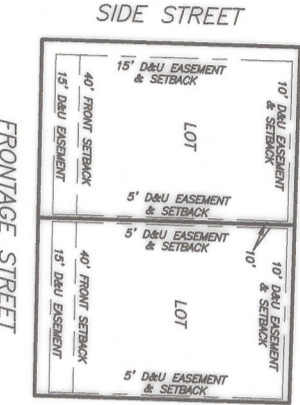


VICINITY MAP NOT TO SCALE



Second Tract
 V. 1835, P. 1336
 OPPRCT

T & P RR Co. SURVEY
 ABSTRACT NO. 1392

10557.00B.00X.10
10557.00B.00Y.10
10557.00B.00Z.10

1. DESIGNATED FLOOD HAZARD ZONE, FLOOD MAP NO. 4839700070E, DATED APRIL 5, 2018.
2. CALL UTILITY PROVIDERS AND/OR 911 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
3. ALL LOT CORNERS ARE SET 1/2" FROM ROADS.
4. 15' UTILTY AND DRAINAGE EASEMENT ALONG THE FRONTAGE STREET.
5. 40' RESERVATION FROM BUILDING SETBACK LINES, 15' SIDE SETBACK FROM BUILDING SETBACK LINES, UNLESS OTHERWISE SHOWN.
6. BEGINS AND DISTANCES DERIVED FROM SURVEY POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR = 0.9998).
7. ALL LOTS TO BE SERVED BY PRIMAIRE ON-SITE SEPTIC FACILITIES.
8. WATER TO BE PROVIDED BY WILMUT CREEK WATER SUPPLY OF SPRINGTOWN.
9. A PORTION OF THIS TRACT LIES WITHIN THE ENV OF THE CITY OF SPRINGTOWN.
10. NO FILING 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 AND SHALL BE ADJACENT TO A MAJOR ARTERIAL HIGHWAY SHOULD THE LOT HAVE MULTIPLE ADJACENT STRETS.
12. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED BY FLOOD CONTROL DISTRICT.

V. 322, P. 581
 OPPRCT N 88°45'52" E 140.92'

V. 719, P. 514
 OPPRCT N 95°20'00" E 2215.56'

V. 322, P. 581
 OPPRCT N 88°45'52" E 140.92'

V. 322, P. 581
 OPPRCT N 88°45'52" E 140.92'

V. 322, P. 581
 OPPRCT N 88°45'52" E 140.92'



BITTERSWEET SPRINGS
 PLAT CAB. E, SLIDE 773
 OPPRCT

BITTERSWEET SPRINGS
 PLAT CAB. E, SLIDE 773
 OPPRCT

BITTERSWEET SPRINGS
 PLAT CAB. E, SLIDE 773
 OPPRCT

BITTERSWEET SPRINGS
 PLAT CAB. E, SLIDE 773
 OPPRCT

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 OPPRCT

BITTERSWEET SPRINGS
 PLAT CAB. E, SLIDE 773
 OPPRCT

BITTERSWEET SPRINGS
 PLAT CAB. E, SLIDE 773
 OPPRCT

DEVELOPED BY
 BITTERSWEET SPRINGS, LP
 301 MEASURES ROAD
 WEATHERFORD, TEXAS 76008

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

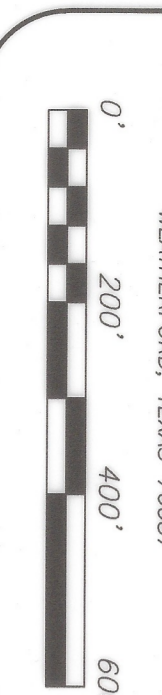
SURRENDERED BY
 JUSTIN PARENTAUX
 140 HACKBERRY POINTE DR
 WEATHERFORD, TEXAS 76087

SEVERAL NOTE:
 OWNER AGREES TO MAINTAIN, L.L.C. AGREES TO MAINTAIN
 THE LOT AND BUILDING SETBACKS AND THE EASEMENTS
 AND RESERVATIONS SHOWN HEREON. IF THE EASEMENTS
 AND RESERVATIONS SHOWN HEREON ARE NOT MAINTAINED
 OR VIOLATED, THE SURVEYOR WILL BE RESPONSIBLE FOR
 THE REPAIR AND MAINTENANCE OF THE EASEMENTS AND
 RESERVATIONS SHOWN HEREON. THE SURVEYOR DOES
 NOT WARRANT THE ACCURACY OF THE SURVEY OR THE
 FITNESS OF THE EASEMENTS AND RESERVATIONS SHOWN
 HEREON FOR ANY PARTICULAR PURPOSE. THE SURVEYOR
 ACCEPTS NO LIABILITY FOR ANY DAMAGES OF ANY KIND
 OR LOSS OF PROFITS OR OTHER ECONOMIC DAMAGES
 ARISING FROM THE USE OF THIS SURVEY. THE SURVEYOR
 ACCEPTS NO LIABILITY FOR ANY DAMAGES OF ANY KIND
 ARISING FROM THE USE OF THIS SURVEY.

FINAL PLAT
 BITTERSWEET SPRINGS
 LOTS 94X-108X, 48Y-58Y, 67Y-70Y,
 84Y-86Y, 4Z-7Z, 14Z, 15Z, 32Z, & 33Z, BLOCK B
 BEING A REPLAT OF "RESERVE LOTS"
 X, Y & Z, BLOCK B, BITTERSWEET SPRINGS,
 ACCORDING TO THE PLAT AS RECORDED IN
 PLAT RECORDS, PARKER COUNTY, TEXAS

FINAL PLAT
 BITTERSWEET SPRINGS
 LOTS 94X-108X, 48Y-58Y, 67Y-70Y,
 84Y-86Y, 4Z-7Z, 14Z, 15Z, 32Z, & 33Z, BLOCK B
 BEING A REPLAT OF "RESERVE LOTS"
 X, Y & Z, BLOCK B, BITTERSWEET SPRINGS,
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 84Y-86Y, 4Z-7Z, 14Z, 15Z, 32Z, & 33Z, BLOCK B
 BEING A REPLAT OF "RESERVE LOTS"
 X, Y & Z, BLOCK B, BITTERSWEET SPRINGS,
 ACCORDING TO THE PLAT AS RECORDED IN
 PLAT RECORDS, PARKER COUNTY, TEXAS



F-21

10557
SP
J-5

C. DUNCAN SURVEY
 ABSTRACT NO. 375
 DOC: 201719410

V. 2465, P. 1051
 OPPRCT

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

DOC: 201905494
 OPPRCT

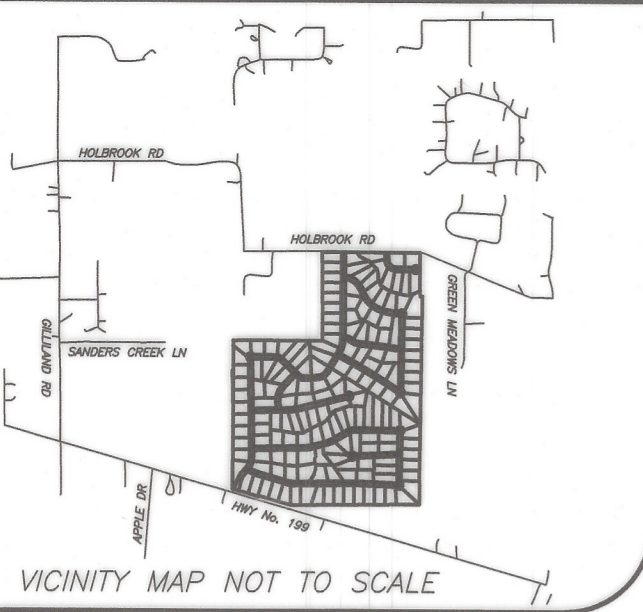
V. 1854, P. 636
 OPPRCT

DOC: 201415173
 OPPRCT

Z. BURRIS SURVEY
 ABSTRACT NO. 57
 DOC: 201731140
 OPPRCT

DOC: 201905494
 OPPRCT

V. 2357, P. 1513
 OPPRCT



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.

FLOOD PLAIN DRAINAGE EASEMENT and DRAINAGE EASEMENT TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement lines EL1 through EL39 with their respective bearings and distances.

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.

Handwritten signature of Chad Bushaw.

BITTERSWEET SPRINGS, LP MANAGER: CHAD BUSHAW

THE STATE OF TEXAS } COUNTY OF PARKER }

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.

Handwritten signature of Joshua J. Anderson.

Notary Public, State of Texas. Comm. Expires 07-20-2024. Notary ID 130741161.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ON THIS

THE 27 DAY OF July, 2024.

Handwritten signature of Denise Taylor.

Denise Taylor, 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 94X-108X, 48Y-58Y, 67Y-70Y, 84Y-86Y, 4Z-7Z, 14Z, 15Z, 32Z, & 33Z; BLOCK B

BEING A REPLAT OF "RESERVE LOTS" X,Y,&Z, BLOCK B; BITTERSWEET SPRINGS; ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 776; PLAT RECORDS, PARKER COUNTY, TEXAS

F 21

BEING 47.27 acres out of the F. LIDDY SURVEY, ABSTRACT No. 829, Parker County, Texas; being a replat of all of the "Reserve Lots" X, Y, & Z, Block B as recorded in Plat Cabinet E, Slide 776 / Doc: 202122585, Official Public Records, Parker County, Texas.

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.

Handwritten signature of 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

- NOTES: 1. PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE... 2. CALL UTILITY PROVIDERS... 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS... 4. 15' UTILITY AND DRAINAGE EASEMENT... 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... 11. ALL LOTS WILL HAVE LIMITED ACCESS FROM A SINGLE RIGHT OF WAY... 12. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED BY TREVINO WATER ENGINEERING.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202129524 07/28/2024 11:20 AM Fee: \$0.00 Lila Deakle, County Clerk Parker County, Texas PLAT