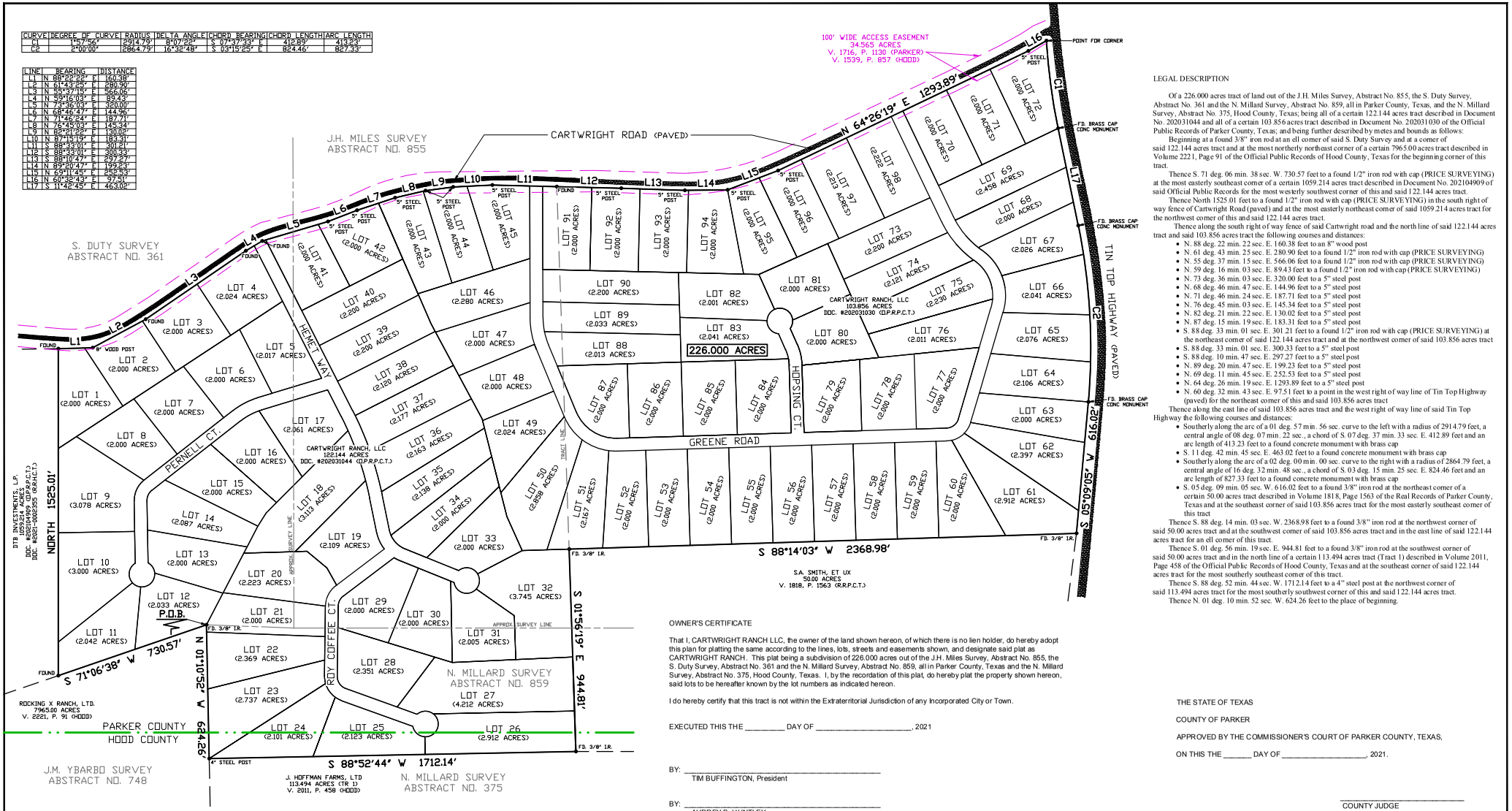


LEGAL DESCRIPTION

Of a 226.000 acres tract of land out of the J.H. Miles Survey, Abstract No. 855, the S. Duty Survey, Abstract No. 361 and the N. Millard Survey, Abstract No. 859, all in Parker County, Texas, and the N. Millard Survey, Abstract No. 375, Hood County, Texas; being all of a certain 122.144 acres tract described in Document No. 202031044 and all of a certain 103.856 acres tract described in Document No. 202031030 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at an ell corner of said S. Duty Survey and at a corner of said 122.144 acres tract and at the most northerly northeast corner of a certain 796.500 acres tract described in Volume 2221, Page 91 of the Official Public Records of Hood County, Texas for the beginning corner of this tract.

Thence S. 71 deg. 06 min. 38 sec. W. 730.57 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most easterly southeast corner of a certain 1059.214 acres tract described in Document No. 202104909 of said Official Public Records for the most westerly southwest corner of this and said 122.144 acres tract.

Thence North 1525.01 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way fence of Cartwright Road (paved) and at the most easterly northeast corner of said 1059.214 acres tract for the northwest corner of this and said 122.144 acres tract.

Thence along the south right of way fence of said Cartwright road and the north line of said 122.144 acres tract and said 103.856 acres tract the following courses and distances:

- N. 88 deg. 22 min. 22 sec. E. 160.38 feet to an 8" wood post
- N. 61 deg. 43 min. 25 sec. E. 280.90 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 55 deg. 37 min. 15 sec. E. 566.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 59 deg. 16 min. 03 sec. E. 89.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 73 deg. 36 min. 03 sec. E. 320.00 feet to a 5" steel post
- N. 68 deg. 46 min. 47 sec. E. 144.96 feet to a 5" steel post
- N. 71 deg. 46 min. 24 sec. E. 187.71 feet to a 5" steel post
- N. 76 deg. 45 min. 03 sec. E. 145.34 feet to a 5" steel post
- N. 82 deg. 21 min. 22 sec. E. 130.02 feet to a 5" steel post
- N. 87 deg. 15 min. 19 sec. E. 183.31 feet to a 5" steel post
- S. 88 deg. 33 min. 01 sec. E. 301.21 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 122.144 acres tract and at the northwest corner of said 103.856 acres tract
- S. 88 deg. 33 min. 01 sec. E. 300.33 feet to a 5" steel post
- S. 88 deg. 10 min. 47 sec. E. 297.27 feet to a 5" steel post
- N. 89 deg. 20 min. 47 sec. E. 199.23 feet to a 5" steel post
- N. 69 deg. 11 min. 45 sec. E. 252.53 feet to a 5" steel post
- N. 64 deg. 26 min. 19 sec. E. 1293.89 feet to a 5" steel post
- N. 60 deg. 32 min. 43 sec. E. 97.51 feet to a point in the west right of way line of Tin Top Highway (paved) for the northeast corner of this and said 103.856 acres tract

Thence along the east line of said 103.856 acres tract and the west right of way line of said Tin Top Highway the following courses and distances:

- Southerly along the arc of a 01 deg. 57 min. 56 sec. curve to the left with a radius of 2914.79 feet, a central angle of 08 deg. 07 min. 22 sec., a chord of S. 07 deg. 37 min. 33 sec. E. 412.89 feet and an arc length of 413.23 feet to a found concrete monument with brass cap
- S. 11 deg. 42 min. 45 sec. E. 463.02 feet to a found concrete monument with brass cap
- Southerly along the arc of a 02 deg. 00 min. 00 sec. curve to the right with a radius of 2864.79 feet, a central angle of 16 deg. 32 min. 48 sec., a chord of S. 03 deg. 15 min. 25 sec. E. 824.46 feet and an arc length of 827.33 feet to a found concrete monument with brass cap
- S. 05 deg. 09 min. 05 sec. W. 616.02 feet to a found 3/8" iron rod at the northeast corner of a certain 50.00 acres tract described in Volume 1818, Page 1563 of the Real Records of Parker County, Texas and at the southeast corner of said 103.856 acres tract for the most easterly southeast corner of this tract

Thence S. 88 deg. 14 min. 03 sec. W. 2368.98 feet to a found 3/8" iron rod at the northwest corner of said 50.00 acres tract and at the southwest corner of said 103.856 acres tract and in the east line of said 122.144 acres tract for an ell corner of this tract.

Thence S. 01 deg. 56 min. 19 sec. E. 944.81 feet to a found 3/8" iron rod at the southwest corner of said 50.00 acres tract and in the north line of a certain 113.494 acres tract (Tract 1) described in Volume 2011, Page 458 of the Official Public Records of Hood County, Texas and at the southeast corner of said 122.144 acres tract for the most southerly southeast corner of this tract.

Thence S. 88 deg. 52 min. 44 sec. W. 1712.14 feet to a 4" steel post at the northwest corner of said 113.494 acres tract for the most southerly southwest corner of this and said 122.144 acres tract.

Thence N. 01 deg. 10 min. 52 sec. W. 624.26 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, CARTWRIGHT RANCH 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 CARTWRIGHT RANCH. This plat being a subdivision of 226.000 acres out of the J.H. Miles Survey, Abstract No. 855, the S. Duty Survey, Abstract No. 361 and the N. Millard Survey, Abstract No. 859, all in Parker County, Texas and the N. Millard Survey, Abstract No. 375, Hood 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 hereon.

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

EXECUTED THIS THE _____ DAY OF _____, 2021

BY: _____
TIM BUFFINGTON, President

BY: _____
AUDREY B. HUNTLEY

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TIM BUFFINGTON known to me to be the person whose names 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 _____ day of _____, 2021

_____
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE _____ DAY OF _____, 2021.

_____
COUNTY JUDGE

_____ _____
COMR. PRECINCT #1 COMR. PRECINCT #2

_____ _____
COMR. PRECINCT #3 COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JULY 21, 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21341 FN210334

OWNER INFORMATION

CARTWRIGHT RANCH, LLC
PO BOX 128
WEATHERFORD, TX 76086
PH. 817-480-7270

0 300 600 900

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0525F AND 48221C0075E, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

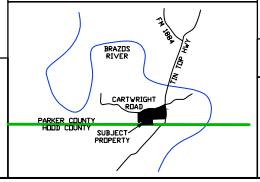
NOTE: FOUND = FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE_____

VICINITY MAP
(NOT TO SCALE)



SURVEYOR

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

PRELIMINARY PLAT

CARTWRIGHT RANCH

BEING A SUBDIVISION OF 226.000 ACRES OUT OF THE J.H. MILES SURVEY, A-855, S. DUTY SURVEY, A-361, AND THE N. MILLARD SURVEY, A-859, ALL IN PARKER COUNTY, TEXAS AND THE N. MILLARD SURVEY, A-375, HOOD COUNTY, TEXAS

PLAT DATE: MARCH 15, 2021