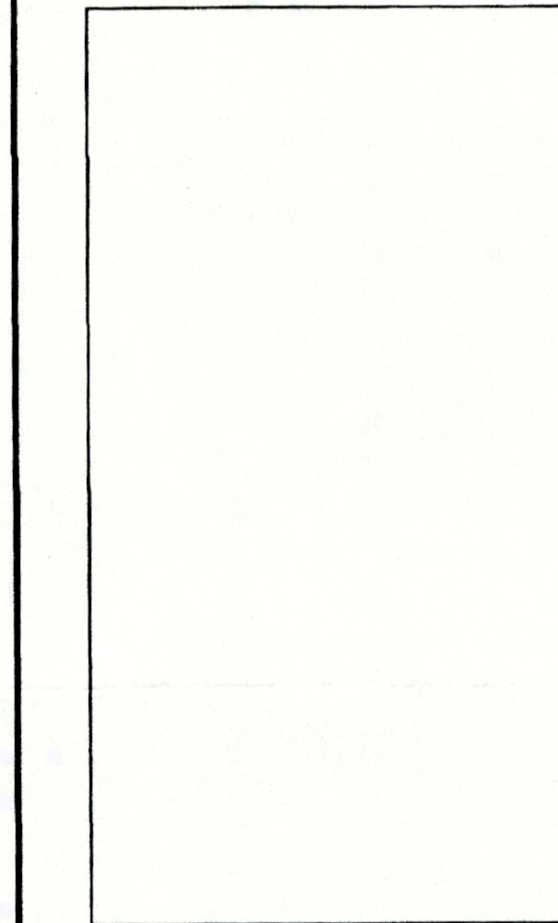


- Legend**
- BHB.....Capped Iron Rod Marked "BHB INC" Set
 - BSL.....Building Setback Line
 - D.R.P.C.T.Deed Records, Parker County, Texas
 - MFF.....Minimum Finish Floor
 - P.R.P.C.T.Plat Records, Parker County, Texas
 - U.E.Utility Easement
 - D. & U.E.Drainage and Utility Easement
 - ROW.....Right-of-Way
 - Esmt.....Easement

201720189 PLAT Total Pages: 1

FOR RECORDS AND FILING INFORMATION



- NOTES**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
 2. All distances shown are at ground.
 3. All lot corner are 5/8 inch capped iron rod marked "BHB INC" set unless otherwise noted.
 4. 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.
 5. Water service to be provided by individual private water wells.
 6. Sewer service to be provided by individual on-site sewer facilities (OSSF).

FEMA/FLOODPLAIN

By scaled location of FEMA FIRM Map No. 480520 0265 E, Effective Date September 26, 2008, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

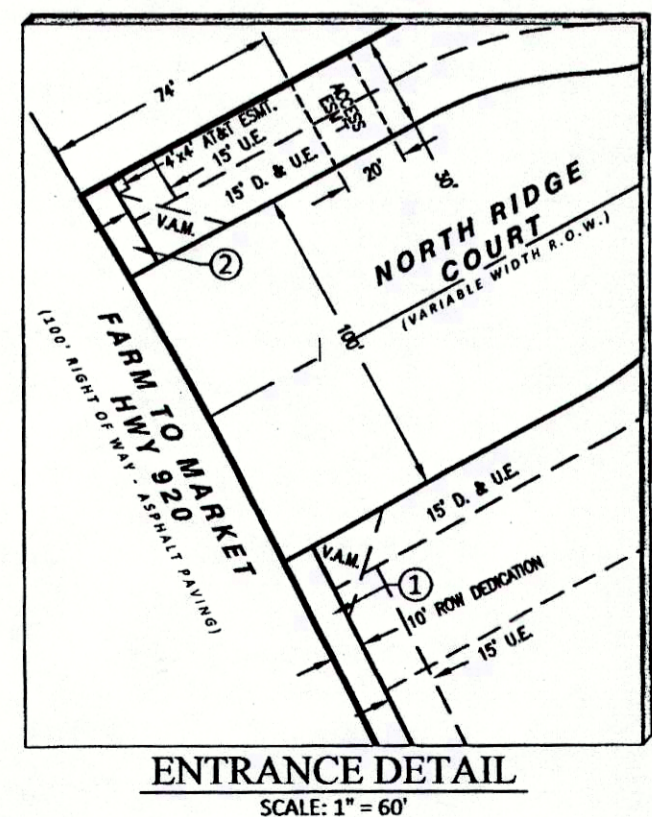
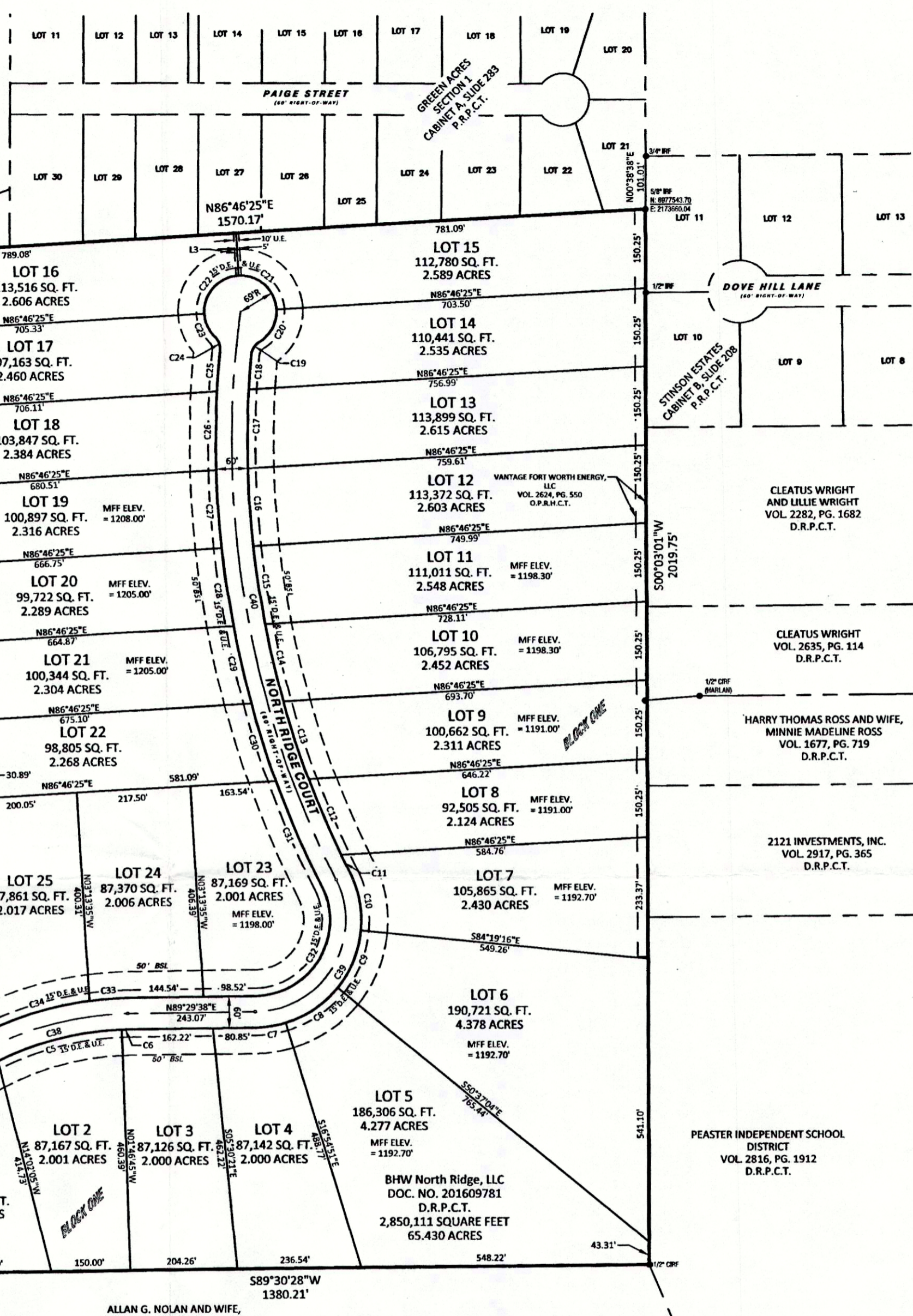
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

Visibility, Access and Maintenance Easements:

The area or areas shown on the plat as "VAM" (25' x 25' Visibility, Access and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

SURVEYOR:
B B BAIRD, HAMPTON & BROWN, INC.
 ENGINEERING & SURVEYING
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086
 lwhitten@hbinc.com 817-596-7575 www.hbinc.com
 BHB Project #2015.800.071 TBPE Firm F-44 TBPLS Firm 10194146

OWNER:
 BHW North Ridge, LLC
 600 Summit Avenue
 Ft. Worth, Texas 76102



- ROW DEDICATION:**
- ① 300 SQ. FT. 0.007 OF AN ACRE
 - ② 2718 SQ. FT. 0.062 OF AN ACRE

ACCT. NO.: 15616
 SCH. DIST.: PE
 CITY: G-13
 MAP NO.:

DRAWING SCALE: 1" = 200'

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	4°13'50"	1960.10'	144.73'	N28°39'17"W	144.70'
C2	26°10'37"	115.00'	52.54'	N48°28'51"E	52.08'
C3	26°10'37"	80.00'	36.55'	S48°28'51"W	36.23'
C4	2°02'51"	570.00'	20.37'	S62°35'35"W	20.37'
C5	24°40'20"	570.00'	245.45'	S75°57'10"W	243.56'
C6	1°12'17"	570.00'	11.99'	S88°53'29"W	11.99'
C7	16°24'29"	205.00'	58.71'	N81°17'23"E	58.51'
C8	33°42'12"	205.00'	120.59'	N56°14'03"E	118.86'
C9	33°42'12"	205.00'	120.59'	N22°31'50"E	118.86'
C10	31°59'40"	205.00'	114.47'	N10°19'06"W	112.99'
C11	1°12'16"	1845.00'	38.79'	S25°42'48"E	38.79'
C12	4°56'26"	1845.00'	159.09'	S22°38'27"E	159.04'
C13	4°48'49"	1845.00'	155.01'	S17°45'49"E	154.96'
C14	4°43'41"	1845.00'	152.25'	S12°59'34"E	152.21'
C15	4°40'40"	1845.00'	150.63'	S8°17'24"E	150.59'
C16	4°39'35"	1845.00'	150.46'	S3°37'16"E	150.00'
C17	4°40'21"	1845.00'	150.46'	S1°02'41"W	150.42'
C18	2°03'21"	1845.00'	66.20'	S4°24'32"W	66.19'
C19	53°22'48"	32.00'	29.81'	S32°07'36"W	28.75'
C20	62°02'36"	69.00'	74.72'	N27°47'43"E	71.12'
C21	90°00'00"	69.00'	108.38'	N48°13'35"W	97.58'
C22	90°00'00"	69.00'	108.38'	S41°46'25"W	97.58'
C23	42°11'53"	69.00'	50.82'	S24°19'32"E	49.68'
C24	50°56'31"	32.00'	28.45'	N19°57'13"W	27.52'
C25	2°20'43"	1905.00'	77.98'	S4°20'41"W	77.97'
C26	4°31'28"	1905.00'	150.43'	S0°54'35"W	150.39'
C27	4°30'46"	1905.00'	150.04'	S3°36'32"E	150.00'
C28	4°31'45"	1905.00'	150.59'	S8°07'47"E	150.55'
C29	4°34'29"	1905.00'	152.11'	S12°40'54"E	152.07'
C30	4°39'08"	1905.00'	154.68'	S17°17'43"E	154.64'
C31	6°41'39"	1905.00'	222.57'	S22°58'07"E	222.44'
C32	115°48'34"	145.00'	293.08'	N31°35'21"E	245.68'
C33	6°39'15"	630.00'	73.17'	S86°10'00"W	73.12'
C34	18°42'53"	630.00'	205.78'	S73°28'57"W	204.86'
C35	2°33'21"	630.00'	28.10'	S62°50'50"W	28.10'
C36	26°10'37"	80.00'	36.55'	N74°39'28"E	36.23'
C37	26°10'37"	115.00'	52.54'	S74°39'28"W	52.08'
C38	27°55'29"	600.00'	292.43'	S75°31'53"W	289.54'
C39	115°48'34"	175.00'	353.72'	S31°35'21"W	296.51'
C40	34°13'49"	1875.00'	1120.18'	S9°12'02"E	1103.60'
C41	0°52'39"	1960.10'	30.02'	N30°19'52"W	30.02'
C42	0°25'47"	1960.10'	14.70'	N26°45'15"W	14.70'

LINE DATA TABLE

NO.	BEARING	DIST
L1	N61°34'09"E	105.64'
L2	N61°34'09"E	95.33'
L3	N3°13'35"W	81.00'
L4	N61°34'09"E	95.33'
L5	N61°34'09"E	105.64'
L6	S25°52'29"E	50.68'

Residential Lots: 25
 Open Space Lots: 1 (26x)
 12,504 SQ. FT.
 0.287 ACRES
 Total Lots: 26
 North Ridge Court
 2,295.76 feet

D-764

21346.017.002.00

FINAL PLAT
NORTH RIDGE ESTATES
 LOTS 1 THROUGH 26, BLOCK 1
 65.430 ACRES SITUATED IN THE
 T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1346,
 PARKER COUNTY, TEXAS
 AUGUST 2017