

Z. BURRIS SURVEY
ABSTRACT No. 57
DOC: 201731140
OPRPCT

S 14°38'10" E
42.58'
Approx. Survey Line

S 89°50'57" E
28.10'
S 00°52'24" W
343.50'

V. 1854, P. 636
OPRPCT
S 00°36'57" W
244.94'
S 00°03'15" E
154.72'
V. 2357, P. 1513
OPRPCT

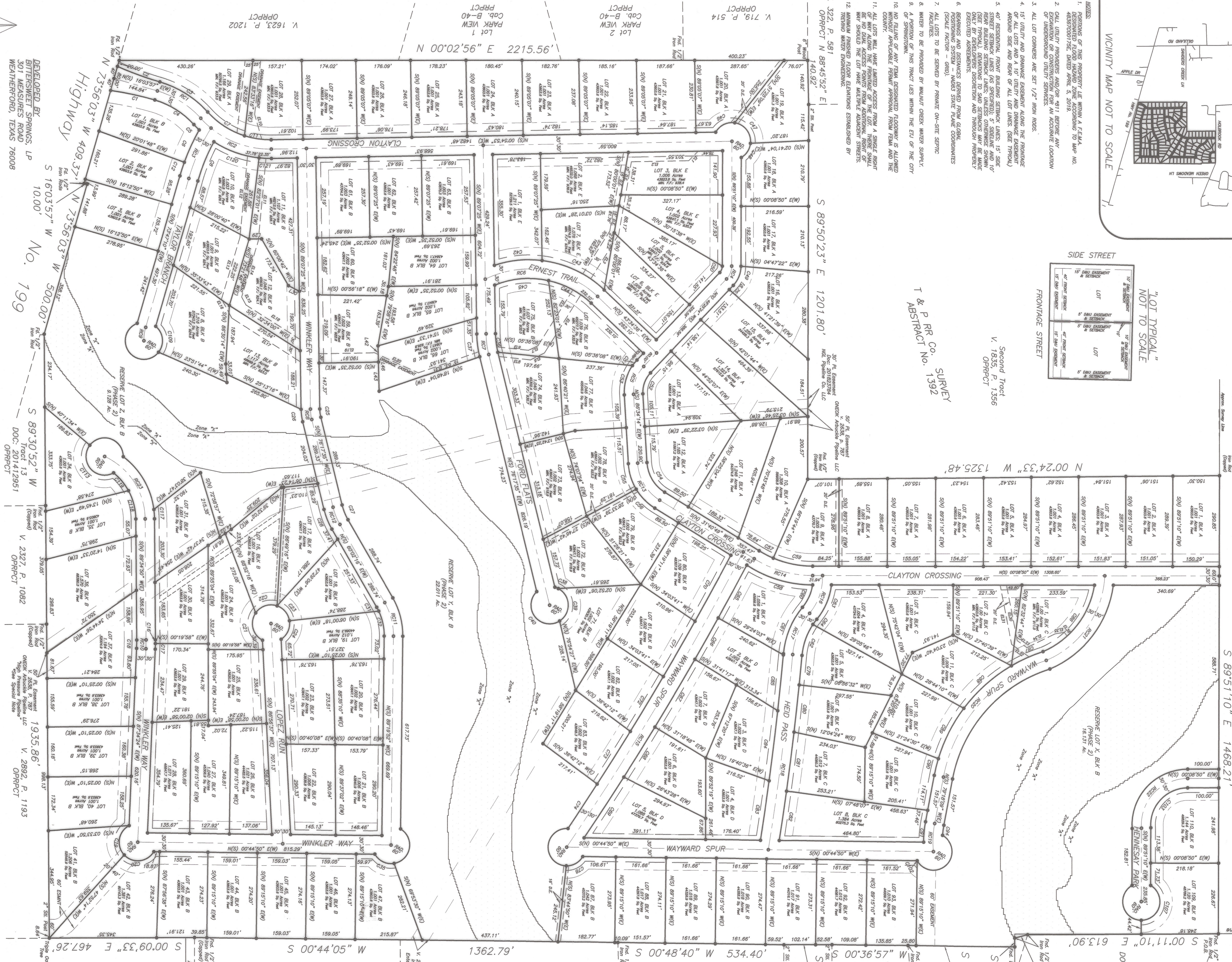
DOC: 201905494
OPRPCT

J. FRANKLIN SURVEY
ABSTRACT No. 462
V. 2357, P. 1521
OPRPCT

V. 2465, P. 1051
OPRPCT

G. DUNCAN SURVEY
ABSTRACT No. 375
DOC: 201719410
OPRPCT

Holbrook Road - Paved Surface
S 89°51'10" E 1468.21'



Second Tract
V. 1835, P. 1356
OPRPCT

T & P RR Co.
1392
SURVEY
ABSTRACT No. 1392

S 89°50'23" E 1201.80'
V. 322, P. 581
OPRPCT N 89°45'52" E
140.92'

V. 719, P. 514
OPRPCT

Lot 2
PARK VIEW
Cab. B-40
PRPCT

Lot 1
PARK VIEW
Cab. B-40
PRPCT

V. 1623, P. 1202
OPRPCT



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

SUBJECT BY
JUSTIN PARENTAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087

F. LIDDY SURVEY
ABSTRACT No. 829

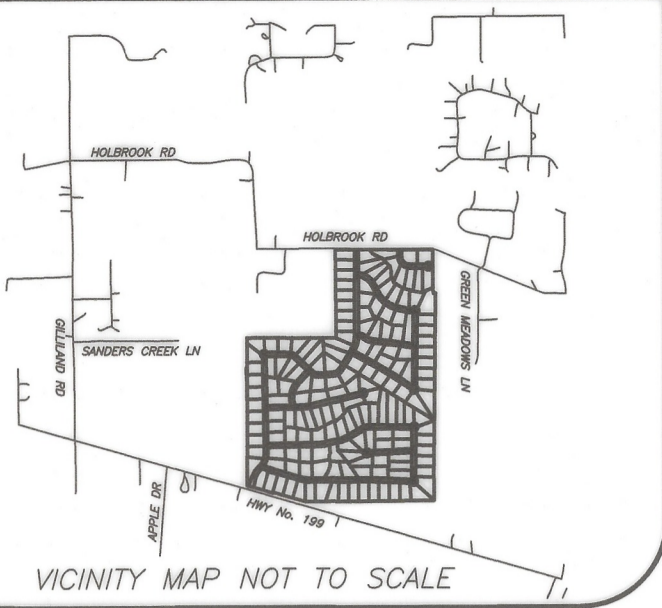
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E 7716

BITTERSWEET SPRINGS
LOTS 1-29, BLOCK A; LOTS 1-3, 8-13, 16-31, 34-47, 59-66
71-83, 87-93, 109-110, & RESERVE LOTS X, Y, & Z; BLOCK B;
LOTS 1-11, BLOCK C; LOTS 1-7, BLOCK D;
& LOTS 1-7, BLOCK E,
201.401 ACRES OUT OF THE F. LIDDY SURVEY,
ABSTRACT No. 829, PARKER COUNTY, TEXAS

ACCT NO: 10557
SCH DIST: SP

FINAL PLAT



ROAD CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curves RC1 through RC23 with their respective measurements.

LOT CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C121 with their respective measurements.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L67 with their respective bearings and distances.

BEING a 201.401 acres tract of land out of the F. LIDDY SURVEY, ABSTRACT No. 829, Parker County, Texas; being all of that certain tract as recorded in Doc: 202035806, Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod in the south line of Holbrook Road (a paved surface) for the northeast and beginning corner of this tract. Said iron rod being the called northwest corner of a tract of land as recorded in Doc: 201731140, Official Public Records, Parker County, Texas and the called northeast corner of the F. Liddy Survey, Abstract No. 849, Parker County, Texas.

THENCE S 00°11'10" E 613.90 feet along the west line of said Doc: 201731140 to a found 1/2" iron rod at the northwest corner of a tract of land as recorded in Doc: 20145173, Official Public Records, Parker County, Texas for a corner of this tract.

THENCE along the west line of said Doc: 20145173 the following courses and distances: S 14°38'10" E 42.58 feet to a found 1/2" iron rod for a corner of this tract. S 89°50'37" E 28.10 feet to a found bolt for a corner of this tract. S 00°52'24" W 343.50 feet to a found 1/2" iron rod at the northwest corner of a tract of land as recorded in V. 1854, P. 939, Official Public Records, Parker County, Texas, for a corner of this tract.

THENCE S 00°36'57" W 244.94 feet along the west line of said V. 1854, P. 939 to a 2" steel post at the northwest corner of a tract of land as recorded in V. 2357, P. 1513, Official Public Records, Parker County, Texas for a corner of this tract.

THENCE S 00°03'15" W 154.72 feet along the west line of said V. 2357, P. 1513 to a 2" steel post at the northwest corner of a tract of land as recorded in Doc: 201905494, Official Public Records, Parker County, Texas for a corner of this tract.

THENCE S 00°48'40" W 534.40 feet along the west line of said Doc: 201905494 to a found 1/2" iron rod at the northwest corner of a tract of land as recorded in V. 2357, P. 1521, Official Public Records, Parker County, Texas for a corner of this tract.

THENCE S 00°44'05" W 1362.79 feet along the west line of said V. 2357, P. 1521 and the west line of a tract of land as recorded in V. 2465, P. 1051, Official Public Records, Parker County, Texas to a found 1/2" capped iron rod (w/ aluminum cap) at the northwest corner of a tract of land as recorded in Doc: 20179410, Official Public Records, Parker County, Texas for a corner of this tract.

THENCE S 00°09'33" E 467.26 feet along the west line of said Doc: 20179410 to a triple oak tree at the northeast corner of a tract of land as recorded in V. 2892, P. 1193, Official Public Records, Parker County, Texas for the southeast corner of this tract.

THENCE S 89°30'52" W, at 8.64 feet passing a 2" steel post in the north line of said V. 2892, P. 1193 and at 1,006.77 feet passing a found 1/2" capped iron rod at the northwest corner of said V. 2892, P. 1193 and at 1,385.82 feet passing a found 1/2" capped iron rod at the northeast corner of said V. 2892, P. 1193 and the northwest corner of a tract of land known as "Tract 13" and recorded in Doc: 201412951, Official Public Records, Parker County, Texas, in all 1935.86 feet to a found 1/2" capped iron rod (stamped "Texas Surveying") in the northeast right-of-way of Highway No. 199 for a southern corner of this tract.

THENCE along the northeast right-of-way of said Highway No. 199 the following courses and distances:

N 7°35'03" W 500.0 feet to a found 1/2" capped iron rod (stamped "Texas Surveying") for a corner of this tract. S 16°03'57" W 10.00 feet to a found 1/2" capped iron rod (stamped "Texas Surveying") for a corner of this tract. N 7°35'03" W 409.37 feet to a found 1/2" iron rod at the southeast corner of a tract of land as recorded in V. 1623, P. 1202, Official Public Records, Parker County, Texas for the southeast corner of this tract.

THENCE N 00°02'56" E along the east line of said V. 1623, P. 1202 and Lots 1 & 2, Park View, according to the plat as recorded in Plat Cabinet B, Slide 40, Plat Records, Parker County, Texas, at 1815.33 feet passing a found 1/2" iron rod at the northwest corner of said Park View (Plat B, Sl. 40, PR007) and the southeast corner of a tract of land as recorded in V. 719, P. 514, Official Public Records, Parker County, Texas, and continuing in all 2215.56 feet to a 6" wood post in the south line of a tract of land as recorded in V. 322, P. 581, Official Public Records, Parker County, Texas for the most westerly northwest corner of this tract.

THENCE N 88°45'52" E 140.92 feet along the south line of said V. 322, P. 581 to a 2" steel post at the southeast corner of said V. 322, P. 581 and the southwest corner of a tract of land as recorded in V. 1835, P. 1356, Official Public Records, Parker County, Texas, for a corner of this tract.

THENCE S 89°50'23" E 1201.80 feet to a found 1/2" capped iron rod at the southeast corner of said V. 1835, P. 1356 for an interior ell corner of this tract. THENCE N 00°24'33" W 1325.48 feet along the east line of said V. 1835, P. 1356 to a found 1/2" capped iron rod at the northeast corner of said V. 1835, P. 1356 in the south line of said Holbrook Road for the most northerly northwest corner of this tract.

THENCE S 89°51'10" E 1468.21 feet along the south line of said Holbrook Road to the POINT OF BEGINNING.

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. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED 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 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



- NOTES: 1. PORTIONS OF THIS PROPERTY LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE... 2. CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION... 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS... 4. 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES... 5. 40' RESIDENTIAL FRONT BUILDING SETBACK LINES... 6. BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM... 7. ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES... 8. WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY... 9. A PORTION OF THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF SPRINGTOWN... 10. NO FILLING OF ANY FEMA DESIGNATED FLOODWAY IS ALLOWED WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY... 11. ALL LOTS WILL HAVE LIMITED ACCESS FROM A SINGLE RIGHT OF WAY ALONG THE FRONTAGE OF THE LOT... 12. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED BY TREVINO WATER ENGINEERING.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202122585 06/08/2021 10:50 AM Fee: 80.00 Lila Deakle County Clerk Parker County, Texas PLAT

E 776

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.

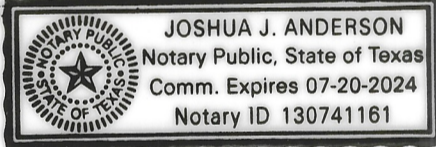
Signature of Chad Bushaw, Manager of Bittersweet Springs, LP.

BITTERSWEET SPRINGS, LP MANAGER: CHAD BUSHAW

THE STATE OF TEXAS } COUNTY OF PARKER }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD BUSHAW 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 11th DAY OF March, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ON THIS

THE 11 DAY OF March, 2021.

Signature of Scott Pedersen, Commission Chairman.

Signature of Denise Payne, City Secretary.

DEVELOPED BY BITTERSWEET SPRINGS, 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

FINAL PLAT

BITTERSWEET SPRINGS LOTS 1-29, BLOCK A; LOTS 1-3, 8-13, 16-31, 34-47, 59-66 71-83, 87-93, 109-110, & RESERVE LOTS X, Y, & Z, BLOCK B; LOTS 1-11, BLOCK C; LOTS 1-7, BLOCK D; & LOTS 1-7, BLOCK E, 201.401 ACRES OUT OF THE F. LIDDY SURVEY, ABSTRACT No. 829, PARKER COUNTY, TEXAS