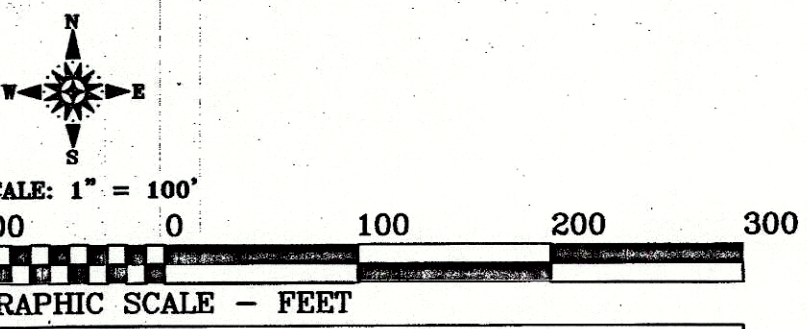


Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	45.00'	71.12'	90°33'28"	63.95'	N 43°46'39" W
C2	300.00'	75.23'	14°22'06"	75.03'	N 05°49'15" W
C3	300.00'	39.56'	6°24'31"	39.54'	N 18°12'34" W
C4	300.00'	108.79'	20°46'37"	108.19'	S 09°01'31" E

Course	Bearing	Distance
L1	S 88°10'27" W	30.05'

Utilities:
 Water: Walnut Creek SUD
 Electric: Tri-County Co-op
 Telephone: Frontier
 Sewer: private septic system

Linear feet of roads: No new roads



OWNERS/DEVELOPERS:
 Johnnie Scrimshire
 200 Munn Road
 Springtown, TX 76082
 817-597-8742

Bluegrass Land Partners, LLC
 430 West Rock Island Ave.
 Boyd, TX 76023

MDH SURVEYING
 348 CUNDIFF-CRAFTON RD.
 CHICO, TX 76431
 940-644-2800
 mdhsurveying@hotmail.com
 Texas Registration No. 10163500



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.

M.D. Herrigers 12/3/19
 M.D. Herrigers R.P.L.S. # 5947

THE STATE OF TEXAS ||
 COUNTY OF PARKER ||

APPROVED by the Commissioners Court of Parker County, Texas, on this the 4 day of December, 2019.

Pat Deen
 Pat Deen, County Judge

George Conley
 George Conley
 Commissioner Precinct #1

Larry Walden
 Larry Walden
 Commissioner Precinct #3

Craig Peacock
 Craig Peacock
 Commissioner Precinct #2

Steve Dugan
 Steve Dugan
 Commissioner Precinct #4

Notes:
 1/2" iron rod with an orange plastic cap stamped MDH RPLS 5947 set at all corners, unless otherwise noted.

According to a copy of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map Number 48367C0175 E effective date September 26, 2008 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

Bearings based on Nad-83 Datum.

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 penalties.

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

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

Building Lines, Drainage & Utility Easements:
 The building lines will be 55 feet from the centerline of Bluegrass Trail and 10 feet from the side and rear of the lots and as shown on the plat.

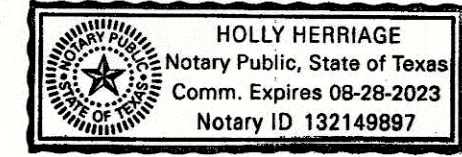
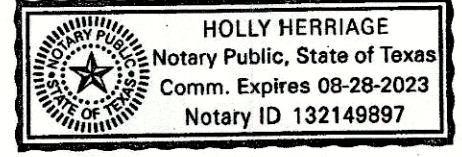
The drainage and utility easement will be 40 feet from the centerline of Bluegrass Trail and 5 feet from the side and rear of the lots and as shown on the plat.

No part of this subdivision is located within the extraterritorial jurisdiction of any municipality.

LIENHOLDER
 Johnnie Scrimshire
 200 Munn Road
 Springtown, TX 76082

Johnnie Scrimshire
 Signature of Lienholder

This the 4 day of December, 2019,
Holly HERRIGERS
 Notary Public, State of Texas



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 Lila Deakle
 201933005
 12/09/2019 11:26 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

20008.009.007.50
 20008.002.002.00

STATE OF TEXAS ||
 COUNTY OF PARKER ||

Whereas Johnnie Scrimshire, the Executor of the Estate of Jerry Herman Newby, the owner of a 2.00 acre tract in the Woodson D. Henry Survey, Abstract Number 608, Parker County, Texas, being the remainder of a certain called 24.00 acre tract described in Volume 1834, Page 1104, Real Records, Parker County, Texas and Whereas Bluegrass Land Partners, LLC, the owner of a 14.69 acre tract in the Woodson D. Henry Survey, Abstract Number 608, Parker County, Texas, being the same tract conveyed to Bluegrass Land Partners, LLC, in Clerk's File Number 201932498, Official Records, Parker County, Texas and being described by metes and bounds as follows:

BEGINNING at a PK nail found at the intersection of Dobbs Trail and Munn Road for the Southwest corner of said 24.00 acre tract and said Bluegrass Land Partners tract; THENCE North 01°21'37" East with said Munn Road and the West line of said 24.00 acre tract a distance of 913.90 feet to a 1/2" iron rod found for the Northwest corner of said Bluegrass Land Partners tract;
 THENCE South 88°40'44" East a distance of 848.93 feet to a 1/2" iron rod found in the East line of said 24.00 acre tract for the Northeast corner of said Bluegrass Land Partners tract;
 THENCE South 01°20'51" West with the East line of said 24.00 acre tract a distance of 629.13 feet to a 1/2" iron rod found for a corner of said Bluegrass Land Partners tract and the Northeast corner of a certain called 1.00 acre tract recorded in Clerk's File Number 201625616, Official Records, Parker County, Texas;
 THENCE North 89°31'16" West a distance of 159.96 feet to a 1/2" iron rod found for a corner of said Bluegrass Land Partners tract and the Northwest corner of said 1.00 acre tract;
 THENCE South 01°21'48" West a distance of 272.12 feet to a PK nail found in said Dobbs Trail and the South line of said 24.00 acre tract for the Southeast corner of said Bluegrass Land Partners tract and the Southwest corner of said 1.00 acre tract;
 THENCE North 89°32'05" West with said Dobbs Trail and the South line of said 24.00 acre tract a distance of 689.19 feet to the POINT OF BEGINNING and containing 16.69 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Johnnie Scrimshire, the Executor of the Estate of Jerry Herman Newby, and Bluegrass Land Partners, LLC, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 14, BLOCK 1, BLUEGRASS ESTATES, an addition to Parker County, Texas, being 16.69 acres situated in the Woodson D. Henry Survey, Abstract Number 608, Parker County, Texas and does hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Johnnie Scrimshire
 Johnnie Scrimshire, Executor

Charles Lambert
 Charles Lambert
 President, Member Manager
 Bluegrass Land Partners LLC

Date: December 4, 2019 Date: December 4, 2019

STATE OF TEXAS ||
 COUNTY OF PARKER ||

BEFORE ME, the undersigned authority, on this day personally appeared Johnnie Scrimshire, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 4 day of December, 2019.

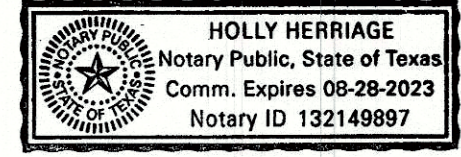
Holly HERRIGERS
 Notary Public in and for The State of Texas

STATE OF TEXAS ||
 COUNTY OF PARKER ||

BEFORE ME, the undersigned authority, on this day personally appeared Charles Lambert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 4 day of December, 2019.

Holly HERRIGERS
 Notary Public in and for The State of Texas



ACCT. NO.:
 SCH. DIST.:
 CITY:
 MAP NO.:

10572
 SP
 L-4

FINAL PLAT
 Bluegrass Estates
 LOTS 1-14, BLOCK 1
 AN ADDITION TO PARKER COUNTY, TEXAS.
 Being 16.69 acres in the Woodson D. Henry Survey,
 Abstract Number 608, Parker County, Texas.