

BASIS OF BEARINGS:

GRID SOUTH 51°42'30" EAST BETWEEN FOUND MONUMENTS FOR THE SOUTH R.O.W. LINE OF STATE HIGHWAY 199 PER GPS OBSERVATIONS ON SEPTEMBER 15, 2025 (SPCOS83, TX4202, US SURVEY FEET, 2018 GEOID)

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS Delineated ON THAT FLOOD INSURANCE RATE MAP FOR JACK COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48230300A, & 4250A, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 12, 2021.

ZONE X

EASEMENT AND SETBACK NOTE:

- ALL LOTS SHALL HAVE A 25' BUILDING LIMIT LINE FROM THE EASEMENT LINE OF ALL INTERIOR ROADS.
- 45' DEDICATED RIGHT-OF-WAY ALONG GROVELAND ROAD LIES 30' NORTH OF APPROX. CENTERLINE OF ROAD. CONTAINS 1.18 ACRES.
- ALL LOTS ALONG HIGHWAY 199 AND 281 WILL HAVE A 50' BUILDING LIMIT LINE & UTILITY EASEMENT FROM THE EDGE OF THE HIGHWAY RIGHT-OF-WAY.
- 60' ROAD EASEMENT PARALLEL AND 30' TO EITHER SIDE OF THE CENTER OF ROAD.
- 25' BUILDING LIMIT LINE & UTILITY EASEMENT THAT FOLLOWS ADJACENT TO AND PARALLEL WITH THE 60' ROAD EASEMENT (55.0' FROM CENTER OF ROAD).
- 20' UTILITY EASEMENT FOR STANDARD UTILITIES PARALLEL EACH LOT LINE EXCEPT WHERE SHOWN.
- 20' ELECTRIC, PIPELINE & WATERLINE EASEMENTS GENERALLY FOLLOW UTILITIES AS LOCATED AT THE TIME OF FIELD WORK AND DIMENSIONED AS SHOWN.
- ALL EASEMENTS ARE DEDICATED HEREIN EXCEPT WHERE NOTED ON THE PLAT.

FIELD NOTES

A TRACT OF LAND IN JACK COUNTY, TEXAS; OUT OF THE JOHN GEORGE GARDNER SURVEY ABSTRACT 233 AND THE MEMPHIS EL PASO & PACIFIC RAILROAD COMPANY SURVEY ABSTRACT 431; BEING THAT SAME TRACT OF LAND DEEDED TO PASTURE HOLDINGS LLC, RECORDED IN DOCUMENT NUMBER 20250002374 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.J.C."); LYING DIRECTLY NORTH OF 361 GROVELAND ROAD, JACKSBORO, TEXAS; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION, IN THE APPROXIMATE CENTERLINE OF SAID GROVELAND ROAD, IN THE SOUTH LINE OF SAID ABSTRACT 431, IN THE NORTH LINE OF A TRACT OF LAND DEEDED TO ERNEST MUZZOUZ RECORDED IN VOLUME 1092 PAGE 166 O.P.R.J.C., AT THE SOUTHWEST CORNER OF A 146.82 ACRE TRACT OF LAND DEEDED TO ROBINSON FAMILY TRUST et al RECORDED IN VOLUME 926 PAGE 632 O.P.R.J.C., AND BEARING NORTH 80°01'02" WEST 2378.71 FEET FROM THE CALLED SOUTHEAST CORNER OF SAID ABSTRACT 431;

THENCE NORTH 80°01'12" WEST 1139.88 FEET ALONG THE CENTERLINE OF SAID GROVELAND ROAD, THE SOUTH LINE OF SAID ABSTRACT 431, THE NORTH LINE OF A SAID MUZZOUZ TRACT, AND THE NORTH LINE OF A TRACT OF LAND DEEDED TO JUANITA FURR RECORDED IN VOLUME 345 PAGE 944 JACK COUNTY DEED RECORDS ("J.C.D.R.") TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JAMES D. DAVIS RECORDED IN VOLUME 856 PAGE 638 O.P.R.J.C. FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 09°55'01" EAST 820.85 FEET ALONG THE EAST LINE OF SAID DAVIS TRACT TO A 5/8" INCH IRON ROD FOUND, WITH AN ALUMINUM CAP "DOUBLE Z", AT THE NORTHEAST CORNER OF SAID DAVIS TRACT FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE NORTH 80°01'27" WEST 1061.14 FEET ALONG THE NORTH LINE OF SAID DAVIS TRACT TO A 5/8" INCH IRON ROD FOUND, WITH AN ALUMINUM CAP "DOUBLE Z", AT THE NORTHWEST CORNER OF SAID DAVIS TRACT AND IN THE EAST LINE OF A TRACT OF LAND DEEDED TO ARCHIE M. & KELLY D. JONES RECORDED IN VOLUME 926 PAGE 632 O.P.R.J.C. FOR AN ELL CORNER OF THIS DESCRIPTION;

THENCE NORTH 09°59'10" EAST 1527.89 FEET ALONG THE EAST LINE OF SAID JONES TRACT AND THE EAST LINE OF A TRACT OF LAND DEEDED TO SHAWN & ROBIN WATSON RECORDED IN DOCUMENT NUMBER 20210001968 O.P.R.J.C. TO A 5/8" INCH IRON ROD FOUND, WITH AN ALUMINUM CAP "RPLS 4144", IN THE NORTH LINE OF SAID ABSTRACT 431, IN THE SOUTH LINE OF SAID ABSTRACT 233, AND AT THE NORTHEAST CORNER OF SAID WATSON TRACT FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE NORTH 80°01'04" WEST 1421.85 FEET ALONG THE NORTH LINE OF SAID ABSTRACT 431, THE SOUTH LINE OF SAID ABSTRACT 233, AND THE NORTH LINE OF SAID WATSON TRACT TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE NORTHWEST CORNER OF SAID WATSON TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 281 FOR THE WESTERLY SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 09°32'18" EAST 1839.24 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID UNITED STATES HIGHWAY 281 TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO SES FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 628 PAGE 242 O.P.R.J.C. FOR THE WESTERLY NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 79°42'30" EAST 1562.20 FEET ALONG THE SOUTH LINE OF SAID SES FAMILY TRACT TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE SOUTHERLY SOUTHEAST CORNER OF SAID SES FAMILY TRACT FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE NORTH 10°25'53" EAST 1772.45 FEET ALONG THE EAST LINE OF SAID SES FAMILY TRACT TO A 5/8" INCH IRON ROD FOUND, WITH AN ALUMINUM CAP "RPLS 4144", AT AN INTERIOR CORNER OF SAID SES FAMILY TRACT AND IN THE NORTH LINE OF SAID ABSTRACT 233 FOR THE NORTHERLY NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 79°33'10" EAST 673.41 FEET ALONG THE NORTH LINE OF SAID ABSTRACT 233 AND THE SOUTH LINE OF SAID SES FAMILY TRACT TO A 5/8" INCH IRON ROD FOUND, WITH AN ALUMINUM CAP "RPLS 4144", AT THE EASTERLY SOUTHEAST CORNER OF SAID SES FAMILY TRACT AND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 199 FOR THE NORTHERLY NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 51°42'30" EAST 2266.21 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 199 TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE NORTHWEST CORNER OF A 98.42 ACRE TRACT OF LAND DEEDED TO ROBINSON FAMILY TRUST RECORDED IN VOLUME 928 PAGE 242 O.P.R.J.C. FOR THE EASTERLY NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 10°11'13" WEST 689.52 FEET ALONG THE WEST LINE OF SAID 98.42 ACRE ROBINSON FAMILY TRACT TO A STONE FOUND FOR AN ANGLE POINT OF SAID 98.42 ACRE ROBINSON FAMILY TRACT FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE SOUTH 10°02'07" WEST 1348.13 FEET ALONG THE WEST LINE OF SAID 98.42 ACRE ROBINSON FAMILY TRACT TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO THE METHODIST EPISCOPAL CHURCH SOUTH RECORDED IN VOLUME 21 PAGE 107 J.C.D.R. FOR AN ELL CORNER OF THIS DESCRIPTION;

THENCE NORTH 79°41'47" WEST 555.38 FEET ALONG THE NORTH LINE OF SAID CHURCH TRACT TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE NORTHWEST CORNER OF SAID CHURCH TRACT FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE SOUTH 10°00'51" WEST 392.10 FEET ALONG THE WEST LINE OF SAID CHURCH TRACT TO A 1/2" INCH IRON ROD FOUND, CAPPED "OWEN - RPLS 5560", AT THE SOUTHWEST CORNER OF SAID CHURCH TRACT, IN THE SOUTH LINE OF SAID ABSTRACT 233 AND IN THE NORTH LINE OF SAID ABSTRACT 431 FOR AN INTERIOR CORNER OF THIS DESCRIPTION;

THENCE SOUTH 79°42'58" EAST 555.19 FEET ALONG THE SOUTH LINE OF SAID CHURCH TRACT, THE SOUTH LINE OF SAID ABSTRACT 233 AND THE NORTH LINE OF SAID ABSTRACT 431 TO A 3/8" INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 98.42 ACRE ROBINSON FAMILY TRACT AND AT THE NORTHWEST CORNER OF SAID 146.82 ACRE ROBINSON FAMILY TRACT FOR AN ELL CORNER OF THIS DESCRIPTION;

THENCE SOUTH 10°01'08" WEST 630.19 FEET ALONG THE WEST LINE OF SAID 146.82 ACRE ROBINSON FAMILY TRACT TO A 3/8" INCH IRON ROD FOUND AT AN ANGLE POINT OF SAID 146.82 ACRE ROBINSON FAMILY TRACT FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE SOUTH 10°02'39" WEST 1706.18 FEET ALONG THE WEST LINE OF SAID 146.82 ACRE ROBINSON FAMILY TRACT TO THE PLACE OF BEGINNING AND CONTAINING 333.61 ACRES OF LAND MORE OR LESS.

FINAL PLAT

PASTURE HOLDINGS SUBDIVISION  
LOTS 1-15, BLOCK 1

(A PLAT OF 333.75 ACRES OUT OF THE J. GARDNER SURVEY A-233 & THE M.E.P.&P.R.R. CO. SURVEY ABSTRACT 431 PREVIOUSLY DESCRIBED IN DOCUMENT NUMBER 20250002374, O.P.R.J.C.)

SURVEYOR:



Texas Licensed Survey Firm 10059000  
2406 KELL BOULEVARD  
WICHITA FALLS, TEXAS 76028  
(940) 322-6450  
orders@provensurveying.com

OCTOBER 2025

SCALE: 1"=300'

OWNER/DEVELOPER:

PASTURE HOLDINGS LLC.  
921 PRAIRIE TIMBER ROAD  
BURLESON, TEXAS 76028  
(817) 991-4633

STATE OF TEXAS  
COUNTY OF JACK

STATE OF TEXAS  
COUNTY OF WICHITA

KNOW ALL MEN BY THESE PRESENT, THAT PASTURE HOLDINGS, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 921 PRAIRIE TIMBER ROAD, BURLESON, TEXAS 76028, AND OWNER/SUBDIVIDER OR DEVELOPER OF 333.75 ACRES OUT OF THE J. GARDNER SURVEY A-233 AND THE M.E.P.&P.R.R. CO. SURVEY ABSTRACT 431 IN JACK COUNTY TEXAS, AS CONVEYED TO IT BY DEED DATED AUGUST 15, 2025 AND RECORDED IN INSTRUMENT 20250002374 OFFICIAL PUBLIC RECORD JACK COUNTY, DOES HEREBY SUBDIVIDE THE STATED 333.75 ACRES TO BE KNOWN AS THE PASTURE HOLDINGS SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DOES HEREBY DEDICATE TO THE PUBLIC AND/OR THE DEVELOPER OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH BEESINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN OFFICER OF PASTURE HOLDINGS, LLC, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF THE SAID PASTURE HOLDINGS, LLC HAS CAUSED THESE PRESENT TO BE EXECUTED BY ITS PRESIDENT, THERUNTO DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PRESIDENT: JOSH BEESINGER

CERTIFICATE OF ROAD MAINTENANCE:

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF JACK COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE OWNER/SUBDIVIDER/DEVELOPER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THESE ROADS AND ANY ASSOCIATED DRAINAGE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER, SUBDIVIDER/DEVELOPER AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF JACK COUNTY.

IN WITNESS WHEREOF THE SAID PASTURE HOLDINGS, LLC HAS CAUSED THESE PRESENT TO BE EXECUTED BY ITS PRESIDENT, THERUNTO DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PRESIDENT: JOSH BEESINGER

CERTIFICATE OF COUNTY APPROVAL OF PLAT AND RECORDING

I, VANESSA JONES, COUNTY CLERK OF MONTAGUE COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF JACK COUNTY TEXAS IN INSTRUMENT NO: \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK, JACK COUNTY, TEXAS

CERTIFICATE OF COUNTY TAXES PAID

THIS IS TO CERTIFY THAT ALL TAXES DUE AND COLLECTED BY JACK COUNTY, TEXAS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING \_\_\_\_\_.

WITH THE FOLLOWING EXCEPTIONS: \_\_\_\_\_

THIS CERTIFICATION IS CONDITIONAL ON VALUES CERTIFIED BY THE APPRAISAL DISTRICT AS OF THIS DATE. ANY CHANGES TO THE CERTIFIED VALUE MADE SUBSEQUENT TO THE DATE OF THE CERTIFICATION ARE NOT INCLUDED.

TAX COLLECTOR: \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

DATE: \_\_\_\_\_

COUNTY NOTES

JACK COUNTY MAKES NO REPRESENTATION THAT ADEQUATE WATER SUITABLE FOR HUMAN CONSUMPTION WILL BE AVAILABLE WITHIN THIS SUBDIVISION

JACK COUNTY MAKES NO REPRESENTATION THAT ADEQUATE SEWERAGE FACILITIES WILL BE LEGALLY FEASIBLE WITHIN THIS SUBDIVISION.

APPROVAL OF A PLAT BY THE COMMISSIONERS COURT SHALL NOT BE DEEMED TO SUGGEST THAT JACK COUNTY WILL EVENTUALLY ACCEPT SUBDIVISION STREETS FOR PUBLIC MAINTENANCE. STREET MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER/DEVELOPER OR A HOME OWNERS ASSOCIATION.

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF TEXAS LAW AND OF THE JACK COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED OR WILL BE PLACED UNDER MY SUPERVISION AFTER FINAL PLAT APPROVAL.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. Brad Litteken, RPLS 6838 10/02/2025

BRAD LITTEKEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6838