

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C1	994.93'	279.50'	N 81°25'30" E 278.58'

CULVERT CROSSING TABLE			
CULVERT	#-SIZE	TYPE	LOCATION
Northern crossing	4-36"	CMP	between Lots 6 and 25
Southern crossing	3-36"	CMP	between Lots 13 and 32

DETECTION POND EASEMENT TABLE			
LINE	BEARING	DISTANCE	
L1	S 18°28'19" W	41.36'	
L2	S 33°41'24" W	35.68'	
L3	S 45°29'08" W	86.92'	
L4	S 53°47'26" W	58.70'	
L5	N 81°52'12" W	84.69'	
L6	N 44°23'49" W	52.18'	
L7	N 36°19'30" W	141.95'	
L8	N 42°06'37" E	65.59'	
L9	N 49°20'36" E	58.36'	
L10	N 87°55'03" E	57.33'	
L11	N 49°56'21" E	59.88'	
L12	N 63°43'20" E	185.88'	
L13	N 85°01'49" E	48.10'	
L14	S 38°39'35" E	13.34'	
L15	S 48°08'42" W	33.56'	
L16	S 23°33'55" W	53.41'	
L17	S 25°06'53" W	55.22'	
L18	S 23°13'02" W	88.33'	
L19	N 89°50'59" E	36.99'	

John Trammell Jr.
Brenda Self
V. 2253, P. 165

Easements:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

Adam Mitchell
Doc. No. 201703331



T. & L. CO. SURVEY
SECTION 244
ABSTRACT NO. 1308

T. & L. CO. SURVEY
SECTION 244
ABSTRACT NO. 1308

T. & L. CO. SURVEY
SECTION 244
ABSTRACT NO. 641

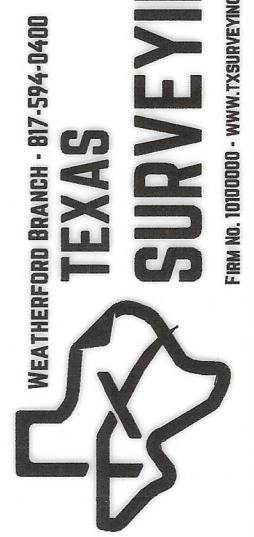
Debra Brown, Karen Hapseth,
and Paul Matthews, III
V. 1272, P. 453

Joyce Buchanan
Doc. No. 201628799

Robert Brown
Doc. No. 201723561

Final Plat
Lots 1-38
Goodnight Ranch
an Addition in Parker and
Palo Pinto County, Texas
Being a 159.569 acre tract out of the
T.E. & L. Co. SURVEY, SECTION 2544,
ABSTRACT NO. 641, Palo Pinto County, and
ABSTRACT NO. 1308, Parker County, Texas.

October 2021



WEATHERFORD BRANCH - 817-594-0400

FIRM NO. 10100000 - WWW.TXSURVEYING.COM

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

OWNER/PLATTEE(S): W, a Texas joint venture
Hill Country Surveyors, L.P.
ATTN: Sharon Beach
1400 Shadale Road
Poochville, TX 76487



F 85

Whereas Hutton - Bluestem JV, a Texas joint venture, being the sole owners of a certain 159.569 acres tract of land out of the T.E.&L. CO. SURVEY, SECTION 2544, ABSTRACT No. 641, Palo Pinto County, Texas and T.E.&L. CO. SURVEY, ABSTRACT NO. 1308, Parker County, Texas; being all of that certain tract conveyed to Hutton - Bluestem JV, a Texas joint venture in Document No. 202128739, 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 5/8" capped iron rod stamped "Award 5606" in the monumented south right of way of Farm to Market Highway No. 52, being the northeast corner of that certain 158.10 acres tract conveyed to Brown, Hagseth and Mathews in Volume 1272, Page 453, Real Property Records, Palo Pinto County, Texas, same being the northwest corner of said Hutton - Bluestem JV tract for the northwest and beginning corner of this tract. WHENCE the southwest corner of said T.E. & L. CO. SURVEY, SECTION 2544, ABSTRACT NO. 641 is calculated to bear S 26°44'42" W 4161.49 feet.

THENCE with the monumented south right-of-way line of said Farm to Market Highway No. 52 and the north line of said Hutton - Bluestem JV tract the following:

N 89°28'03" E 1604.06 feet to a found 5/8" capped iron rod stamped "Award 5606" for a corner of this tract.

Northeasterly along the arc of a curve to the left, having a radius of 994.93 feet, an arc length of 279.50 feet, and whose chord bears N 81°25'30" E 278.58 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the northeast corner of said Hutton - Bluestem JV tract and this tract.

THENCE S 00°07'52" W 1872.30 feet to a found 1/2" iron rod in the east line of said Hutton - Bluestem JV tract for the southwest corner of that certain tract of land conveyed to John Trammell Jr. & Brenda Self in Volume 2253, Page 165, Real Property Records, Parker County, Texas, for a corner of this tract.

THENCE S 00°22'21" E 1873.10 feet to a point in the approximate centerline of Old Oran Road (a paved surface) for the southeast corner of said Hutton - Bluestem JV tract and this tract.

THENCE S 89°28'24" W 1877.70 feet along the approximate centerline of said Old Oran Road to a found 60D nail for the southwest corner of said Hutton - Bluestem JV tract and this tract.

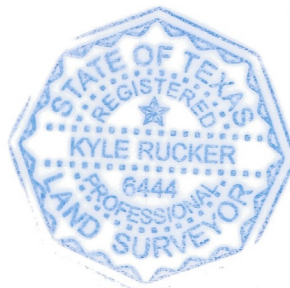
THENCE N 00°09'01" W 3706.18 feet with the east line of said Brown, Hagseth, and Mathews tract to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: June 15, 2021 - W2106011-P



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
Hutton - Bluestem JV, a Texas joint venture
ATTN: Sharon Beach
1400 Shaddle Road
Poolville, TX 76487

Easements:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

STATE OF TEXAS
COUNTY OF Parker
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8 DAY OF November, 2021.
COUNTY JUDGE George A. Conley
COMMISSIONER PRECINCT #1
Lanny Walden
COMMISSIONER PRECINCT #3
Chris Paul
COMMISSIONER PRECINCT #2
Absent
COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202144083
11/10/2021 12:33 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 85

Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map Nos. 48363C0225F & 48367C0100F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)
- 4) Underground utilities located per 811 ticket number 2166967458. Call 811 and/or Utility Providers before excavation or construction.
- 5) Sanitary sewer is to be provided by on-site septic facilities.
- 6) Water is to be provided by private water wells.

This plat represents property which has been platted without a groundwater certification (Texas Local Government Code, Section 232.0032) provided by Upper Trinity Groundwater Conservation District (UTGCD).

Two test wells were dug - one in Palo Pinto County with output of 18.90 GPM and one in Parker County with output of 9.65 GPM. Well reports were provided by Moore's Water Well Service (3633 S HWY 281, Mineral Wells, TX 76067), dated August 12, 2021.

- 7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 9) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.
- 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 11) All of Lot 15 is situated in Palo Pinto County and all of Lot 16 is situated in Parker County, per county line monumentation located on the ground during this survey.
- 12) Detention pond easement extents based on drainage study provided by Trevino Water Engineering ("Unnamed Tributaries to Turkey Creek" dated September 24, 2021).

Now, Therefore, Know All Men By These Presents:

That Sharon Beach acting herein and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-38, Goodnight Ranch, an addition in Palo Pinto and Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County and Palo Pinto County, Texas.

Witness, my hand, this the 5 day of October, 2021.

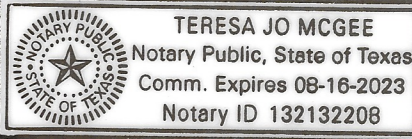
By: Sharon Beach
Hutton - Bluestem JV, a Texas joint venture
Sharon Beach (authorized representative)

State of Texas
County of Parker

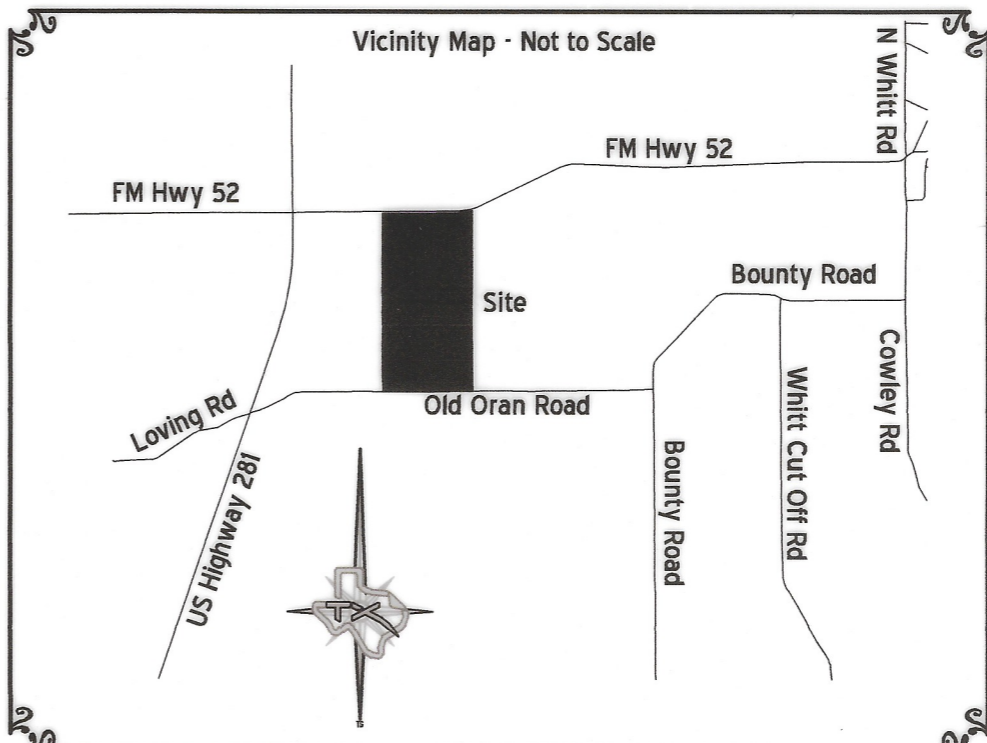
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sharon Beach, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 5th day of October, 2021.

Teresa Jo McGee
Notary Public in and for the State of Texas



GROUNDWATER CERTIFICATION STUDY
ATTACHED TO PLAT. QUESTIONS PLEASE
CONTACT UPPER TRINITY GROUNDWATER
CONSERVATION DISTRICT 817-523-5200



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