

SECTION 7  
M.E.P. & P.R.R.  
CO. SURVEY  
ABSTRACT NO. 520

S 88° 50' 07" E 4,007.46'

SECTION 2  
M.E.P. & P.R.R.  
CO. SURVEY  
ABSTRACT NO. 511

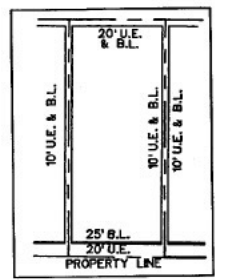
S 89° 49' 12" E 1,310.94'

CERTIFICATE OF DEDICATION  
THE STATE OF TEXAS  
COUNTY OF MONTAGUE  
KNOW ALL MEN BY THESE PRESENTS, THAT THE Ranches at Blackjack Meadows, LLC, a corporation organized under the laws of the State of Texas, with its home address at 110 W 1-20, Suite 120, Weatherford, Texas 76086, owner/developer of 284.18 acres of land out of Section 2, M.E.P. & P.R.R. Co. Survey, Abstract No. 511, in Montague County, Texas, as conveyed to it by deed dated November 23, 2021, and recorded under Document No. 230598, Official Records of Montague County, Texas, DOES HEREBY SUBDIVIDE 284.18 acres of land out of said survey to be known as THE RANCHES AT BLACKJACK MEADOWS, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and in force and effect, and the public use of the streets and easements shown hereon.  
IN WITNESS WHEREOF, the said The Ranches at Blackjack Meadows, LLC, has caused these presents to be executed by its Authorized Agent, hereunto duly authorized, on this 7th day of December, A.D. 2022.

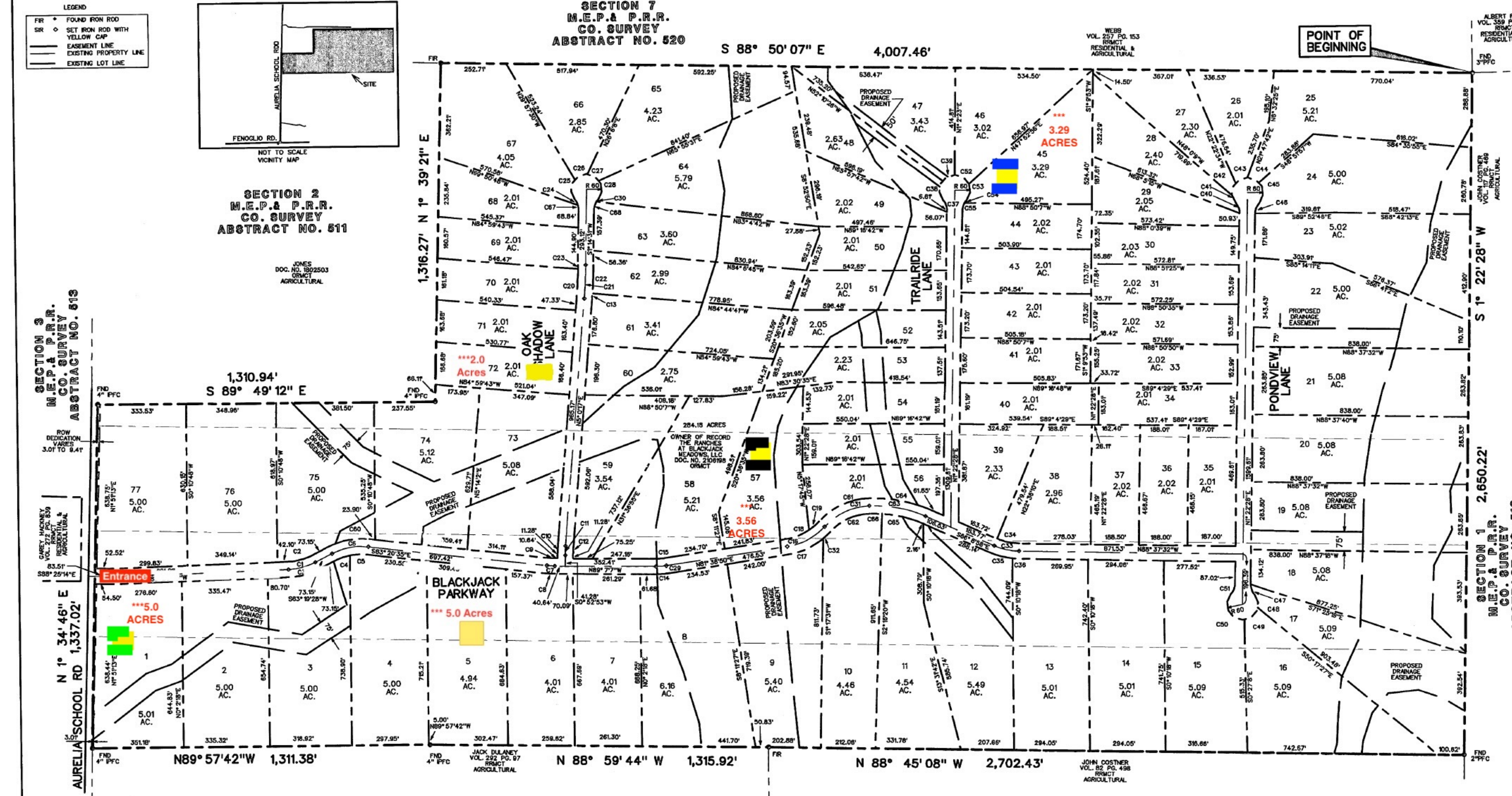
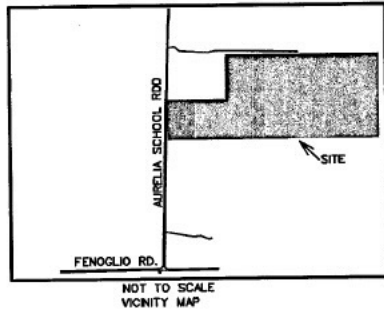
THE STATE OF TEXAS  
COUNTY OF MONTAGUE  
I, the undersigned authority, on this day personally appeared Monte Mogness, Authorized Agent known to me to be the person whose name is subscribed to the foregoing instrument as an agent of The Ranches at Blackjack Meadows, LLC, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of December, 2022.

JOSEPHINE LEE  
Notary Public in and for the State of Texas  
My Commission Expires December 7, 2024

LEGAL DESCRIPTION  
BEING 284.18 acres of land, more or less, being part of Section No. 2, M.E.P. & P.R.R. Co. Survey, Abstract No. 511, Montague County, Texas, and being all of the tract described in Warranty Deed to The Ranches at Blackjack Meadows, LLC, filed for record under Document No. 230598, Official Records of Montague County, Texas, said 284.18 acres described as follows:  
BEGINNING at a found 3 inch iron pipe fence corner post at the northeast corner of said The Ranches at Blackjack Meadows, LLC tract;  
THENCE S 01 deg. 22 min. 28 sec. W a distance of 2650.22 feet to a found 2 inch pipe fence corner post for corner;  
THENCE N 88 deg. 45 min. 08 sec. W a distance of 2702.43 feet to a found 44 sec rod for corner;  
THENCE N 88 deg. 59 min. 44 sec. W a distance of 1315.92 feet to a found 4 inch pipe fence corner post for corner;  
THENCE N 89 deg. 57 min. 42 sec. E a distance of 1311.38 feet to a found 4 inch pipe fence corner post for corner;  
THENCE N 01 deg. 34 min. 46 sec. E a distance of 1337.02 feet to a found 4 inch pipe fence corner post for corner;  
THENCE S 89 deg. 49 min. 12 sec. E a distance of 1310.94 feet to a found 44 sec rod for corner;  
THENCE S 01 deg. 22 min. 28 sec. W a distance of 2650.22 feet to a found 2 inch pipe fence corner post for corner;  
THENCE S 88 deg. 50 min. 07 sec. E a distance of 4007.46 feet to the POINT OF BEGINNING and containing 12,787.705 square feet or 284.18 acres of land, more or less.



LEGEND  
FR FOUND IRON ROD  
SR SET IRON ROD WITH YELLOW CAP  
EASEMENT LINE  
EXISTING PROPERTY LINE  
EXISTING LOT LINE



CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	28° 13' 31"	250.00'	89.17'	N75° 50' 4" E 108.33'	C16	38° 27' 28"	250.00'	167.68'	N22° 25' 10" E 164.65'	C48	53° 23' 50"	80.00'	55.92'	S13° 20' 12" E 53.92'	C1	28° 13' 31"	250.00'	89.17'	N75° 50' 4" E 108.33'
C2	25° 11' 3"	220.00'	87.34'	N75° 50' 4" E 85.37'	C17	30° 30' 53"	280.00'	148.10'	N68° 23' 34" E 147.34'	C49	70° 4' 27"	80.00'	73.36'	S48° 23' 57" E 88.89'	C2	25° 11' 3"	220.00'	87.34'	N75° 50' 4" E 85.37'
C3	25° 11' 3"	220.00'	122.27'	N75° 50' 4" E 121.30'	C18	25° 20' 33"	220.00'	87.31'	S68° 08' 33" W 95.52'	C50	130° 2' 52"	80.00'	145.82'	N28° 53' 23" W 112.53'	C3	25° 11' 3"	220.00'	122.27'	N75° 50' 4" E 121.30'
C4	15° 17' 28"	220.00'	58.71'	N70° 58' 12" E 68.54'	C19	13° 8' 35"	220.00'	50.34'	N49° 44' 59" E 50.23'	C51	41° 24' 35"	80.00'	43.58'	N22° 44' 46" E 42.43'	C4	15° 17' 28"	220.00'	58.71'	N70° 58' 12" E 68.54'
C5	18° 02' 35"	220.00'	69.28'	N67° 38' 14" E 68.99'	C20	3° 39' 18"	1070.00'	113.43'	N3° 27' 24" E 113.43'	C52	68° 30' 28"	80.00'	68.65'	S68° 42' 22" E 65.80'	C5	18° 02' 35"	220.00'	69.28'	N67° 38' 14" E 68.99'
C6	33° 20' 4"	250.00'	148.45'	N79° 09' 23" E 143.41'	C21	3° 45' 48"	2000.00'	200.00'	N3° 27' 24" E 113.43'	C53	11° 30' 19"	80.00'	68.70'	S9° 58' 58" W 65.01'	C6	33° 20' 4"	250.00'	148.45'	N79° 09' 23" E 143.41'
C7	5° 46' 32"	330.00'	33.26'	S86° 15' 51" E 33.25'	C22	3° 7' 20"	2030.00'	110.82'	N2° 48' 11" E 110.81'	C54	11° 30' 19"	80.00'	68.70'	S9° 58' 58" W 65.01'	C7	5° 46' 32"	330.00'	33.26'	S86° 15' 51" E 33.25'
C8	5° 46' 32"	330.00'	33.26'	S86° 15' 51" E 33.25'	C23	0° 27' 28"	1970.00'	15.74'	N1° 28' 15" E 15.74'	C55	129° 54' 25"	60.00'	31.32'	S61° 19' 41" W 30.88'	C8	5° 46' 32"	330.00'	33.26'	S86° 15' 51" E 33.25'
C9	5° 46' 32"	330.00'	33.26'	S86° 15' 51" E 33.25'	C24	24° 5' 54"	80.00'	25.24'	N2° 48' 11" E 110.81'	C56	44° 51' 50"	280.00'	218.25'	N65° 37' 37" E 218.69'	C9	5° 46' 32"	330.00'	33.26'	S86° 15' 51" E 33.25'
C10	4° 7' 24"	530.00'	38.14'	N2° 56' 30" E 38.13'	C25	8° 11' 18"	60.00'	85.02'	S0° 20' 30" W 78.08'	C57	44° 51' 50"	280.00'	218.25'	N65° 37' 37" E 218.69'	C10	4° 7' 24"	530.00'	38.14'	N2° 56' 30" E 38.13'
C11	4° 7' 24"	530.00'	38.14'	N2° 56' 30" E 38.13'	C26	13° 8' 35"	60.00'	55.65'	N67° 35' 25" E 53.85'	C58	25° 47' 28"	500.00'	225.07'	S78° 24' 32" E 223.18'	C11	4° 7' 24"	530.00'	38.14'	N2° 56' 30" E 38.13'
C12	7° 36' 28"	280.00'	33.82'	N4° 41' 4" E 22.68'	C27	61° 50' 44"	60.00'	54.38'	S9° 52' 21" E 52.54'	C59	19° 52' 42"	430.00'	238.58'	S71° 24' 32" E 238.57'	C12	7° 36' 28"	280.00'	33.82'	N4° 41' 4" E 22.68'
C13	7° 36' 28"	280.00'	33.82'	N4° 41' 4" E 22.68'	C28	78° 33' 35"	60.00'	80.17'	S4° 22' 18" W 74.34'	C60	53° 20' 4"	280.00'	182.60'	N79° 59' 29" E 180.61'	C13	7° 36' 28"	280.00'	33.82'	N4° 41' 4" E 22.68'
C14	9° 14' 3"	280.00'	45.13'	N8° 15' 51" E 45.08'	C29	8° 14' 3"	250.00'	40.28'	N8° 15' 51" E 40.25'	C61	44° 51' 50"	280.00'	218.25'	N65° 37' 37" E 218.69'	C14	9° 14' 3"	280.00'	45.13'	N8° 15' 51" E 45.08'
C15	9° 14' 3"	220.00'	35.46'	N8° 15' 51" E 35.42'	C30	8° 47' 39"	60.00'	9.21'	S38° 15' 16" W 9.20'	C62	44° 51' 50"	280.00'	218.25'	N65° 37' 37" E 218.69'	C15	9° 14' 3"	220.00'	35.46'	N8° 15' 51" E 35.42'

NOTES:  
1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the flood way is prohibited.  
2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.  
3. Montague County will not be responsible for the maintenance and operation of said drainage ways for or the control of erosion.  
4. Montague County will not be responsible for any damage, personal injury or loss of life or property, occasioned by flooding or flooding conditions.  
5. Bearings referenced to NAD-83 North Central Texas Zone 44202.  
6. Topographical contour lines, elevations, and USGS maps, elevation datum is NAVD 1988.  
7. All iron rods set on a yellow plastic cap.  
8. Montague County shall not be responsible for maintenance of private streets, alleys, emergency access easements, recreation areas and open spaces and the owner shall be responsible for the maintenance of private streets, alleys, emergency access easements, recreation areas and open spaces and said owners agree to indemnify and save harmless Montague County from all claims, damages and losses arising out of or resulting from performance of the obligation of said owners set forth in this paragraph.  
9. No portion of this property lies within the extrajurisdictional jurisdiction of any incorporated city.  
10. According to the Flood Hazard Boundary Map 48337C02000 dated August 16, 2011, furnished by the Federal Emergency Agency the area lies within Zone X area determined to be outside 0.2% annual chance flood plain unless otherwise noted.  
11. Construction not completed within two years of the recording date County may require the subdivision to be replatted.  
12. Front Building line shall be 25 feet, side shall be 10 feet, and rear building line shall be 20 feet.  
13. Well and Septic Set Back Lines shall be 50' from all property lines.  
14. Utility easements shall be 20 feet on front lines and 10 feet on side and 20 feet wide on rear lines.  
15. Utility easements along all existing power lines shall be 20 feet wide lying 10 feet on each side of the existing power lines, unless otherwise noted.  
16. All existing property land use is agricultural.  
17. Total length of proposed road is 8991.1'.  
18. Road acreage is 571.03 ac. or 16.11 acres.  
19. Land use of proposed lots is residential.  
20. MONTAGUE COUNTY MAKES NO REPRESENTATION THAT ADEQUATE WATER SUITABLE FOR HUMAN CONSUMPTION WILL BE AVAILABLE WITHIN THIS SUBDIVISION.  
21. THIS FINAL PLAT/DONOR STATEMENT TO REPLACE ALL OTHER RECORDINGS OF THE RANCHES AT BLACKJACK MEADOWS, MONTAGUE COUNTY, TEXAS.

IN approving this plat by the Commissioners Court of Montague 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 until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Montague County.  
Date: 12/07/2022  
Owner/subdivider/developer or Representative: Monte Mogness  
THE COMMISSIONERS COURT OF MONTAGUE COUNTY, TEXAS, ON 12/07/2022, VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUNCIATED IN MINUTES OF THIS MEETING.  
BY: [Signatures] COUNTY JUDGE  
COMMISSIONER PRECINCT 1  
COMMISSIONER PRECINCT 2  
COMMISSIONER PRECINCT 3  
COMMISSIONER PRECINCT 4  
TEST: COUNTY CLERK

OWNER/DEVELOPER:  
THE RANCHES AT  
BLACKJACK MEADOWS, LLC.  
ATTN: Monte Mogness  
Dennis Jones (210) 336-6420  
Authorized Representatives  
110 W 1-20 Suite: 120  
Weatherford, TX 76086  
mmogness@nlplc.com  
djohnes@nlplc.com  
PREPARED BY:  
ENGINEERING & SURVEYING  
CONTACT: JASON G. SWAIM  
ADDRESS: 506 N MASON ST  
BOWIE, TEXAS 76230  
PHONE: (940) 872-5075  
jswaim@swaimengineering.com  
STATE OF TEXAS  
COUNTY OF MONTAGUE  
I, the undersigned authority, on this day personally appeared Monte Mogness, Authorized Agent known to me to be the person whose name is subscribed to the foregoing instrument as an agent of The Ranches at Blackjack Meadows, LLC, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of December, 2022.

FINAL PLAT  
OF  
THE RANCHES AT  
BLACKJACK MEADOWS  
BEING PART OF  
LOTS 1-77  
BEING 284.18 ACRES  
SECTION 2  
M.E.P. & P.R.R. CO. SURVEY  
ABSTRACT NO. 511  
MONTAGUE COUNTY, TX  
FEBRUARY 16, 2022

