

VICINITY MAP NOT TO SCALE

CURVE	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	61.394°	158.10'	S10.371119° W161.158.66'	158.66'
C2	61.394°	158.10'	S10.371119° W161.158.66'	158.66'

PRELIMINARY PLAT OF
LOTS 1-32 "BARNETT RIDGE"
 BEING 65.483 ACRES SITUATED IN THE T. & P. RR. CO. SURVEY NO. 72, ABSTRACT NO. 1411, AND THE W.S. FONDREN SURVEY NO. 246, ABSTRACT NO. 492, PARKER COUNTY, TEXAS;

PROPERTY DESCRIPTION

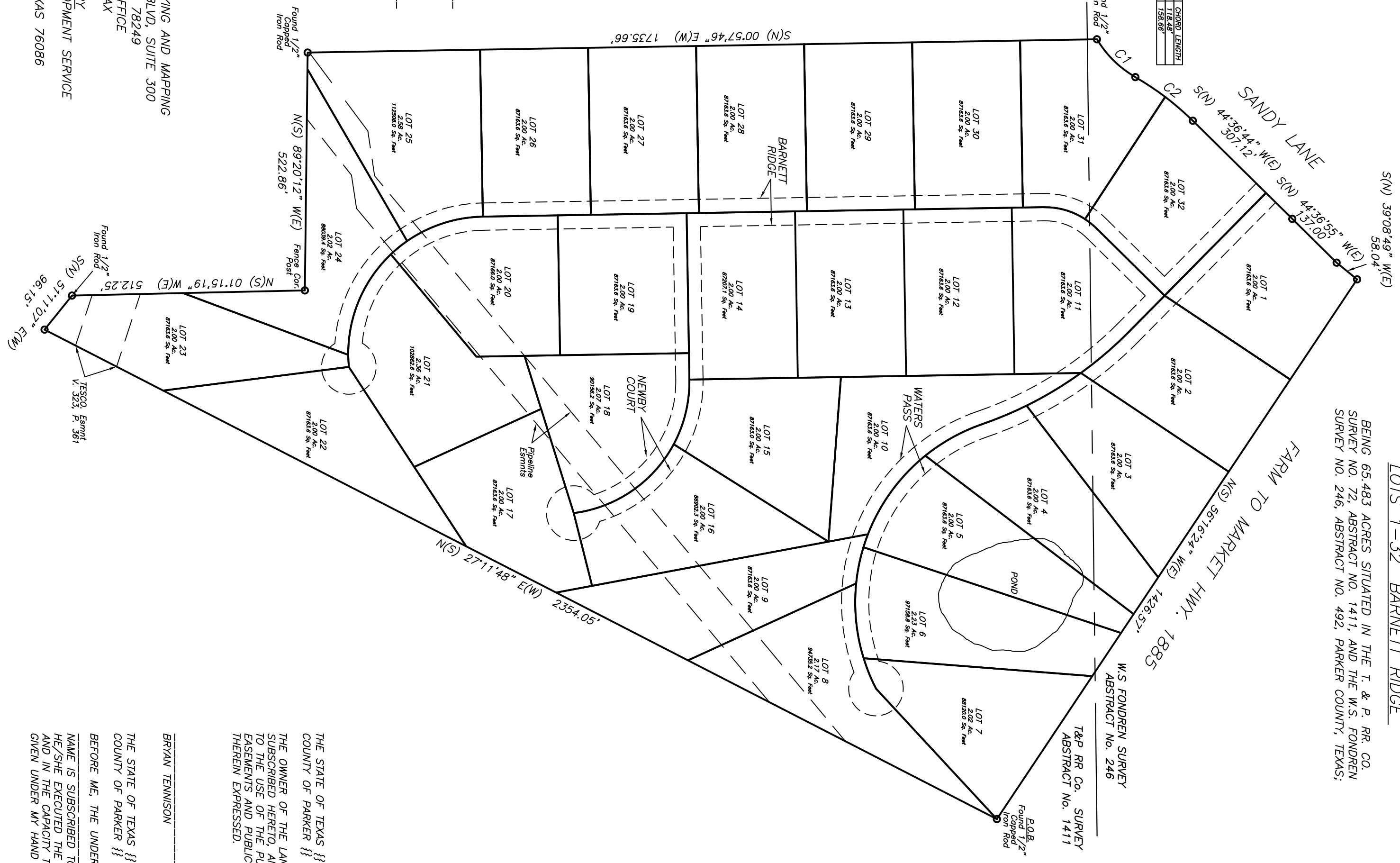
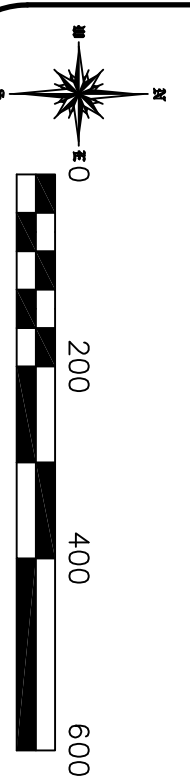
BEING A 65.483 ACRE TRACT OF LAND SITUATED IN THE T. & P. RR. CO. SURVEY NO. 72, ABSTRACT NO. 1411, AND THE W.S. FONDREN SURVEY NO. 246, ABSTRACT NO. 492, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT AS RECORDED IN DOCUMENT NUMBER 202144409 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY OF FARM TO MARKET ROAD 1885, BEING THE MOST EASTERLY CORNER OF SAID CALLED 32.73 ACRE TRACT;
 THENCE SOUTH 27 DEGREES 11 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID 32.73 ACRES, A DISTANCE OF 2354.05 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKED DATAPOINT #10194585, FOR THE SOUTHERN MOST CORNER OF THIS TRACT;
 THENCE NORTH 51 DEGREES 11 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 96.15 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 16.48 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO GARY LYNN GIBSON AND DEBBIE MARIE GIBSON FAMILY TRUST AS RECORDED IN VOLUME 2319, PAGE 610 OF SAID OFFICIAL PUBLIC RECORDS;
 THENCE NORTH 01 DEGREES 15 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF SAID 16.48 ACRE TRACT, A DISTANCE OF 512.25 FEET TO A 6 INCH WOOD FENCE CORNER POST FOUND FOR A NORTHEAST CORNER OF SAID 16.48 ACRE TRACT AND AN INTERIOR "ELL" CORNER OF THIS TRACT;
 THENCE NORTH 89 DEGREES 20 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 522.86 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, MARKED DATAPOINT #10194585, ON THE NORTH LINE OF SAID 16.48 ACRE TRACT, FOR A SOUTHEAST CORNER OF A CALLED 16.48 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1861, PAGE 734 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE NORTH 00 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE OF SAID V.L.B.S.T. TRACT, A DISTANCE OF 1235.66 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SANDY LANE, FOR THE NORTHEAST CORNER OF SAID V.L.B.S.T. TRACT FOR A NORTHWEST CORNER OF THIS TRACT, BEING IN A CURVE TO THE LEFT;

- NOTES:
- CALL UTILITY PROVIDERS AND/OR #911 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE SHOWN.
 - 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES.
 - 30' FRONT BUILDING SETBACK LINE, 10' SIDE AND REAR BUILDING SETBACK LINES.
 - BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
 - WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELLS.
 - THERE SHALL EXIST A 60' ROAD/EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT 4.384' IN LENGTH.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR AGRICULTURE AS IDENTIFIED IN THE HEREBY-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVERT THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTIMATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - USPS CLUSTER BOXES TO BE INSTALLED AT THE INTERSECTION OF THE NEW ROADWAY AND SANDY LN.

THE STATE OF TEXAS }
 COUNTY OF PARKER }
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE _____ DAY OF _____, 20____.

COUNTY JUDGE _____
 COMMISSIONER PRECINCT #1 _____
 COMMISSIONER PRECINCT #2 _____
 COMMISSIONER PRECINCT #3 _____
 COMMISSIONER PRECINCT #4 _____

LENHOLDER _____
 VANTAGE BANK _____
 SIGNATURE OF LENHOLDER _____
 THIS THE _____ DAY OF _____, 20____
 NOTARY PUBLIC, STATE OF TEXAS _____



SUBMITTED BY
 DATAPOINT SURVEYING AND MAPPING
 12450 NETWORK BLVD, SUITE 300
 SAN ANTONIO, TX. 78249
 777-726-4240 OFFICE
 777-726-4241 FAX

PLAT PREPARED BY
 ADVANCED DEVELOPMENT SERVICE
 PO BOX 2337
 WEATHERFORD, TEXAS 76086
 817-304-0028

DEVELOPED BY
 NOTEX CONSTRUCTION
 2505 ZION HILL RD.
 WEATHERFORD, TX 76088
 817-304-4631

CABINET _____, SLIDE _____

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT, WAS MADE ON THE GROUND UNDER MY SUPERVISION AS INDICATED BY THE METES AND BOUNDS, BEARINGS AND DISTANCES, AND APPROPRIATE EASEMENTS, ENCROACHMENTS AND PROVISIONS. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 4836701236, EFFECTIVE DATE APRIL 5, 2019 AND IT APPEARS THAT THE PROPERTY LIES WITHIN ZONE X, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.

--- FOR REVIEW ONLY ---

CASEY W. FAIRCLOTH
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6292
 FIRM REGISTRATION/LICENSE NO. 10194585
 FOR DATAPOINT SURVEYING AND MAPPING
 12450 NETWORK BLVD, SUITE 300
 SAN ANTONIO, TX. 78249
 (777) 726-4240 OFFICE
 (777) 726-4241 FAX

THE STATE OF TEXAS }
 COUNTY OF PARKER }
 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 _____ 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 THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____