	222.88'	
L28	N02°24'43"W	33.99'	
L29	N51°39'15"W	56.09'	
L30	N16°28'58"W	43.93'	
L31	N09°23'42"W	39.89'	
L32	N52°54'13"E	93.41'	
L33	N75°33'31"E	68.33'	
L34	N18°44'09"E	27.06'	
L35	N03°45'55"E	111.96'	
L36	N85°38'49"E	54.39'	
L37	N69°11'53"E	46.80'	
L38	S28°05'29"E	21.08'	
L39	S65°37'44"E	11.35'	
L40	N66°24'52"E	43.11'	
L41	N85°38'24"E	64.81'	

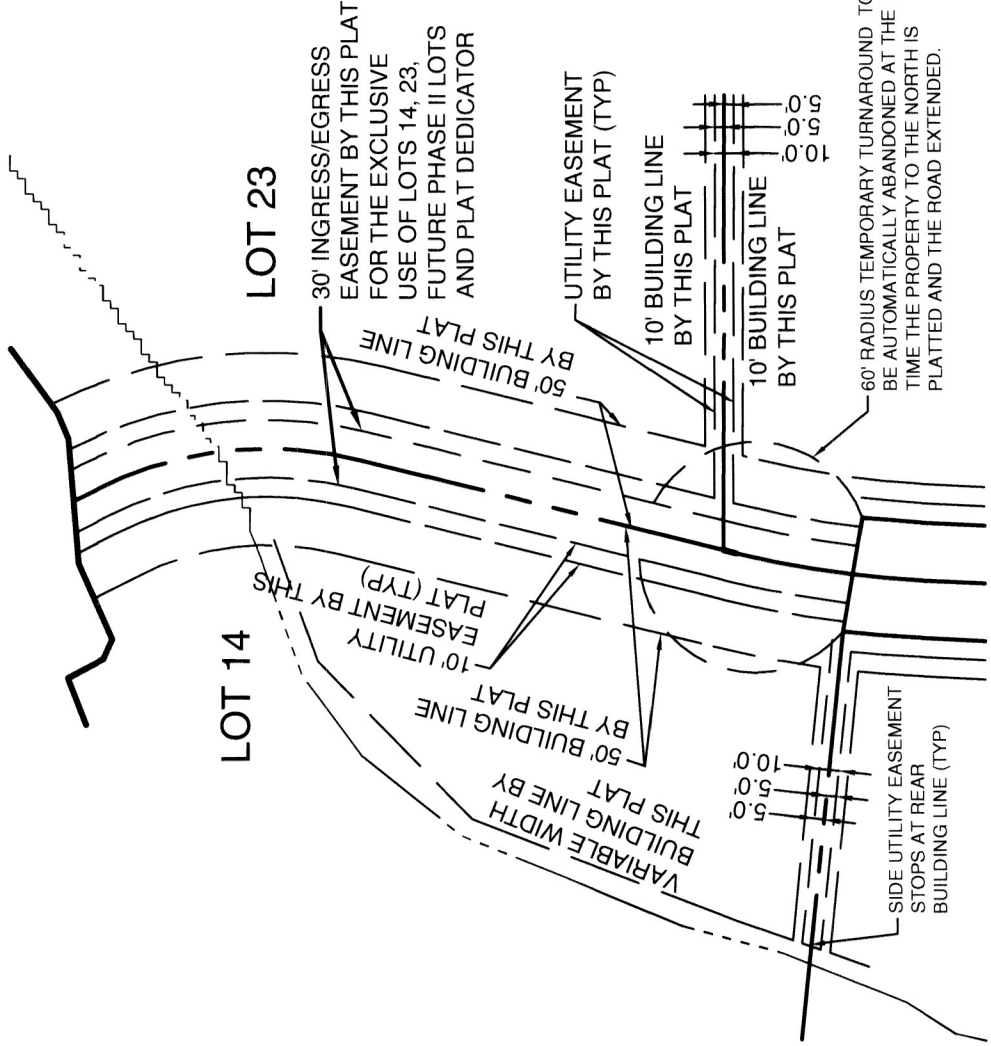
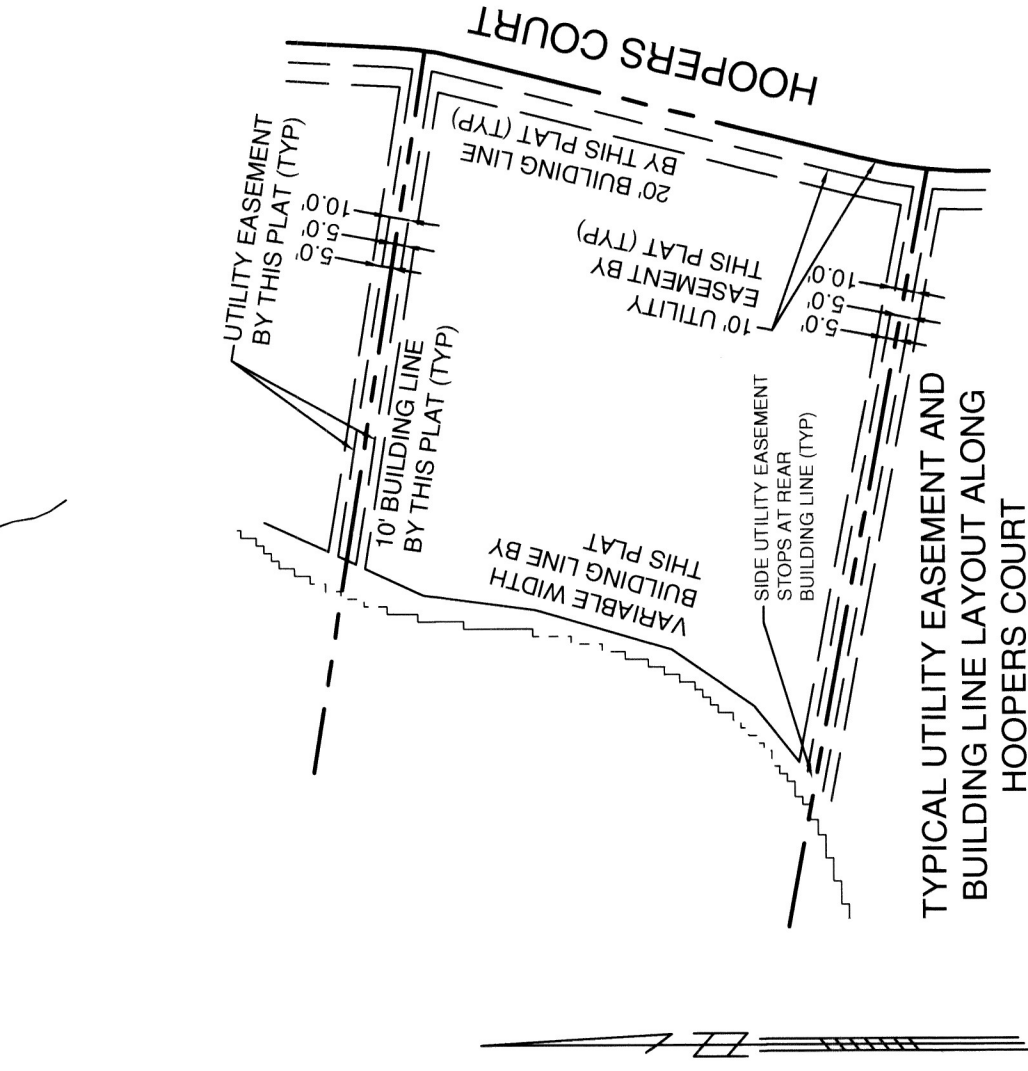
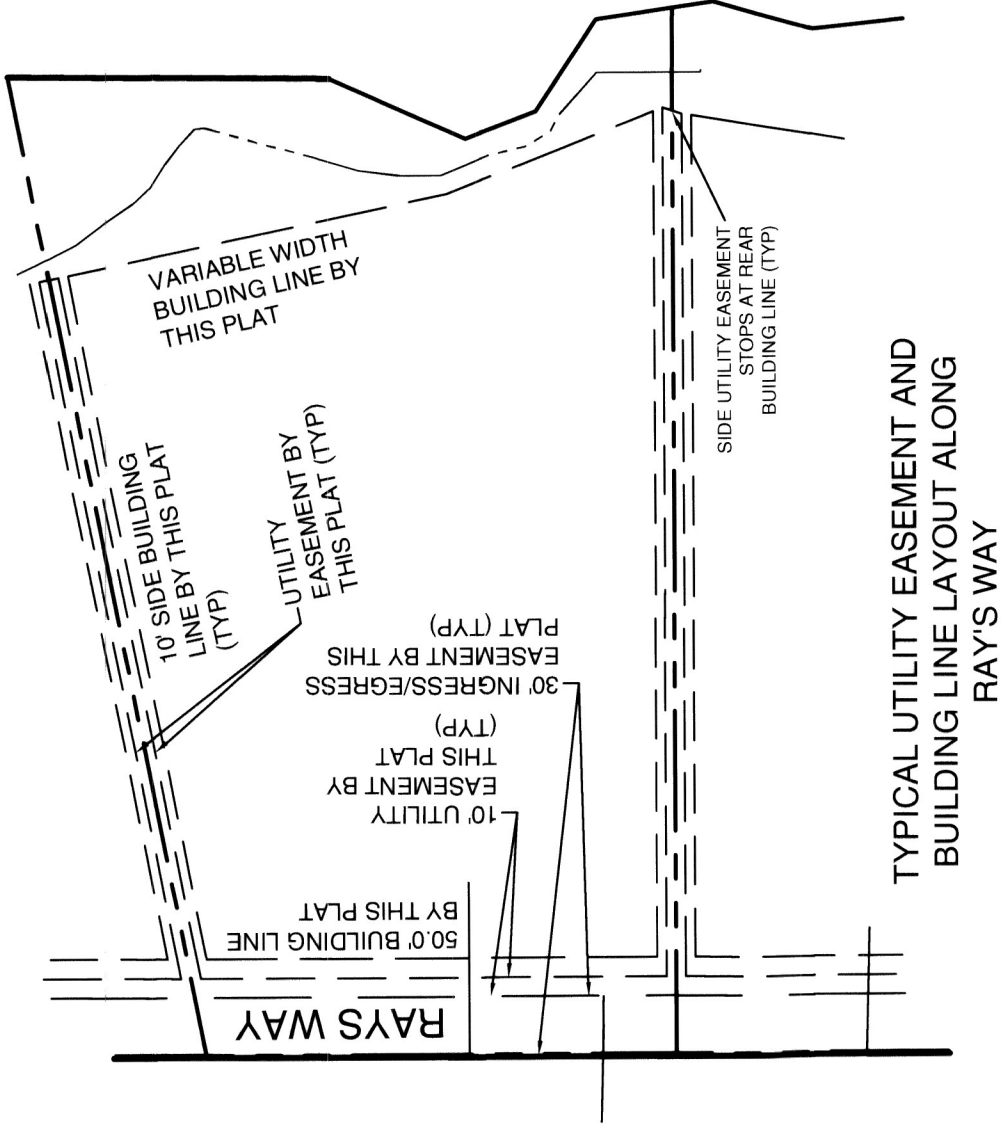
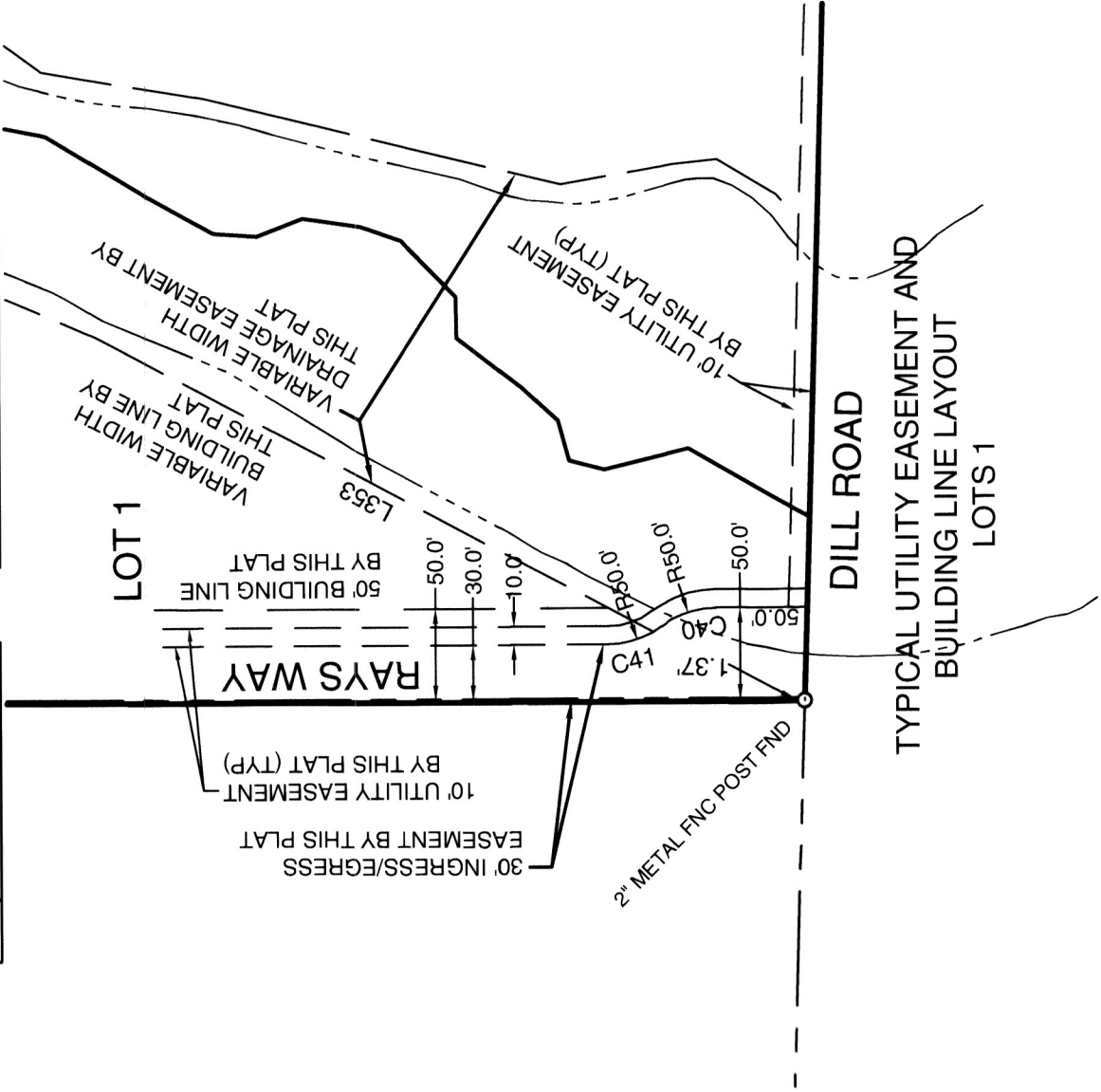
LINE TABLE			
NO.	BEARING	LENGTH	
L42	N67°25'16"E	14.71'	
L43	N54°09'58"E	52.30'	
L44	N08°10'13"E	38.63'	
L45	N83°17'02"E	38.57'	
L46	N64°09'01"E	27.83'	
L47	N00°00'00"E	43.23'	
L48	N28°43'53"E	41.21'	
L49	N24°34'50"E	81.25'	
L75	S23°46'36"W	77.97'	
L76	S20°58'18"E	39.04'	
L77	S56°39'15"E	57.14'	
L78	S08°17'18"E	40.40'	
L79	S08°17'18"E	21.51'	
L80	S16°11'40"W	54.36'	
L81	S06°11'16"E	47.17'	
L82	S20°59'19"E	8.70'	
L83	S20°59'19"E	38.92'	
L84	S18°22'36"W	57.21'	
L85	S20°36'56"E	16.09'	
L86	S20°36'56"E	19.87'	
L87	S28°09'31"W	40.93'	
L88	S08°45'07"E	28.04'	
L89	S24°47'32"W	61.06'	
L90	S59°07'04"W	37.85'	
L91	N75°36'59"W	101.09'	
L92	N85°56'21"W	17.67'	
L93	S52°26'02"W	56.27'	
L94	S09°13'18"W	20.39'	
L95	S09°13'18"W	31.71'	
L96	S23°13'52"E	24.70'	
L97	S11°12'16"W	39.52'	
L98	S31°04'03"W	63.96'	
L99	S28°51'12"W	42.67'	
L100	N00°00'00"E	726.00'	
L101	N90°00'00"E	300.00'	
L102	S00°00'00"E	726.00'	
L103	N90°00'00"W	300.00'	
L104	S04°33'16"W	24.03'	
L105	S21°42'39"E	26.70'	
L106	S08°32'24"W	32.63'	
L107	S18°33'17"W	23.30'	

LINE TABLE			
NO.	BEARING	LENGTH	
L108	S45°40'15"W	7.90'	
L109	S45°40'15"W	35.31'	
L110	S89°09'52"W	22.60'	
L111	S37°51'25"W	44.92'	
L112	S42°32'00"W	26.74'	
L113	S74°43'41"W	22.92'	
L114	S14°13'36"W	20.09'	
L115	S13°48'11"E	47.90'	
L116	S29°56'43"W	75.22'	
L150	N13°29'48"E	154.11'	
L151	N03°54'51"E	33.26'	
L152	N03°54'51"E	140.28'	
L153	N19°17'56"W	64.92'	
L154	N19°12'20"W	115.84'	
L155	N11°53'01"W	79.34'	
L156	N02°51'01"W	84.59'	
L157	N11°35'44"W	139.48'	
L158	N12°31'14"E	74.68'	
L159	N01°35'05"W	71.35'	
L160	N01°35'05"W	69.50'	
L161	N23°30'06"W	199.76'	
L162	N11°53'00"W	79.72'	
L163	N00°00'14"E	105.04'	
L164	N28°04'56"E	347.06'	
L165	N22°57'56"E	113.86'	
L166	N12°20'23"E	110.91'	
L167	N38°41'08"E	30.12'	
L168	N65°37'18"E	166.49'	
L169	N28°57'11"E	125.49'	
L170	N03°01'43"W	124.50'	
L171	N21°25'24"W	64.94'	
L172	N21°21'50"W	61.70'	
L173	N11°52'51"W	212.25'	
L174	N28°03'30"W	44.09'	
L175	N13°28'28"W	92.87'	
L176	N08°36'26"W	106.65'	
L177	N28°00'28"E	28.60'	
L178	S89°10'52"E	28.20'	
L179	S42°08'34"E	33.62'	
L180	S46°57'51"W	55.39'	
L181	S53°05'03"W	108.10'	

LINE TABLE			
NO.	BEARING	LENGTH	
L182	S54°43'25"W	146.12'	
L183	S57°56'24"W	46.42'	
L184	S68°54'59"W	123.68'	
L185	S52°29'42"W	49.38'	
L186	S38°37'48"W	61.38'	
L187	S22°24'51"W	78.69'	
L188	S18°24'02"W	108.91'	
L189	S21°21'26"W	164.24'	
L190	S33°37'29"W	117.49'	
L191	S21°24'13"W	42.75'	
L192	S06°06'46"W	59.75'	
L193	S14°01'50"W	51.48'	
L194	S28°41'23"W	52.96'	
L195	S47°14'07"W	74.20'	
L196	S67°05'31"W	63.56'	
L197	S68°26'15"W	62.13'	
L198	S68°26'15"W	28.01'	
L199	S36°41'40"W	75.71'	
L200	S09°28'03"W	90.60'	
L201	S13°47'24"W	47.39'	
L202	S13°47'24"W	82.65'	
L203	S13°38'19"W	71.53'	
L204	S09°36'02"E	62.62'	
L205	S06°07'32"E	24.86'	
L206	S25°36'20"W	27.43'	
L207	S40°18'05"W	20.01'	
L225	S89°49'18"W	132.88'	
L226	S89°35'45"W	117.13'	
L227	N89°55'42"W	112.87'	
L228	N89°55'42"W	34.45'	
L229	N89°55'42"W	40.84'	
L230	S89°55'42"E	44.75'	
L231	N89°55'42"W	130.15'	
L232	S78°48'28"W	107.74'	
L233	N89°55'42"W	50.14'	
L234	N89°55'42"W	102.02'	
L235	S75°20'19"E	66.69'	
L236	S79°24'03"E	105.27'	
L237	S80°59'59"E	107.49'	
L238	S83°56'59"E	51.41'	
L300	S26°34'17"E	12.25'	

LINE TABLE			
NO.	BEARING	LENGTH	
L302	S14°09'53"W	202.45'	
L303	N13°27'00"E	7.45'	
L304	S14°11'31"W	6.71'	
L305	S03°06'21"W	285.48'	
L307	S05°24'23"W	79.10'	
L311	S13°19'51"E	54.95'	
L313	S50°58'52"E	63.02'	
L315	S12°25'20"E	172.82'	
L317	S01°46'03"W	29.96'	
L318	N01°46'03"E	30.23'	
L320	N12°25'20"W	172.82'	
L323	N50°58'52"W	62.26'	
L325	N13°19'51"W	54.95'	
L327	N05°24'23"E	79.04'	
L328	N03°06'21"E	47.44'	
L329	N03°06'21"E	238.55'	
L331	N01°46'03"E	29.70'	
L333	N12°25'20"W	172.82'	
L335	N50°58'52"W	63.02'	
L337	N13°19'51"W	54.95'	
L342	N05°24'23"E	79.16'	
L344	N03°06'21"E	13.21'	
L345	N03°06'21"E	272.78'	
L353	N28°04'56"E	347.06'	
L358	N05°55'13"W	15.16'	
L359	N05°55'13"W	27.30'	
L360	N20°46'24"E	45.41'	
L361	N20°46'24"E	34.54'	
L362	N28°21'24"W	34.19'	
L363	N28°21'24"W	21.17'	
L364	N06°29'37"E	47.72'	
L365	N06°29'37"E	74.05'	
L366	N88°44'37"W	225.95'	
L367	N88°44'37"W	60.00'	
L368	N88°12'31"W	434.82'	
L369	N88°12'31"W	243.66'	
L370	N89°34'47"W	240.31'	
L371	N89°34'47"W	50.01'	
L372	N88°19'57"W	50.02'	
L373	S00°23'23"W	9.09'	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°45'48"	200.00'	142.29'	S06°11'23"E	139.31'
C2	7°01'10"	500.00'	61.26'	S10°39'18"W	61.22'
C3	4°02'21"	500.00'	35.25'	S05°07'32"W	35.24'
C4	2°18'02"	500.00'	20.08'	S04°15'22"W	20.07'
C5	1°50'41"	3428.35'	110.38'	S04°42'31"W	110.38'
C6	19°36'30"	170.00'	58.18'	S13°35'26"W	57.90'
C7	36°43'32"	110.00'	70.51'	S05°01'55"W	69.31'
C8	37°39'01"	60.00'	39.43'	S32°09'22"E	38.72'
C9	38°33'32"	60.00'	40.38'	S31°42'06"E	39.62'
C10	14°11'23"	100.00'	24.77'	S05°19'39"E	24.70'
C11	14°11'23"	70.00'	17.34'	N05°19'39"W	17.29'
C12	38°39'32"	30.00'	20.19'	N31°42'06"W	19.81'
C13	37°39'01"	90.00'	59.14'	N32°09'22"W	58.08'
C14	21°58'14"	140.00'	53.68'	N02°20'44"W	53.36'
C15	14°45'19"	140.00'	36.05'	N16°01'02"E	35.95'
C16	19°36'30"	140.00'	47.91'	N13°35'26"E	47.68'
C17	1°50'38"	3458.35'	111.29'	N04°42'30"E	111.28'
C19	2°18'02"	470.00'	18.87'	N04°15'22"E	18.87'
C21	3°58'56"	530.00'	36.84'	N05°05'49"E	36.83'
C22	14°11'23"	130.00'	32.20'	N05°19'39"W	32.11'
C23	38°33'32"	90.00'	60.57'	N31°42'06"W	59.43'
C24	37°39'01"	30.00'	19.71'	N32°09'22"W	19.36'
C25	4°13'02"	80.00'	5.89'	N11°13'20"W	5.89'
C26	32°30'30"	80.00'	45.39'	N07°08'26"E	44.78'
C27	19°36'30"	200.00'	68.45'	N13°35'26"E	68.11'
C28	1°50'45"	3398.35'	109.47'	N04°42'33"E	109.47'
C29	2°18'02"	530.00'	21.28'	N04°15'22"E	21.28'
C30	3°47'32"	470.00'	31.11'	N05°00'07"E	31.10'
C40	36°52'12"	50.00'	32.18'	N18°22'23"W	31.62'
C41	36°52'12"	50.00'	32.18'	N18°22'23"W	31.62'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202511103 03:47 PM
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT LOTS 1 through 9 and 14 through 23 BRITT ACRES, PHASE ONE

PART of the WILLIAM MCKNIGHT SURVEY, Abstract
No. 885, situated about 9.1 miles North 23.75° E of the
courthouse in Weatherford, the county seat of Parker
County, Texas.

April, 2025

60.0200 acres

SHEET 4 OF 4

TYPICAL UTILITY EASEMENT AND
BUILDING LINE LAYOUT
LOTS 14 AND 23

OWNER/DEVELOPER:
NTH Unlimited, LLC
PO Box 2352
Weatherford TX 76086

GRAPHIC SCALE SCALE IN FEET 1"= 50'
A-WARD PROJECT NO: 2024-1865 BRITT ACRES PLAT PHASE 1

6097

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBP.LS Firm No. 10194435