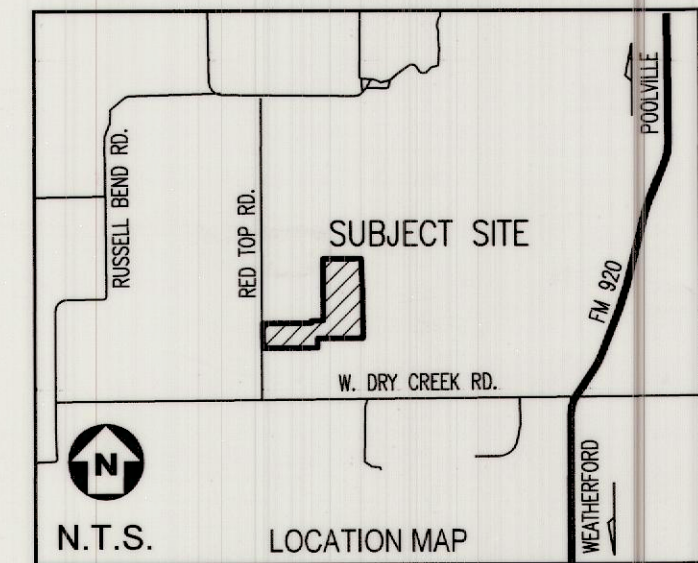
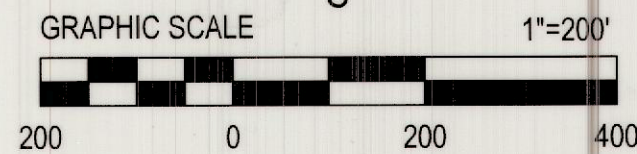
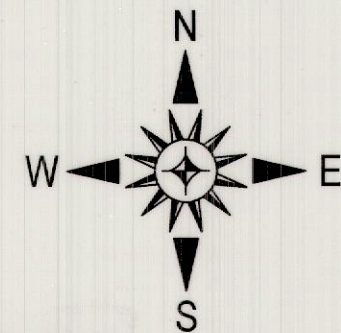


CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	251.37	400.00	36°00'20"	N71° 39' 14"E	247.25
C2	253.95	400.00	36°22'33"	N71° 50' 21"E	249.71
C3	315.88	200.00	90°29'31"	N44° 46' 52"E	284.05
C4	62.83	60.00	60°00'00"	S30° 27' 54"E	60.00

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	1103.25	N89°39'24"E
L2	315.03	S89°58'23"E
L3	1204.84	N00°27'54"W

202516578
PLAT Total Pages: 3



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.

THE PURPOSE OF THIS REPLAT IS TO MODIFY DRAINAGE EASEMENTS TO MORE ACCURATELY REFLECT DRAINAGE PATTERNS AS THEY EXIST ON THE GROUND. LOT LINES FOR LOTS 25R-29R HAVE BEEN ADJUSTED ACCORDINGLY.

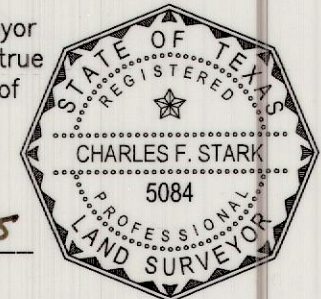
ALL EASEMENTS CREATED IN CABINET F, SLIDE 558 ARE HEREBY ABANDONED & REESTABLISHED BY THIS REPLAT AS APPROPRIATE.

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.

Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 4484

06/06/25
Date



REPLAT
Lots 1R thru 33R
VH RANCH ESTATES
A REPLAT OF

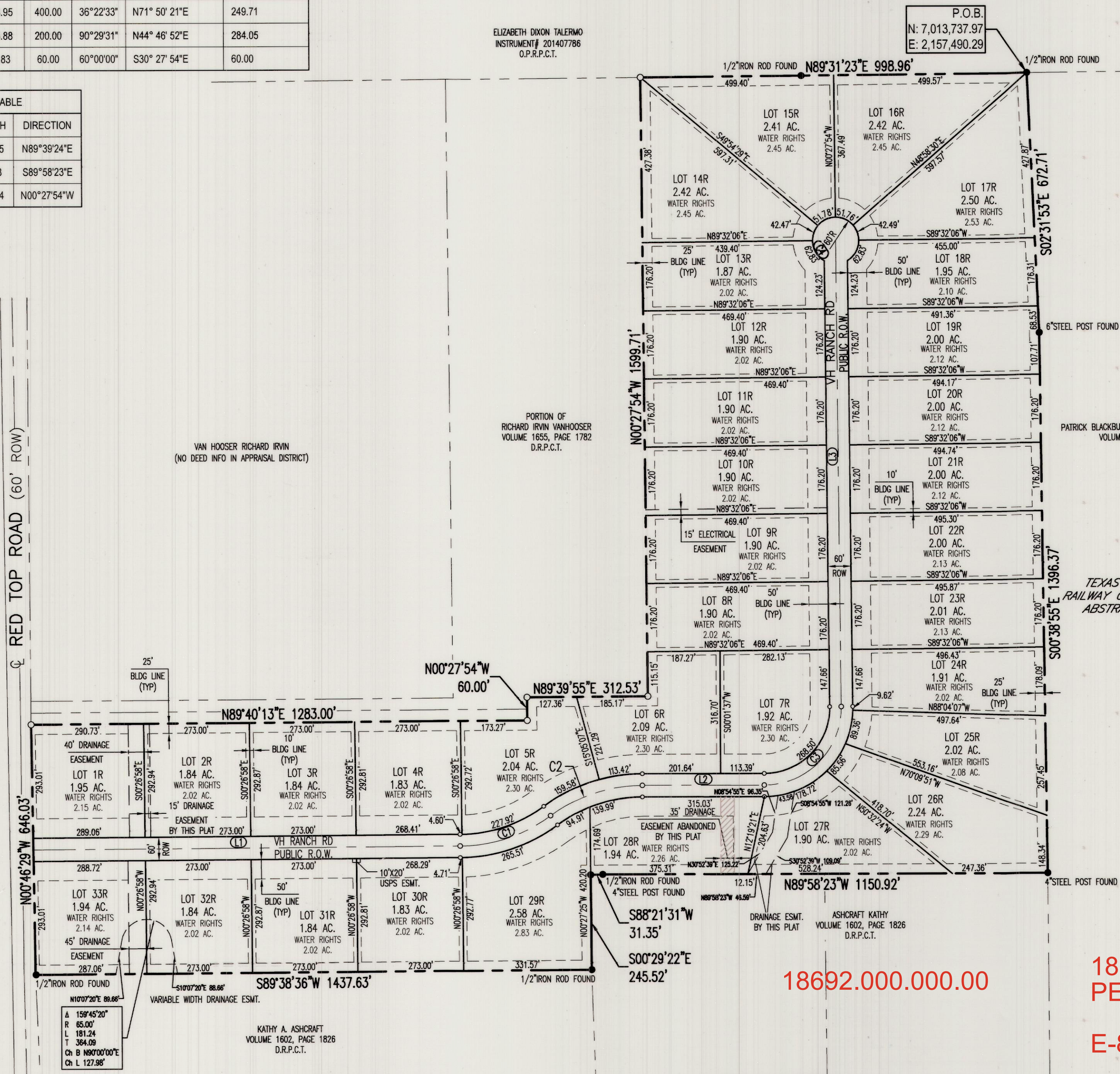
Lots 1 thru 33
VH RANCH ESTATES
An Addition to Parker County, Texas
according to the plat thereof recorded in
Cabinet F, Slide 558
Plat Records, Parker County, Texas

Being 71.55 Acres Situated in the
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY
Abstract No. 1402
Parker County, Texas

APRIL 2025

JOB No. 496-10070
APRIL 2025

SHEET
1 OF 3



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

Barron-Stark
Engineers

OWNER:
Third Period Partners, LLC - Series VH Ranch
1709 WOODRIDGE COURT, ALEDO, TX 76008
bgronal@gmail.com
817-917-3942

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET **G** SLIDE **133**

DATE **6/23/25**

MONUMENT NOTE:

- 1. OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "BARRON STARK".
- 2. SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.

18692.000.000.00

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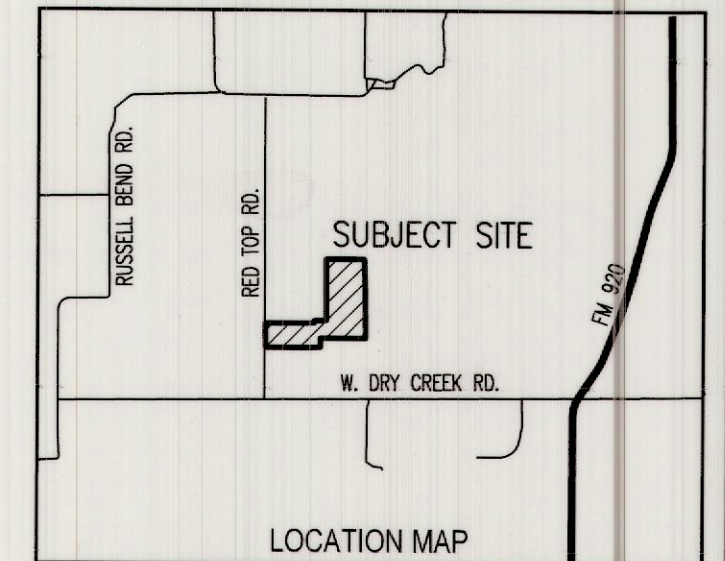
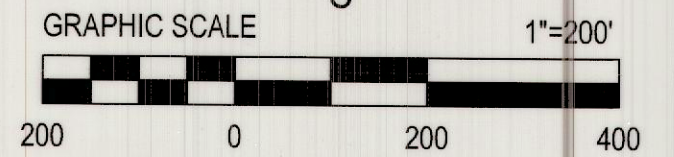
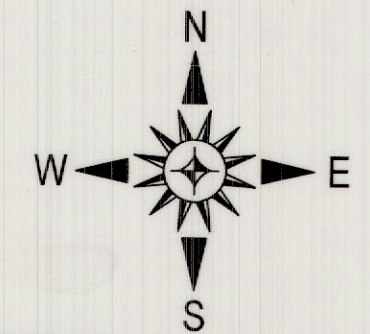
USER: JOSHUA HAYES
PLOTTED ON: 06/20/25 8:29 AM
FILE NAME: \\BARRON-STARK\SWIFT\ENGINEERS\THIRD PERIOD PARTNERS, LLC\10070 - 70 AC RED TOP RD, PARKER CO.DWG PLAT 06-10070 RE-PLAT.DWG

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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L3	1204.84	N00°27'54"W

ELIZABETH DIXON TALERMO
INSTRUMENT# 201407786
O.P.R.C.T.

P.O.B.
N: 7,013,737.97
E: 2,157,490.29



WATER RIGHTS NOTE:

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 regard 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.

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E-8

REPLAT

Lots 1R thru 33R
VH RANCH ESTATES
A REPLAT OF

Lots 1 thru 33

VH RANCH ESTATES
An Addition to Parker County, Texas
according to the plat thereof recorded in
Cabinet F, Slide 558
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Being 71.55 Acres Situated in the
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY
Abstract No. 1402
Parker County, Texas

APRIL 2025

JOB No. 496-10070
APRIL 2025

SHEET
2 OF 3

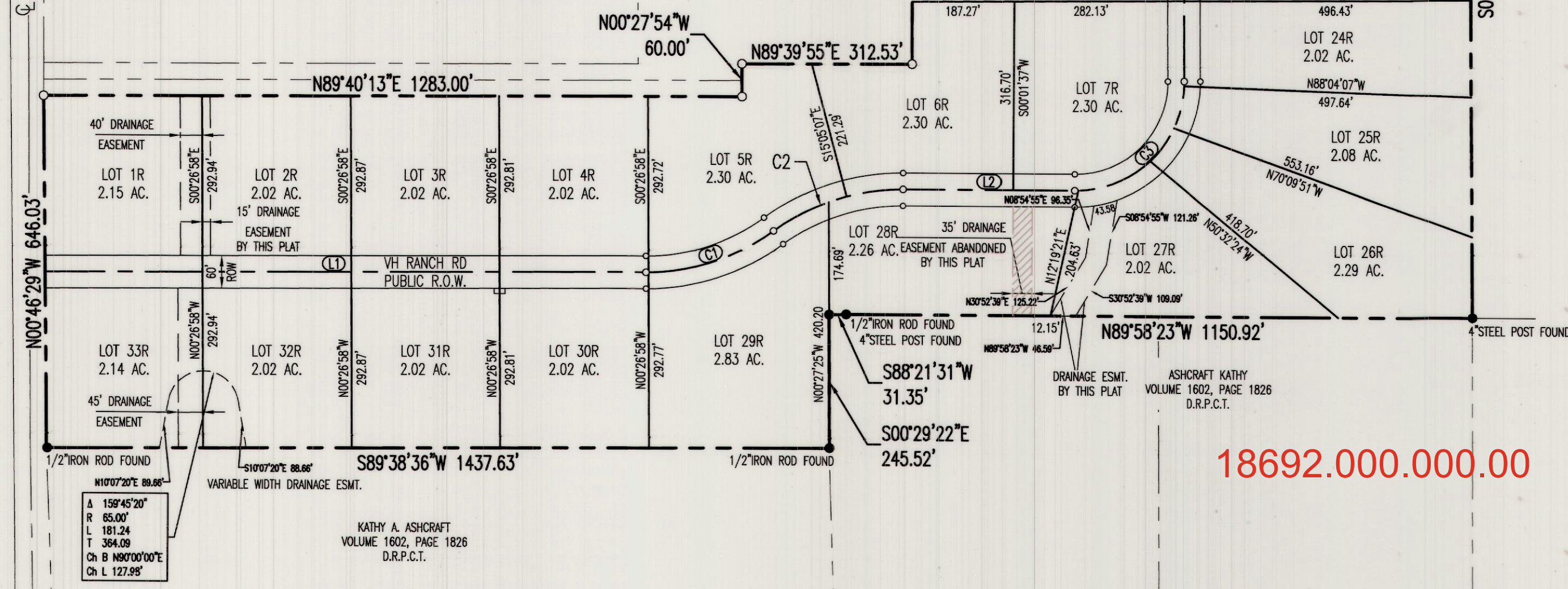
RED TOP ROAD (60' ROW)

VAN HOOSER RICHARD IRVIN
(NO DEED INFO IN APPRAISAL DISTRICT)

PORTION OF
RICHARD IRVIN VANHOOSER
VOLUME 1655, PAGE 1782
D.R.P.C.T.

PATRICK BLACKBURN AND MARCIA D. BLACKBURN
VOLUME 1451, PAGE 1398
D.R.P.C.T.

TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY
ABSTRACT NO. 1402



18692.000.000.00

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



OWNER:
Third Period Partners, LLC - Series VH Ranch
1709 WOODRIDGE COURT, ALEDO, TX 76008
bgronal@gmail.com
817-917-3942

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET **G**, SLIDE **133**
DATE **6/23/25**

LEGAL DESCRIPTION
V H RANCH ESTATES

71.55 acres situated in Texas and Pacific Railway Company Survey, Abstract No. 1402, Parker County, Texas, being that tract described in a deed to THIRD PERIOD PARTNERS, LLC-Series VH Ranch, recorded under Instrument Number 202241058, Official Public Records, Parker County, Texas, Together With that tract of land described in deed to THIRD PERIOD PARTNERS, LLC-Series VH Ranch, recorded under Instrument Number 202241155, Deed Records, Parker County, Texas, being more particularly described as one tract as follows:

BEGINNING at 1/2" iron rod found at the northeast corner of said land described in deeds to THIRD PERIOD PARTNERS, LLC-Series VH Ranch, said iron also being on the south line of a tract of land described in a deed to Elizabeth Dixon Talermo, recorded under Instrument Number 201407786, said iron also being the northwesterly corner of land described in a deed to Patrick Blackburn and Marcia D. Blackburn by Volume 1451, Page 1398, Deed Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7013737.97' and EAST: 2157490.29', for reference;

THENCE South 02 degrees 31 minutes 53 seconds East, with east line of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, a distance of 672.71 feet to a 6" steel post found;

THENCE South 00 degrees 38 minutes 55 seconds East, continuing with east line of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, a distance of 1,396.37 feet to a 4" steel post found, said post also being on the north line of land described in a deed to Kathy Ashcraft, recorded under Volume 1602, Page 1826, Deed Records, Parker County, Texas;

THENCE North 89 degrees 58 minutes 23 seconds West, with south line of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, a distance of 1,150.92 feet to a 1/2" iron rod found;

THENCE South 88 degrees 21 minutes 31 seconds West, continuing along said south line, a distance of 31.35 feet to a 4" steel post found;

THENCE South 00 degrees 29 minutes 22 seconds East, continuing along said south line, a distance of 245.52 feet to a 1/2" iron rod found;

THENCE South 89 degrees 38 minutes 36 seconds West, continuing along said south line and along the north line of said Ashcraft tract, a distance of 1,437.63 feet to a 1/2" iron rod found at southwest corner of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, and in the east line of Red Top Road;

THENCE North 00 degrees 46 minutes 29 seconds West, with west line of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, and the east line of Red Top Road, a distance of 646.03 feet to a 4" steel post found for the northwest corner of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, said post also being the southwest corner of land described in deed to said Richard Irvin Van Hooser tract recorded in Volume 1655, Page 1782;

THENCE North 89 degrees 40 minutes 13 seconds East, along the common line of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch and said Richard Irvin Van Hooser tract, a distance of 1,283.00 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE North 00 degrees 27 minutes 54 seconds West, continuing along said common line, a distance of 60.00 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE North 89 degrees 39 minutes 55 seconds East, continuing along said common line, a distance of 312.53 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE North 00 degrees 27 minutes 54 seconds West, continuing along said common line, a distance of 1,599.71 feet to a 1/2" capped iron rod found stamped "BARRON STARK", said iron begin the most northerly northwest corner of THIRD PERIOD PARTNERS, LLC-Series VH Ranch, said iron also being in the north line of said Ronald Lynn Van Hooser tract and the south line of said Elizabeth Dixon Talermo tract,

THENCE North 89 degrees 31 minutes 23 seconds East, with north line of said THIRD PERIOD PARTNERS, LLC-Series VH Ranch, a distance of 998.96 feet to the POINT OF BEGINNING and containing 71.55 acres of land, more or less.

OWNER'S DEDICATION

State of Texas }
County of Parker }

WHEREAS, Third Period Partners, LLC - Series VH Ranch

Does hereby dedicate the same to be known as Lots 1R thru 33R, VH RANCH ESTATES, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all rights-of-way and utility easements shown hereon.

Third Period Partners, LLC - Series VH Ranch, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is not within the Extraterritorial Jurisdiction on 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.

Third Period Partners, LLC - Series VH Ranch
a Texas limited liability corporation

BRIAN GRONA
Printed Name

Managing Member
Title

Lien Holder Acknowledgement

Name: Brian Grona

Date: 6/11/25

GENERAL NOTES:

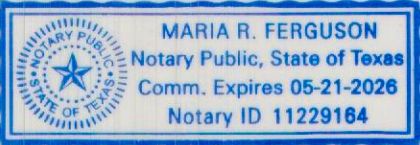
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 50 feet
Rear Building Line = 25 feet
Side Building Line = 10 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along lot frontage.
- 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 in ETJ of any municipality.
- Total Number of Single Family Residential Lots = 33.
- Water Source to be private individual water wells. Waste Water to be private individual Waste Water Systems.
- Lot sizes range from 1.71 acres to 2.50 acres.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 datum (Texas North Central Zone 4202) derived from resolved opus solutions.
- Project is not located in ETJ of any municipality.
- 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 April 05, 2019 map no. 48367C0125F, 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 = 3,444.
- All streets are public which will be dedicated to Parker County.
- Central box units (CBUs) required by USPS for mail delivery & must meet postal regulations.
- A 9-1-1 address number shall be erected by the landowner on his/her driveway, visible and readable from public roads. Reflective house numbers are required.
- This replat does not change any street alignments created in Cabinet F, Slide 558.
- Waiver for groundwater study was approved by Commissioner Holt on April 2, 2025.

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned authority on this day personally appeared BRIAN GRONA, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he 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 11 day of June, 2025

Maria R. Ferguson
Notary Public in and for The State of Texas



COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202516578
06/23/2025 04:23 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET G SLIDE 133
DATE 6/23/25

OWNER:
Third Period Partners, LLC - Series VH Ranch
1709 WOODRIDGE COURT, ALEDO, TX 76008
bgronal@gmail.com
817-917-3942



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

VH RANCH ESTATES	
LOT #	CULVERT SIZE
1R	18"
2R	24"
3R	18"
4R	18"
5R	18"
6R	18"
7R	24"
8R	24"
9R	18"
10R	18"
11R	18"
12R	18"
13R	18"
14R	18"
15R	18"
16R	18"
17R	18"
18R	18"
19R	18"
20R	18"

21R	18"
22R	18"
23R	18"
24R	24"
25R	24"
26R	24"
27R	24"
28R	18"
29R	18"
30R	18"
31R	18"
32R	18"
33R	18"

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E-8

STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County,
Texas

on the 23rd day of June, 2025

Pat Deen, County Judge

George Conley
George Conley
Commissioner Precinct #1

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Mike Hale
Mike Hale
Commissioner Precinct #4

REPLAT

Lots 1R thru 33R
VH RANCH ESTATES
A REPLAT OF

Lots 1 thru 33

VH RANCH ESTATES
An Addition to Parker County, Texas
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APRIL 2025

JOB No. 496-10070
APRIL 2025

SHEET
3 OF 3