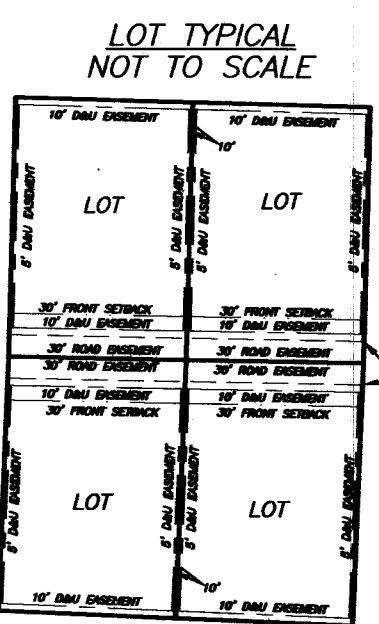


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2904.79'	1007.67'	N(S) 15°10'08" E(W)	1002.62'
C2	2904.79'	95.34'	S(N) 24°08'59" W(E)	95.34'
C3	2904.79'	70.17'	S(N) 22°32'03" W(E)	70.17'
C4	2904.79'	173.22'	S(N) 20°08'01" W(E)	173.20'
C5	2904.79'	344.39'	S(N) 15°01'43" E(W)	344.19'
C6	2904.79'	324.54'	N(S) 08°25'53" E(W)	324.37'
C7	384.72'	431.62'	S(N) 46°13'19" E(W)	409.33'
C8	384.72'	162.63'	S(N) 01°58'19" E(W)	161.42'
C9	300.00'	129.51'	S(N) 03°09'44" E(W)	128.50'
C10	300.00'	188.19'	S(N) 33°30'00" E(W)	185.12'
C11	300.00'	153.54'	S(N) 66°07'59" W(E)	151.87'
C12	272.22'	366.84'	S(N) 40°23'25" E(W)	339.70'
C13	272.22'	244.54'	S(N) 27°31'09" W(E)	236.40'
C14	272.22'	122.30'	N(S) 66°07'30" W(E)	121.28'
C15	300.00'	251.45'	N(S) 56°47'00" W(E)	244.15'
C16	300.00'	219.79'	N(S) 11°47'00" W(E)	214.91'
C17	384.72'	149.86'	S(N) 01°01'18" E(W)	148.92'
C18	384.72'	109.25'	N(S) 20°18'58" W(E)	108.88'
C19	384.72'	237.87'	S(N) 46°09'50" E(W)	234.10'
C20	384.72'	97.27'	N(S) 71°07'09" W(E)	97.01'
C21	205.85'	297.56'	N(S) 50°36'52" E(W)	272.32'
C22	1671.51'	283.29'	S(N) 83°07'15" E(W)	282.96'
C23	1671.51'	116.72'	N(S) 76°15'53" W(E)	116.70'
C24	875.80'	114.04'	S(N) 77°59'41" E(W)	113.96'
C25	875.80'	155.69'	S(N) 86°49'03" E(W)	155.48'
C26	875.80'	159.25'	N(S) 82°52'51" E(W)	159.03'
C27	205.85'	117.63'	S(N) 25°34'30" W(E)	116.04'
C28	205.85'	153.72'	N(S) 63°20'17" E(W)	150.18'
C29	205.85'	26.20'	N(S) 88°22'39" E(W)	26.18'
C30	1671.51'	240.55'	S(N) 83°51'12" E(W)	240.34'
C31	1671.51'	159.47'	S(N) 76°59'51" E(W)	159.41'
C32	875.80'	61.94'	S(N) 76°17'26" E(W)	61.93'
C33	875.80'	237.66'	N(S) 86°05'27" E(W)	236.93'
C34	875.80'	129.37'	N(S) 81°54'12" E(W)	129.25'
C35	745.65'	125.34'	N(S) 07°30'46" W(E)	125.19'
C36	745.65'	186.25'	N(S) 04°27'31" E(W)	185.77'
C37	1516.93'	82.23'	N(S) 10°03'41" E(W)	82.22'
C38	1516.93'	195.66'	N(S) 04°48'48" E(W)	195.53'
C39	1516.93'	147.78'	N(S) 01°40'22" W(E)	147.72'
C40	1516.93'	252.60'	N(S) 09°14'04" W(E)	252.31'
C41	1516.93'	80.81'	N(S) 15°31'51" W(E)	80.80'
C42	2740.20'	183.00'	N(S) 87°28'55" W(E)	182.97'
C43	2740.20'	253.62'	N(S) 82°55'02" W(E)	253.53'
C44	2740.20'	281.30'	N(S) 77°19'29" W(E)	281.18'
C45	2740.20'	91.04'	N(S) 73°25'55" E(W)	91.04'
C46	2740.20'	20.14'	S(N) 89°11'05" E(W)	20.14'
C47	2740.20'	361.87'	N(S) 85°11'27" W(E)	361.61'
C48	2740.20'	335.91'	N(S) 77°53'45" W(E)	335.70'
C49	264.72'	28.32'	S(N) 14°18'47" W(E)	28.31'
C50	264.72'	110.21'	S(N) 29°18'16" W(E)	109.41'
C51	264.72'	59.44'	S(N) 47°39'48" W(E)	59.31'
C52	264.72'	197.96'	N(S) 32°40'19" E(W)	193.38'
C53	1516.93'	190.26'	S(N) 13°27'51" E(W)	190.13'
C54	1516.93'	308.84'	S(N) 04°02'18" E(W)	308.31'
C55	1516.93'	259.99'	S(N) 06°42'16" W(E)	259.68'
C56	745.65'	148.03'	S(N) 05°55'37" W(E)	147.79'
C57	745.65'	163.56'	S(N) 06°02'40" E(W)	163.23'

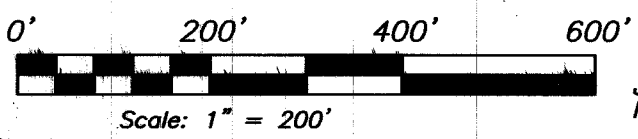
LINE	BEARING	DISTANCE
L1	S(N) 09°12'17" W(E)	59.61'
L2	N(S) 09°12'17" E(W)	80.65'
L3	S(N) 09°12'17" W(E)	98.50'
L4	N(S) 09°12'17" E(W)	51.76'
L5	N(S) 29°57'42" W(E)	136.82'



DEVELOPED BY
BAR H RANCH ESTATES, LP
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087



Job No. 202101008
Plot Date: 01/21/2021 4:00 pm

FINAL PLAT

BAR H RANCHE
LOTS 1-48, BLOCK A & LOTS 1-8, BLOCK B
114.439 ACRES OUT OF THE JOHN M. BRADLEY SURVEY,
ABSTRACT No. 117; THE W.B. WATSON SURVEY, ABSTRACT No.
1590; THE JOHN F. JORDAN SURVEY, ABSTRACT No. 759; AND
THE T.W. BECKWITH SURVEY, ABSTRACT No. 189,
PARKER COUNTY, TEXAS

20759.002.002.00
21590.001.002.00
20117.003.004.00
20117.001.002.00

E 650

- NOTES:
- PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 4836700400P, DATED APRIL 5, 2018.
 - CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOTS LINES AS SHOWN (SEE LOT TYPICAL).
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4302 (GRID).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ADJACENT AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY 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 ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - MINIMUM FINISHED FLOOR ELEVATIONS PER FLOOD STUDY PROVIDED BY JRG ENGINEERING.
 - USPS CLUSTER BOXES TO BE LOCATED WITHIN PRIVATE ROAD EASEMENT NEAR THE INTERSECTION OF HANSMA WAY AND BETHEL ROAD.