

OWNER'S CERTIFICATE

That I, JCEF LIMITED, LLC., the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as GREMMINGER RANCH AT SOUTHRIDGE. This plat being a subdivision of 126.025 acres out of the E. Myers Survey, Abstract No. 963 and the T. Phillips Survey, Abstract No. 1082, both in Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated and do hereby dedicate to the public all roads as shown hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 5th DAY OF January, 2021

BY: *Everett Frazier*
EVERETT FRAZIER, Managing Member

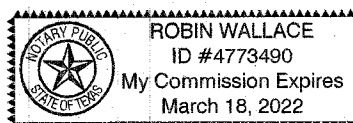
STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EVERETT FRAZIER, 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 5th day of January, 2021

Robin Wallace
Signature

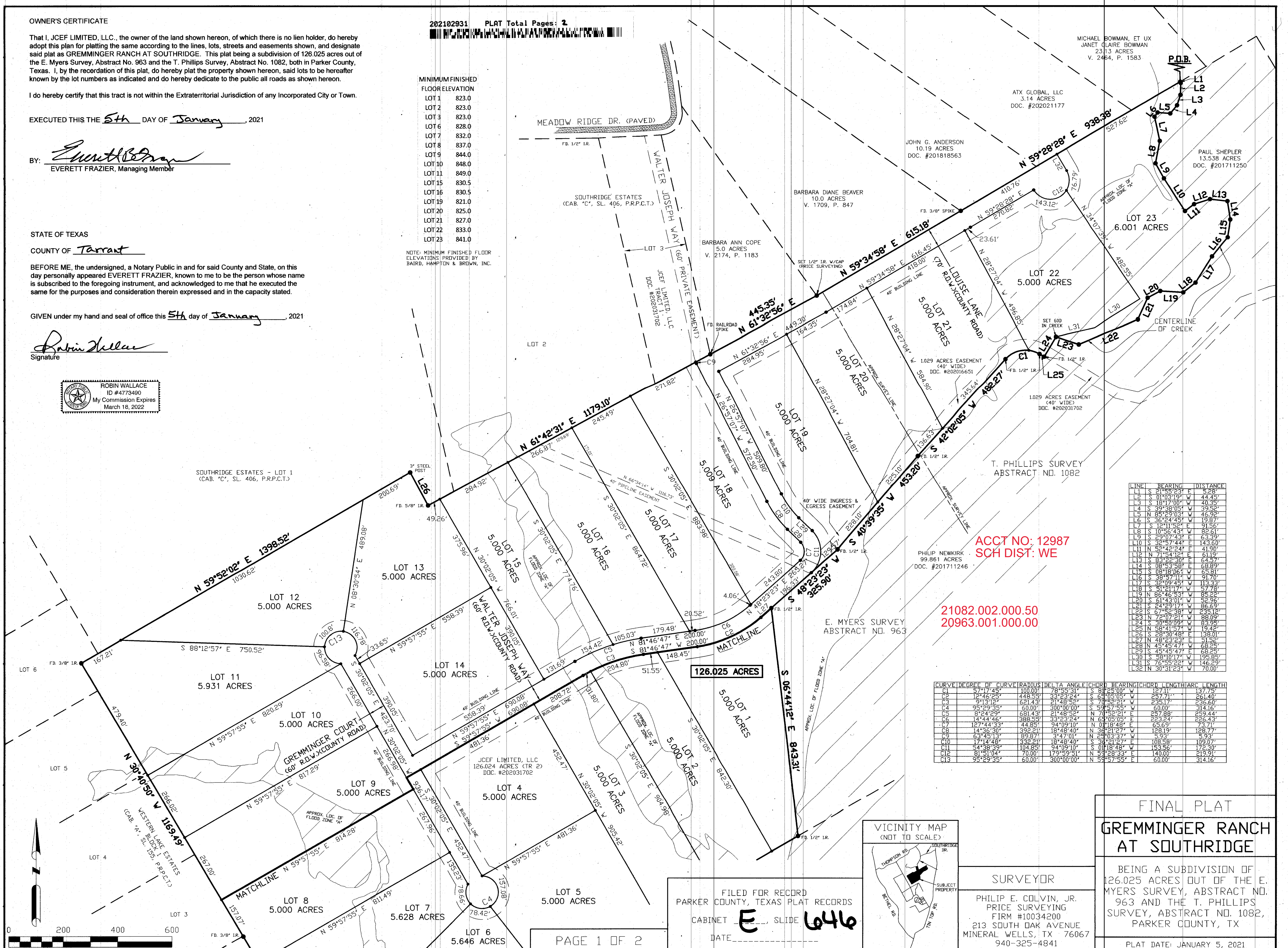


202102931 PLAT Total Pages: 2

MINIMUM FINISHED FLOOR ELEVATION

LOT 1	823.0
LOT 2	823.0
LOT 3	823.0
LOT 6	828.0
LOT 7	832.0
LOT 8	837.0
LOT 9	844.0
LOT 10	848.0
LOT 11	849.0
LOT 15	830.5
LOT 16	830.5
LOT 19	821.0
LOT 20	825.0
LOT 21	827.0
LOT 22	833.0
LOT 23	841.0

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED BY BAIRD, HAMPTON & BROWN, INC.



MICHAEL BOWMAN, ET UX
JANET CLAIRE BOWMAN
23.13 ACRES
V. 2464, P. 1583

ATX GLOBAL, LLC
3.14 ACRES
DOC. #202021177

JOHN G. ANDERSON
10.19 ACRES
DOC. #201818563

BARBARA DIANE BEAVER
10.0 ACRES
V. 1709, P. 847

BARBARA ANN COPE
5.0 ACRES
V. 2174, P. 1183

PAUL SHEPLER
13.538 ACRES
DOC. #201711250

T. PHILLIPS SURVEY
ABSTRACT NO. 1082

PHILIP NEWKIRK
99.861 ACRES
DOC. #201711246

E. MYERS SURVEY
ABSTRACT NO. 963

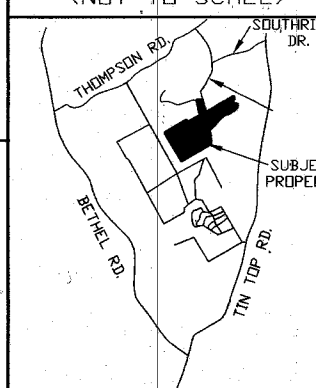
ACCT NO: 12987
SCH DIST: WE

21082.002.000.50
20963.001.000.00

LINE	BEARING	DISTANCE
L1	S 21°55'23" E	5.28'
L2	S 01°03'19" W	44.45'
L3	S 18°17'00" W	40.35'
L4	S 39°38'05" W	39.52'
L5	N 85°29'03" W	46.32'
L6	S 36°24'45" W	19.87'
L7	S 12°11'52" E	91.56'
L8	N 10°56'43" W	82.61'
L9	S 29°07'43" E	63.39'
L10	S 32°57'44" E	143.60'
L11	N 52°42'24" E	41.90'
L12	N 71°54'12" E	61.19'
L13	S 83°22'00" E	28.37'
L14	S 08°53'38" E	68.89'
L15	S 08°18'06" W	65.81'
L16	S 38°57'11" W	91.70'
L17	S 32°09'45" W	113.38'
L18	S 51°21'17" W	57.78'
L19	N 86°46'53" W	85.22'
L20	S 61°43'01" W	52.36'
L21	S 24°29'17" W	86.69'
L22	S 67°09'38" W	235.12'
L23	N 72°09'21" W	88.19'
L24	S 30°50'09" W	83.95'
L25	N 58°41'57" W	19.42'
L26	S 28°30'48" E	138.01'
L27	N 48°23'23" E	51.52'
L28	N 45°45'47" E	68.25'
L29	S 45°45'47" E	68.25'
L30	S 58°10'17" W	146.29'
L31	S 76°55'22" W	146.29'
L32	N 30°31'23" W	70.00'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	37°17'45"	100.00'	78°55'31"	S 81°25'00" W	127.11'	137.75'
C2	12°46'25"	448.55'	33°23'24"	S 64°05'05" W	257.71'	261.40'
C3	9°13'12"	621.43'	21°48'52"	S 70°52'21" W	235.17'	236.60'
C4	95°29'35"	60.00'	300°00'00"	S 59°57'55" W	60.00'	314.16'
C5	8°24'28"	681.43'	21°48'52"	N 70°05'21" E	257.88'	259.44'
C6	14°44'46"	388.55'	33°23'24"	N 63°05'05" E	235.43'	236.43'
C7	12°44'33"	44.85'	94°09'10"	N 01°18'48" E	65.69'	73.71'
C8	14°36'30"	392.21'	18°48'40"	N 38°21'27" W	128.19'	128.77'
C9	63°45'13"	89.877'	3°47'01"	N 23°03'37" W	5.93'	5.93'
C10	17°14'48"	332.21'	18°48'40"	S 34°21'27" E	109.59'	109.59'
C11	54°38'39"	104.85'	94°09'10"	S 01°18'48" W	153.56'	172.30'
C12	81°51'04"	70.00'	179°59'51"	N 53°28'33" E	140.00'	219.91'
C13	95°29'35"	60.00'	300°00'00"	N 59°57'55" E	60.00'	314.16'

VICINITY MAP
(NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE 646
DATE _____

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
GREMMINGER RANCH
AT SOUTHRIDGE

BEING A SUBDIVISION OF
126.025 ACRES OUT OF THE E.
MYERS SURVEY, ABSTRACT NO. 963
AND THE T. PHILLIPS SURVEY,
ABSTRACT NO. 1082,
PARKER COUNTY, TX

PLAT DATE: JANUARY 5, 2021