

STATE OF TEXAS

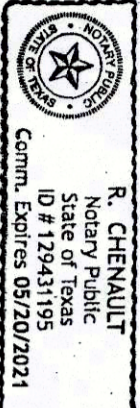
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared L.P. Ladouceur, President, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of March 2020

Notary Public in and for the State of Texas

My Commission Expires On: 5-20-21



STATE OF TEXAS

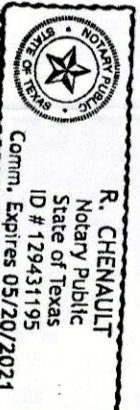
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Brooke Ladouceur, Vice President, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of March 2020

Notary Public in and for the State of Texas

My Commission Expires On: 5-20-21



STATE OF TEXAS

COUNTY OF PARKER

2020065395 PLAT Total Pages: 1

WHEREAS, POINTE CLAIRE, LLC (Doc No. 201924087), acting by and through its duly authorized agent, is the sole owner of 70,596 acres being a portion of 152,695 acre tract situated in and being a portion of AARON OVERTON SURVEY, ABSTRACT No. 1032 and the J. BOYD SURVEY, ABSTRACT No. 63, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northeast corner of a tract of land described by deed to Tamar Arabians, LLC, recorded in Doc No. 201924087 Official Records, Parker County, Texas, said tract being called by deed to be the southeast corner of said J. Boyd Survey and the most northerly northeast corner of the M. Lane Survey, Abstract No. 2020, Parker County, Texas;

THENCE S 57°28'40" W, 48.49 feet to a post;

THENCE N 35°56'53" W, 68.67 feet to a post;

THENCE N 32°06'08" W, 98.02 feet to an iron rod set;

THENCE N 26°52'04" W, 81.23 feet to an iron rod set;

THENCE N 24°16'50" W, 1069.00 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southeast corner of Silver Saddle Ranch, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records, Parker County, Texas;

THENCE N 60°07'28" E, with the south line said Silver Saddle Ranch, 1288.94 feet to an iron rod set;

THENCE S 67°50'25" E, 495.53 feet to an iron rod set;

THENCE S 31°29'21" W, 965.27 feet to an iron rod set;

THENCE S 65°30'39" E, 1149.42 feet to an iron rod set;

THENCE S 39°59'54" E, 71.39 feet to an iron rod set;

THENCE S 59°27'03" E, 559.91 feet to an iron rod set. In the northwest right of way line of Tin Top Road;

THENCE with the northwest right of way line of said Tin Top Road the following courses and distances:

S 30°33'02" W, 512.56 feet to an iron rod set at the beginning of a curve to the left with a radius of 1580.00 and whose chord bears S 22°39'15" W, 434.05 feet;

With said curve to the left through a central angle of 15°47'24" and a distance of 435.43 feet to an iron rod set;

S 14°45'33" W, 301.12 feet to an iron rod set at the southeast corner of said Tamar Arabians LLC tract;

THENCE with the east line of said Tamar Arabians LLC tract the following courses and distances:

N 30°06'53" W, 1154.30 feet to a post;

N 30°06'57" W, 317.95 feet to an iron rod set;

S 62°31'57" W, 122.44 feet to an iron rod set;

S 69°30'45" W, 118.03 feet to a tree;

N 30°18'58" W, 684.23 feet to the POINT OF BEGINNING and containing 70,596 acres (3,076,176 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, POINTE CLAIRE, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 25 AND LOTS 48 AND 49, BLOCK 1, BLUE BONNET RIDGE, PHASE 1, AN ADDITION IN PARKER COUNTY, TEXAS being 70,596 acres being a portion of 152,695 acre tract situated in and being a portion of Aaron Overton Survey Abstract No. 1032 and the J. Boyd Survey Abstract No. 63, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS my hand at Weatherford, Parker County, Texas this 15th day of MARCH, 2020.

L. Ladouceur, President  
Brooke Ladouceur, Vice President

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Decker

2020065395  
Doc# 2020065395  
Filed: 03/15/20  
Lila Decker, County Clerk  
Parker County, Texas  
PLAT

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, paths, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of [Signature]

LINE TABLE

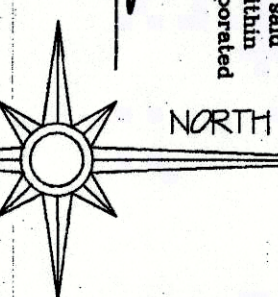
LI N 53°27'03" W 10.00'
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NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD RESURVEY MAP (FIRM) EXTENSION NUMBER 17038, THERE IS A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA. ZONE X-1:1X ANNUAL CHANCE FLOOD HAZARD AREA. NOTE: GRADING PASSES IS TEXAS STATE PLANE SYSTEM NORTH CENTRAL ZONE, MVD 63.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of utilities, trenching, excavation or building.

2020

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, L.P. Ladouceur, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any Incorporated city or town, Parker County, Texas.



SCALE: 1" = 200'

HARLAN LAND SURVEYING, INC.  
109 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO: (817) 598-9700 - (817) 599-0880  
FAX: METRO (817) 341-2833  
FIRM #10088500 harland@hls.com

DRAINAGE EASEMENT  
E1 S 19°10'50" W 46.46'  
E2 N 81°06'10" W 50.72'  
E3 S 40°08'40" W 55.33'  
E4 N 70°45'40" W 64.78'

J. BOYD SURVEY  
ABSTRACT No. 63

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

Surveyor is not responsible for locations of underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a 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.

LINEAR FEET OF ROADS: 3292 FEET  
WATER: INDIVIDUAL, PRIVATE WELLS  
WASTEWATER: INDIVIDUAL, PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074  
JANUARY 2020



1/2" IRON ROD UNLESS NOTED  
1/2" IRON ROD (HARLAN, 2074 CAP)

FINAL PLAT  
LOTS 1 THROUGH 25 AND LOTS 48 AND 49, BLOCK 1  
BLUE BONNET RIDGE, PHASE 1  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being 70,596 acres being a portion of 152,695 acre tract situated in and being a portion of Aaron Overton Survey Abstract No. 1032 and the J. Boyd Survey, Abstract No. 63 Parker County, Texas

APPROVED by the Commissioner of Parker County, Texas, this 15th day of MARCH, 2020.  
Pat Dean, County Judge  
Craig Peacock, Commissioner Precinct #1  
State Dugan, Commissioner Precinct #3

ACCT. NO.: 105169  
SCH. DIST.: HEX  
CITY: SWE  
MAP NO.: 21032.000.000.00

Cabinet/Instrument # 483  
Slide 483  
GRAPHIC SCALE - FEET  
0 200 400 600