

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	112.42'	N(S) 35°56'10" W(E)	96.68'
C2	380.00'	196.48'	S(N) 45°20'45" W(E)	194.30'

LOT31R, BLOCK 1

BEING A REPLAT OF LOTS 31-34, BLOCK 1, BLUE BONNET RIDGE PHASE 2, PLAT CABINET E, SLIDE 795, PLAT RECORDS, PARKER COUNTY, TEXAS

12.767 ACRES OF LAND LOCATED IN THE A. OVERTON SURVEY, ABSTRACT 1032. BEING ALL OF THOSE CERTAIN LOTS 31, 32, 33, & 34, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS AND ALL OF THOSE CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NOS. 202312887 & 202327475, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 IRON ROD CAPPED "HARLAN" AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 60°06'49" E 722.41 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF LOT 35, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE MOST NORTHERN NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 72°10'38" E 487.06 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" IN THE WEST LINE OF BLUEBONNET RIDGE (A 60' RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS S 35°56'10" E 96.68 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AND WEST RIGHT OF WAY LINE OF SAID BLUEBONNET RIDGE AN ARC DISTANCE OF 112.42 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 29°52'31" E 191.58 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" AT THE NORTHWEST RIGHT OF WAY INTERSECTION OF BLUEBONNET RIDGE AND PINETREE POST (A 60' RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 60°10'52" W 163.51 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID PINETREE POST TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET AND A CHORD WHICH BEARS S 45°20'45" W 194.30 FEET.

THENCE ALONG THE NORTH LINE OF SAID PINETREE POST AND CURVE TO THE LEFT AN ARC DISTANCE OF 196.48 FEET TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 30°33'00" W 299.32 FEET ALONG THE NORTH LINE OF SAID PINETREE POST TO A FOUND 1/2" IRON ROD CAPPED "HARLAN" AT THE SOUTHWEST CORNER OF LOT 31, BLOCK 1, BLUE BONNET RIDGE, PHASE 2 AS RECORDED IN PLAT CABINET E, SLIDE 795, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 57°50'47" W 956.71 FEET ALONG THE WEST LINE OF SAID LOT 31, BLOCK 1 TO THE POINT OF BEGINNING AND CONTAINING 12.767 ACRES OF LAND.

THE STATE OF TEXAS (I)
 COUNTY OF PARKER (I)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Gary B. Fields
 OWNER - SIGNATURE
 GARY B. FIELDS
 OWNER - PRINTED

Karen Fields
 OWNER - SIGNATURE
 Karen Fields
 OWNER - PRINTED

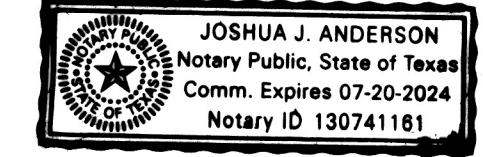
THE STATE OF TEXAS (I)
 COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *GARY B. FIELDS*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS 3rd DAY OF JAN, 2024.

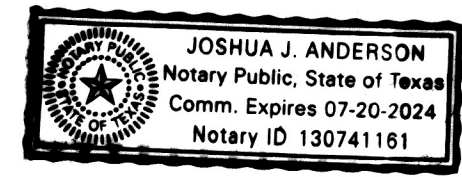
THE STATE OF TEXAS (I)
 COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *KAREN FIELDS*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS 3rd DAY OF JAN, 2024.

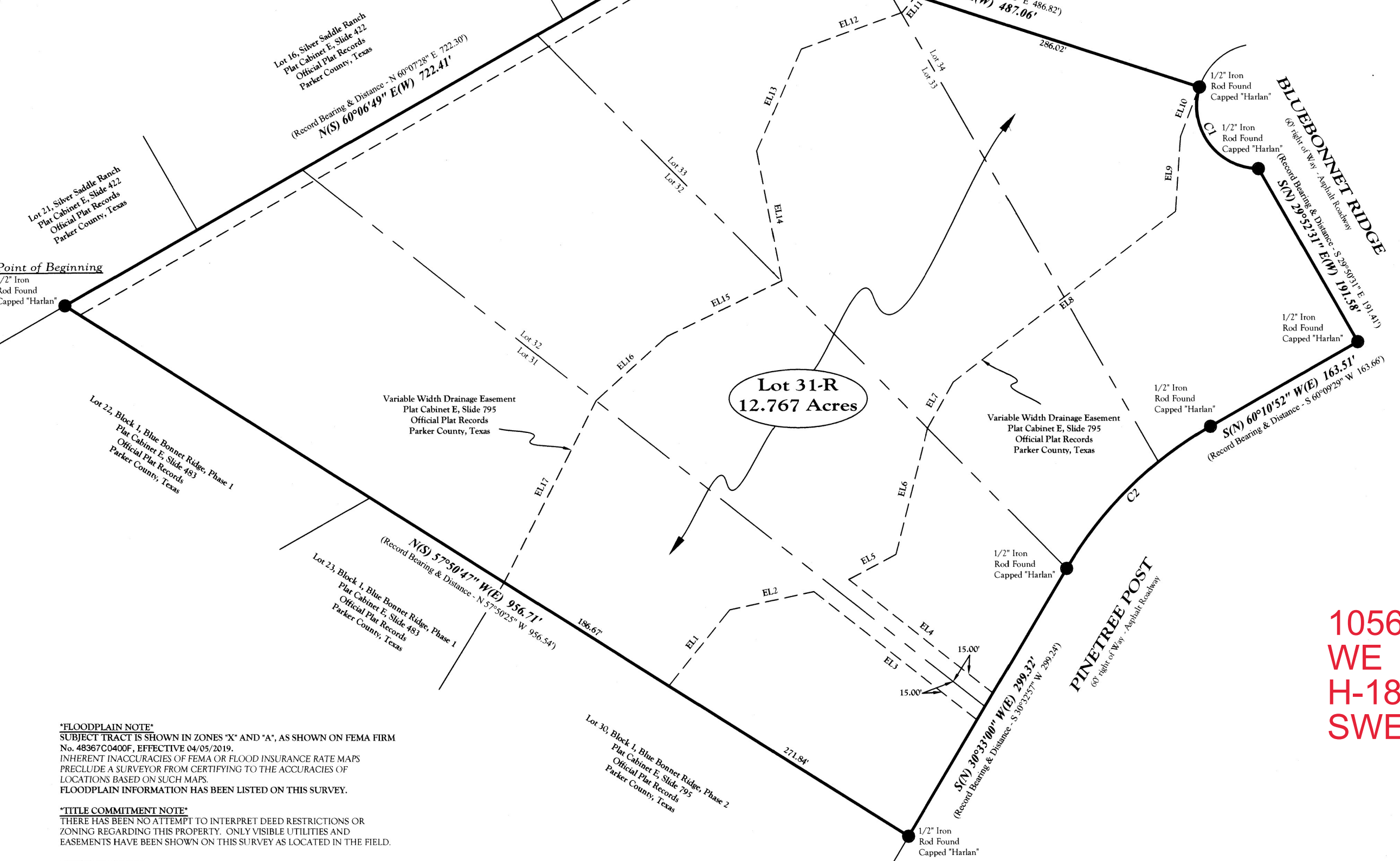
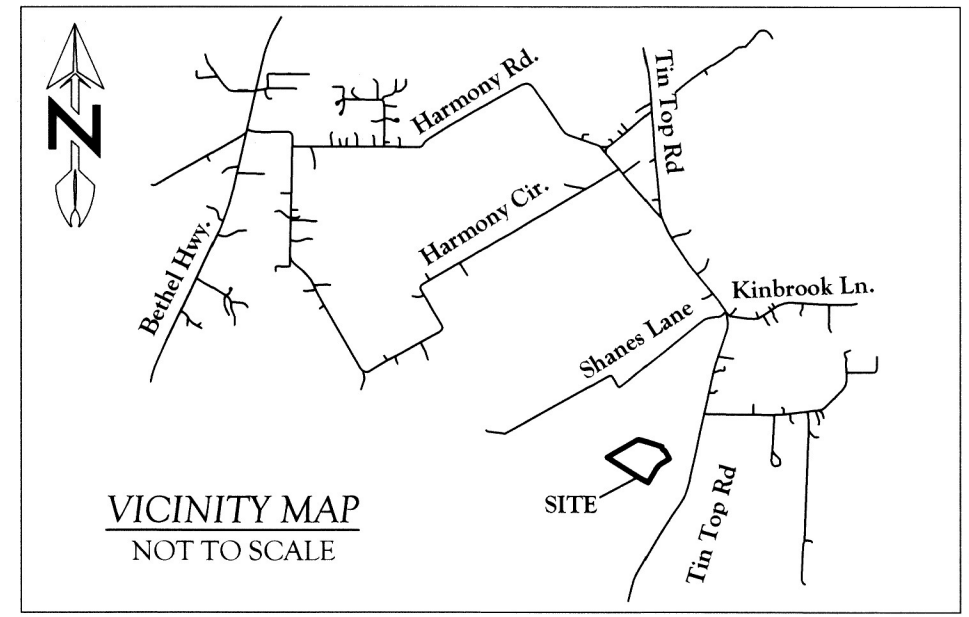
Joshua J. Anderson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Joshua J. Anderson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LINE	BEARING	DISTANCE
EL1	S(N) 38°43'03" W(E)	93.57'
EL2	S(N) 77°48'02" W(E)	82.68'
EL3	N(S) 51°51'29" W(E)	199.47'
EL4	N(S) 51°51'29" W(E)	176.42'
EL5	N(S) 61°57'29" E(W)	51.36'
EL6	S(N) 14°10'57" W(E)	124.92'
EL7	N(S) 29°13'17" E(W)	50.28'
EL8	S(N) 52°27'07" W(E)	269.60'
EL9	S(N) 03°49'56" W(E)	71.99'
EL10	S(N) 20°51'54" W(E)	50.76'
EL11	S(N) 40°04'29" W(E)	20.82'
EL12	N(S) 69°54'50" E(W)	103.26'
EL13	N(S) 23°59'08" E(W)	106.88'
EL14	S(N) 10°57'30" E(W)	126.85'
EL15	N(S) 64°06'25" E(W)	122.48'
EL16	N(S) 48°06'34" E(W)	92.15'
EL17	N(S) 26°44'14" E(W)	195.64'



10569 WE H-18 SWE
 10569.001.031.00
 10569.001.032.00
 10569.001.033.00
 10569.001.034.00

FLOODPLAIN NOTE
 SUBJECT TRACT IS SHOWN IN ZONES "X" AND "A", AS SHOWN ON FEMA FIRM No. 48567C0400F, EFFECTIVE 04/09/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

GENERAL NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.
 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 GROUNDWATER AVAILABILITY.
 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

SURVEYORS NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S SURVEY FEET (GRID).
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

COMMISSIONERS COURT BLOCK
 THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 3rd DAY OF January, 2024

George T. Corby
 COUNTY JUDGE
 COMMISSIONER PRECINCT #1

James H. Walden
 COMMISSIONER PRECINCT #2

John H. Walden
 COMMISSIONER PRECINCT #3

Justin R. Parenteau
 COMMISSIONER PRECINCT #4

SPECIAL NOTE
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

OWNER/DEVELOPER(S)
 Gary & Karen Fields
 1410 Silverado Drive
 Weatherford, Texas 76087

SURVEYOR
 Justin Rene Parenteau, RPLS
 State of Texas License No. 5959
 140 Hackberry Pointe Drive
 Weatherford, Texas 76087
 Phone No. 361-813-1888
 justin@noctuamaps.com

Plat Prepared By
 Advanced Development Service
 PO BOX 2557 • WEATHERFORD, TX 76086
 TELEPHONE: (817) 204-0028 • E-MAIL: justin@advanceddevelopmentsservice.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202400565
 01/08/2024 02:55 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 15, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



CABINET F, SLIDE 644