

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Allterra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the Allterra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Source: Water Wells on each Lot.
9. Sewer Disposal: On-site septic.
10. Subject property is not within any ETJ Jurisdiction.

LEGEND

BL.....Building Line
 CIRF.....Found 1/2" Capped Iron Rod Marked "PRICE SURVEYING"
 D.R.P.C.T.....Deed Records, Parker County, Texas
 D & U.E.....Drainage and Utility Easement
 FD.....Found
 GMK.....Gas Pipeline Markers
 IRF.....1/2" Iron Rod Found
 IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
 P.R.P.C.T.....Plat Records, Parker County, Texas
 SP.....Steel Post
 ST.....Street

OWNER:
 The Preserve on Ash Creek, LLC
 665 Simonds Road
 Williamstown, Massachusetts 01267

LAND SURVEYOR:



6300 Ridgley Place, Suite 700 Fort Worth, TX 76116
 mail@bhinc.com • 817.338.1277 • bhinc.com
 TBPELS Firm #44, #10011300

E 692

FINAL PLAT
LOTS 1-119
THE PRESERVE ON ASH CREEK
 (119 LOTS)
 BEING A 300.242 ACRE TRACT OF LAND SITUATED WITHIN
 JOHN T. PASCHALL SURVEY, ABST. NO. 1055,
 SAMUEL WOODY SR. SURVEY, ABST. NO. 1638 &
 J. WOODY SURVEY, ABST. NO. 2438
 PARKER COUNTY, TEXAS
 MARCH 2021 SHEET 2 OF 4

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	28°17'43"	150.00'	74.08'	S75°41'04"W	73.33'
C2	28°26'37"	300.00'	148.93'	N75°45'31"E	147.41'
C3	28°09'50"	300.00'	152.70'	N14°33'59"W	151.06'
C4	32°25'43"	300.00'	169.80'	S16°13'47"W	167.54'
C5	90°00'00"	200.00'	314.16'	S45°00'00"W	282.84'
C6	56°27'46"	200.00'	197.09'	S28°13'53"E	189.21'
C7	28°06'54"	220.00'	107.95'	N75°35'39"E	106.87'
C8	28°26'36"	270.00'	134.04'	N75°45'30"E	132.66'
C9	24°00'29"	330.00'	138.28'	N11°59'19"W	137.27'
C10	5°09'21"	330.00'	29.69'	N26°34'14"W	29.68'
C11	73°19'51"	60.00'	76.79'	N5°48'50"W	71.68'
C12	78°09'45"	60.00'	81.85'	N81°33'38"W	75.65'
C13	50°24'16"	60.00'	52.78'	S34°09'22"W	51.10'
C14	98°06'08"	60.00'	102.73'	S40°05'50"E	90.64'
C15	28°09'50"	270.00'	137.43'	S14°33'59"E	135.95'
C16	32°22'10"	270.00'	152.54'	N16°12'01"E	150.52'
C17	93°32'08"	60.00'	97.95'	N46°46'04"E	87.43'
C18	47°44'47"	60.00'	50.00'	N23°52'24"W	48.57'
C19	47°44'47"	60.00'	50.00'	N71°37'11"W	48.57'
C20	45°35'35"	60.00'	47.75'	S61°42'38"W	46.50'
C21	65°22'42"	60.00'	68.46'	S6°13'29"W	64.81'
C22	24°57'43"	330.00'	143.77'	S12°29'47"W	142.64'
C23	19°22'29"	230.00'	77.78'	S80°18'45"W	77.41'
C24	20°04'58"	230.00'	80.62'	S60°35'02"W	80.21'
C25	20°04'58"	230.00'	80.62'	S40°30'04"W	80.21'
C26	20°04'58"	230.00'	80.62'	S20°25'06"W	80.21'
C27	45°49'50"	230.00'	183.98'	S22°54'55"E	179.11'
C28	10°37'55"	230.00'	42.68'	S51°08'48"E	42.62'
C29	73°06'27"	60.00'	76.56'	S33°00'59"E	71.47'
C30	61°57'49"	60.00'	64.89'	N79°26'53"E	61.77'
C31	38°53'31"	60.00'	40.73'	N29°01'13"E	39.95'
C32	45°28'58"	60.00'	47.63'	N13°10'01"W	46.39'
C33	43°04'31"	60.00'	45.11'	N57°26'46"W	44.05'
C34	37°28'44"	60.00'	39.25'	S82°16'37"W	38.55'
C35	56°27'46"	170.00'	167.53'	N28°13'53"W	160.83'
C36	7°31'02"	330.00'	43.30'	S28°44'10"W	43.27'
C37	59°30'31"	60.00'	62.32'	N59°45'18"W	59.55'
C38	28°55'36"	60.00'	30.29'	S76°01'41"W	29.97'
C39	32°41'23"	60.00'	34.23'	S45°13'12"W	33.77'
C40	28°38'52"	60.00'	30.00'	S14°33'04"W	29.69'
C41	38°11'50"	60.00'	40.00'	S16°52'17"E	39.28'
C42	112°01'48"	60.00'	117.32'	N86°00'54"E	99.50'
C43	28°26'37"	330.00'	163.82'	N75°45'31"E	162.15'
C44	28°17'43"	120.00'	59.26'	S75°41'04"W	58.66'
C45	90°00'00"	170.00'	267.04'	N45°00'00"E	240.42'
C46	10°22'37"	230.00'	41.66'	S5°11'19"W	41.60'

Line Table		
Line #	Direction	Length
L1	N0°02'27"E	41.49
L2	S89°07'46"E	526.55
L3	N0°52'14"E	84.22
L4	N65°38'18"E	275.86
L5	S25°34'22"E	39.78
L6	S25°35'14"E	185.23
L7	S24°58'20"E	63.41
L8	S41°41'42"E	416.77
L9	S45°43'18"E	87.65
L10	S51°36'03"E	487.09
L11	S42°10'50"E	121.27
L12	S26°25'44"E	486.28
L13	S5°39'14"E	279.98
L14	S2°11'50"E	258.23
L15	S0°10'04"E	87.09
L16	S89°29'09"W	257.92
L17	S89°20'51"W	870.03
L18	S0°16'13"E	222.03
L19	S89°49'56"W	0.93
L20	N29°08'54"W	163.15
L21	S33°32'08"W	135.54
L22	S56°27'46"E	214.12
L23	S25°30'06"W	67.99
L24	N5°54'00"E	63.19
L25	S89°49'56"W	0.93
L26	N0°10'04"W	32.80

OWNER:
The Preserve on Ash Creek, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:



BAIRD, HAMPTON & BROWN
engineering and surveying

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mail@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

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FINAL PLAT
LOTS 1-119
THE PRESERVE ON
ASH CREEK

(119 LOTS)

BEING A 300.242 ACRE TRACT OF LAND SITUATED WITHIN

JOHN T. PASCHALL SURVEY, ABST. NO. 1055,

SAMUEL WOODY SR. SURVEY, ABST. NO. 1638 &

J. WOODY SURVEY, ABST. NO. 2438

PARKER COUNTY, TEXAS

MARCH 2021

SHEET 3 OF 4

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, The Preserve on Ash Creek, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the John T. Paschall Survey, Abstract Number 1055, the Samuel Woody Sr. Survey, Abstract Number 1638, and the J. Woody Survey, Abstract Number 2438, Parker County, Texas and being all of a tract of land as described by deed to The Preserve on Ash Creek, LLC as recorded in Document Number 2020-42909, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a found 1-inch iron rod for the southwest corner of the said The Preserve on Ash Creek tract, same being a re-entrant corner of Lot 20, Block 3, Live Oak Hills, an addition to Parker County, Texas as shown on plat recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas, (P.R.P.C.T.);

THENCE North 00°44'25" East, with the common line between the said The Preserve on Ash Creek and said Lot 20, passing at a distance of 211.73 feet the northernmost corner of said Lot 20, same being the southeast corner of Lot 19, Block 3 of the said Live Oak Hills, and now continuing with the common line between the said The Preserve on Ash Creek and said Lot 19, passing at a distance of 590.87 feet the northeast corner of said Lot 19, same being the southeast corner of a tract of land called "Tract 2" as described by deed to Theresa A. Stewart as recorded in Volume 1107, Page 751, D.R.P.C.T., and now continuing with the common line between the said The Preserve on Ash Creek tract and the said Stewart tract, passing at a distance of 970.87 feet the northeast corner of the said Stewart tract same being the southeast corner of a tract of land as described by deed to Jimmy L. Cole and wife, Dianna Cole as recorded in Volume 1320, Page 850, D.R.P.C.T., and now continuing with the common line between the said The Preserve on Ash Creek tract and the said Cole tract, passing at a distance of 1334.89 feet the northeast corner of the said Cole tract, same being the southeast corner of Tract 3, Block 3, Section 3, Live Oak Hills Addition, an addition to Parker County, Texas as shown on plat recorded in Cabinet A, Slide 179, P.R.P.C.T., and now continuing with the common line between the said The Preserve on Ash Creek tract and said Tract 3, Block 3, Section 3, of the said Live Oak Hills Addition, and now continuing with the common line between the said The Preserve on Ash Creek tract and said Tract 2 in all for a total distance of 2541.73 feet to a found 3-1/2-inch Steel Fence Corner Post (SP) for the northwest corner of the said The Preserve on Ash Creek tract, same being the southwest corner of a tract of land as described by deed to Bank of Commerce as recorded in Volume 2858, Page 1044, D.R.P.C.T., from which a found 1/2-inch iron rod for the northeast corner of Tract 2 bears North 00°44'25" East, a distance of 87.04 feet;

THENCE South 89°31'25" East, with the common line between the said The Preserve on Ash Creek tract and the said Bank of Commerce tract, passing at a distance of 1458.82 feet a found 1/2-inch iron rod with red cap marked "PRICE SURVEYING" for the southeast corner of the said Bank of Commerce tract, same being the southwest corner of a tract of land described by deed to Alexa K. Ewen as recorded in Volume 2713, Page 1131, D.R.P.C.T., and now continuing with the common line between the said The Preserve on Ash Creek tract and the said Ewen tract, for a total distance of 2547.86 feet to a found 1-inch iron rod for the northeast corner of the said First Tract, same being the southeastmost corner of the said Ewen tract and being in the west line of the said The Preserve on Ash Creek tract;

THENCE North 00°27'41" West, with the common line between the said The Preserve on Ash Creek tract and the said Ewen tract, a distance of 458.55 feet to a found 1-inch iron rod in concrete for the northwest corner of the said The Preserve on Ash Creek tract, same being a re-entrant corner of the said Ewen tract;

THENCE South 89°07'46" East with the common line between the said The Preserve on Ash Creek tract and the said Ewen tract, a distance of 648.92 feet to found SP for the southeast corner of the said Ewen tract, same being an ell corner of the said The Preserve on Ash Creek tract;

THENCE North 00°02'27" East, continuing with the said common line, a distance of 41.49 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for an ell corner of the said The Preserve on Ash Creek tract, same being the southwest corner of a tract of land as described by deed to ECAM Development, LLC as recorded in Document Number 2020-42830, D.R.P.C.T.;

THENCE with the common line between the said The Preserve on Ash Creek tract and the said ECAM tract the following courses and distances:

South 89°07'46" East, a distance of 526.55 feet to an IRS;

North 00°52'14" East, a distance of 84.22 feet to an IRS;

North 65°38'18" East, a distance of 275.86 feet to an IRS for the most northerly northeast corner of the said The Preserve on Ash Creek tract, same being the southeast corner of the said ECAM tract and being in the apparent west right-of-way line of Veal Station Road;

THENCE with the common line between the said The Preserve on Ash Creek tract and the said apparent west right-of-way line of Veal Station Road the following courses and distances:

South 25°34'22" East, a distance of 39.78 feet to an IRS;

South 25°35'14" East, a distance of 185.23 feet to an IRS;

South 24°58'20" East, a distance of 63.41 feet to an IRS;

South 41°41'42" East, a distance of 416.77 feet to a found SP;

South 45°43'18" East, a distance of 87.65 feet to a found SP;

South 51°36'03" East, a distance of 487.09 feet to an IRS;

South 42°10'50" East, a distance of 121.27 feet to an IRS;

South 26°25'44" East, a distance of 486.28 feet to an IRS;

South 05°39'14" East, a distance of 279.98 feet to an IRS;

South 02°11'50" East, a distance of 258.23 feet to an IRS;

OWNER:
The Preserve on Ash Creek, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
mail@bhbc.com • 817.338.1277 • bhbc.com
TBPELS Firm #44, #10011300

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 16th day of March, 2021.

Pat Peeth, County Judge
George C. Copley, Commissioner Precinct #1
Lynn Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

THENCE South 00°10'04" East, departing the said west line of Veal Station Road, a distance of 87.09 feet to a found 5/8-inch iron rod for the northwesternmost corner of a tract of land described by deed to J.P. Elder III as recorded in Volume 1223, Page 610, D.R.P.C.T.;

THENCE South 00°07'50" West, with the common line between the said The Preserve on Ash Creek tract and the said Elder tract, a distance of 829.20 feet to a SP for the southeast corner of the said The Preserve on Ash Creek tract, same being a re-entrant corner of the said Elder tract;

THENCE South 87°32'17" West, with the common line between the said The Preserve on Ash Creek tract and the said Elder tract, a distance of 1466.19 feet to a found 5/8-inch square iron rod for the northwest corner of the said Elder tract, same being the northeast corner of Lot 12R-C, Block 6, Live Oak Hills, an addition to Parker County, Texas as recorded in Cabinet C, Slide 662, P.R.P.C.T.;

THENCE South 89°29'09" West, with the common line between the said The Preserve on Ash Creek tract and the said Live Oak Hills, a distance of 257.92 feet to a found 1/2-inch iron rod for the northwest corner of Lot 12R-B of said Block 6, same being the northeast corner of Lot 12R-A, of said Block 6;

THENCE South 89°20'51" West, with the common line between the remainder of the said The Preserve on Ash Creek tract and said Lot 12R-A, passing at a distance of 162.85 feet a found 1/2-inch iron rod for the northwest corner of said Lot 12R-A, same being the northeast of Lot 11, Block 6, Live Oak Hills, an addition to Parker County, Texas as recorded in Volume 359-A, Page 70, P.R.P.C.T., and now continuing with the common line between the remainder of the said The Preserve on Ash Creek tract and said Lot 11, in all of a total distance of 870.03 feet to an IRS for the northwest corner of said Lot 11, same being the northernmost corner of Lot 10, Block 6 of the said Live Oak Hills and being a re-entrant corner of the said The Preserve on Ash Creek tract;

THENCE South 00°16'13" West, with the common line between the said The Preserve on Ash Creek tract and said Lot 10, a distance of 222.03 feet to a found 1-inch iron rod for an ell corner of the said The Preserve on Ash Creek tract, same being the northernmost corner of Lot 9, Block 6 of the said Live Oak Hills and being the northernmost corner of Lot 13, Block 4 of the said Live Oak Hills and the northeastern most corner of Lot 12, Block 4 of the said Live Oak Hills;

THENCE North 89°46'22" West, with the common line between the said The Preserve on Ash Creek tract and the said Live Oak Hills, a distance of 2592.57 feet to the POINT OF BEGINNING and CONTAINING 13,078,546 Square Feet or 300.242 Acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, The Preserve on Ash Creek, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 1-119, THE PRESERVE ON ASH CREEK, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "The Preserve on Ash Creek", dated _____ recorded in County Clerk Document Number: _____ of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnittees") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnittees. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnittees.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnittees from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnittees and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnittees or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnittees from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnittees and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

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

WITNESS, my hand, this the 16th day of March, 2021.

BY:
Paradise Meadows, LLC

Monte Magness,
Authorized Agent

Monte Magness, Authorized Agent
Printed Name and Title

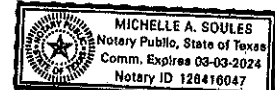
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of March, 2021.

Michelle A. Soules
Notary Public

SURVEYOR'S CERTIFICATION



I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: March 16, 2021

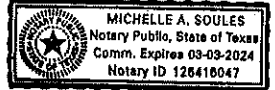


STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of March, 2021.

Michelle A. Soules
Notary Public



FINAL PLAT
LOTS 1-119

THE PRESERVE ON
ASH CREEK

(119 LOTS)

BEING A 300.242 ACRE TRACT OF LAND SITUATED WITHIN

JOHN T. PASCHALL SURVEY, ABST. NO. 1055,
SAMUEL WOODY SR. SURVEY, ABST. NO. 1638 &
J. WOODY SURVEY, ABST. NO. 2438

PARKER COUNTY, TEXAS

MARCH 2021

SHEET 4 OF 4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202110809
03/22/2021 11:18 AM
Fee: \$5.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

E692