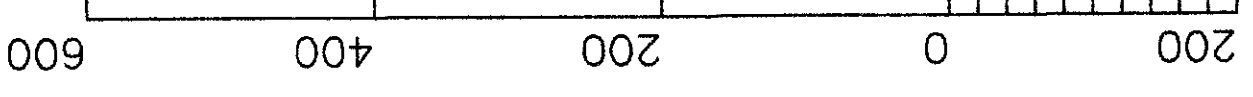


IRS 1/2" IRON ROD UNLESS NOTED
HARLAN 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument#

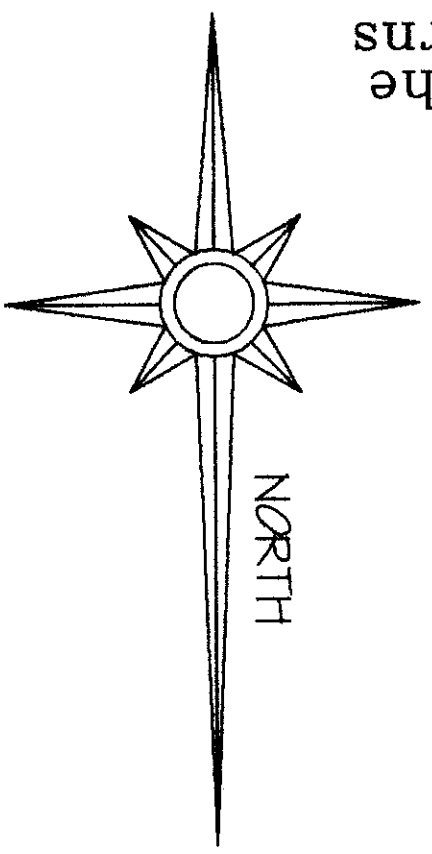
Slide 795 E

GRAPHIC SCALE - FEET



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanlnd@yahoon.com

SCALE: 1" = 200'



FINAL PLAT
LOTS 26 THROUGH 47, BLOCK 1
BLUE BONNET RIDGE, PHASE II
AN ADDITION IN PARKER COUNTY, TEXAS
BEING 76.34 ACRES SITUATED IN AND BEING A PORTION OF THE
AARON OVERTON SURVEY, Abstract No. 1032 and the J. Burns
Survey, Abstract No. 43 Parker County, Texas

Owners/Developers:
Pointe Claire, LLC
L. P. and Brooke Ladouceur
817-206-1837
1701 Santa Fe Drive
Weatherford, TX 76086

R1	N 60°09'29"E	193.66'
R2	N 23°54'06"E	138.91'
R3	N 00°21'13"E	804.72'
R4	N 45°21'13"E	178.66'
R5	N 60°09'29"E	193.66'

C/L ROAD TABLE

AARON OVERTON SURVEY
ABSTRACT NO. 1032

L1	N 59°27'03"W	165.34'
L2	S 12°43'36"W	155.21'
L3	N 39°59'54"W	71.39'

LINE TABLE

L1	N 59°27'03"W	165.34'
L2	S 12°43'36"W	155.21'
L3	N 39°59'54"W	71.39'

LINE TABLE

J. BURNS SURVEY
ABSTRACT NO. 43



David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

I hereby certify that this plat is true and correct and
was prepared from an actual survey of the property made
under my supervision on the ground.

THE STATE OF TEXAS
COUNTY OF PARKER

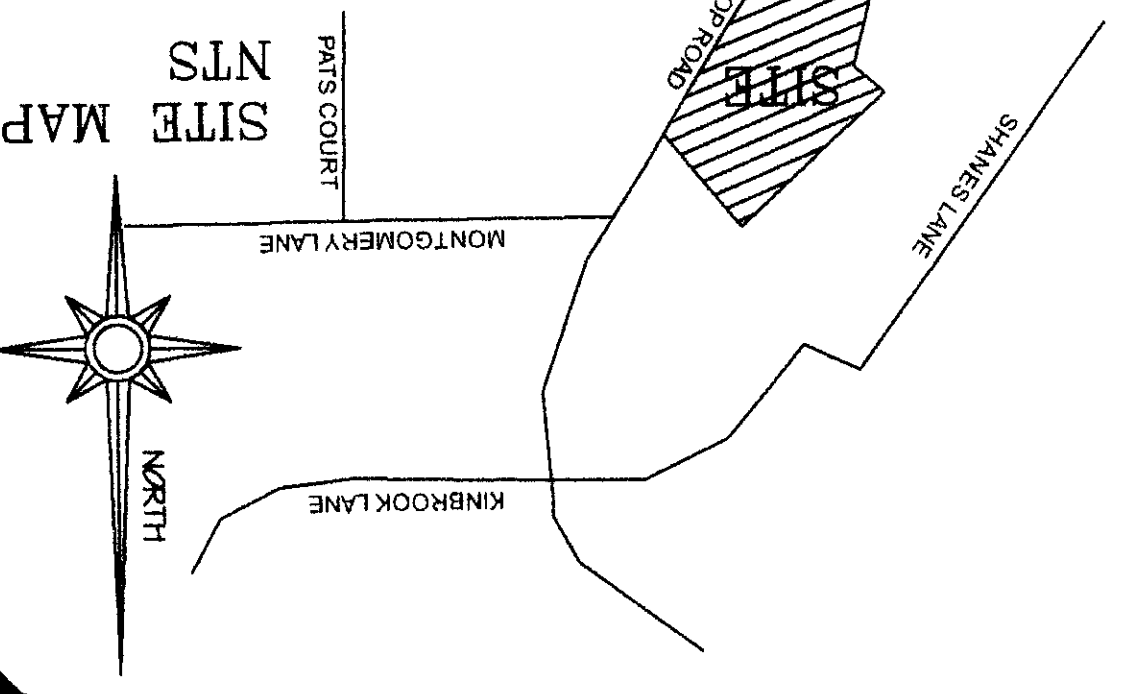
PLAT Total Pages: 2
202125466

D1	N 48°06'34"E	92.15'
D2	N 64°06'25"E	122.48'
D3	N 10°57'39"W	126.85'
D4	N 23°39'08"E	106.88'
D5	N 69°54'50"E	103.26'
D6	N 40°04'29"E	91.04'
D7	N 20°51'54"W	50.76'
D8	S 03°49'56"W	71.99'
D9	S 52°27'07"W	269.60'
D10	S 28°13'37"W	50.78'
D11	S 14°10'57"W	124.92'
D12	S 61°57'29"W	51.36'
D13	S 51°51'29"E	176.42'
D14	N 51°51'29"W	199.47'
D15	S 77°48'02"W	82.68'
D16	S 38°43'03"W	93.41'
D17	S 00°04'47"E	162.21'
D18	S 35°51'45"W	58.31'
D19	S 71°47'14"W	252.67'
D20	S 40°25'48"W	192.86'
D21	S 04°21'03"W	211.75'
D22	S 40°52'48"W	187.56'
D23	N 36°07'45"E	60.03'
D24	N 88°35'39"E	109.92'
D25	S 41°34'52"E	109.64'
D26	N 88°35'39"W	229.15'
D27	S 88°35'39"W	246.31'
D28	S 60°15'38"W	105.35'
D29	S 88°35'39"W	58.16'
D30	N 46°47'47"W	78.49'

DRAINAGE EASEMENT TABLE

D31	N 77°07'10"W	98.41'
D32	S 60°44'08"W	130.00'
D33	S 29°15'51"E	132.08'
D34	S 30°32'57"W	23.14'
D35	S 23°39'34"E	165.86'

DRAINAGE EASEMENT TABLE



NOTE: ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48367 C 0400 F
EFFECTIVE DATE: APRIL 05, 2019
A PORTION OF THIS PROPERTY DOES LIE WITHIN A
100-YEAR FLOOD HAZARD AREA.
FLOOD HAZARD AREA.
ZONE "A": 1% ANNUAL CHANCE FLOOD HAZARD AREA
SYSTEM, NORTH CENTRAL ZONE, NAD 83

