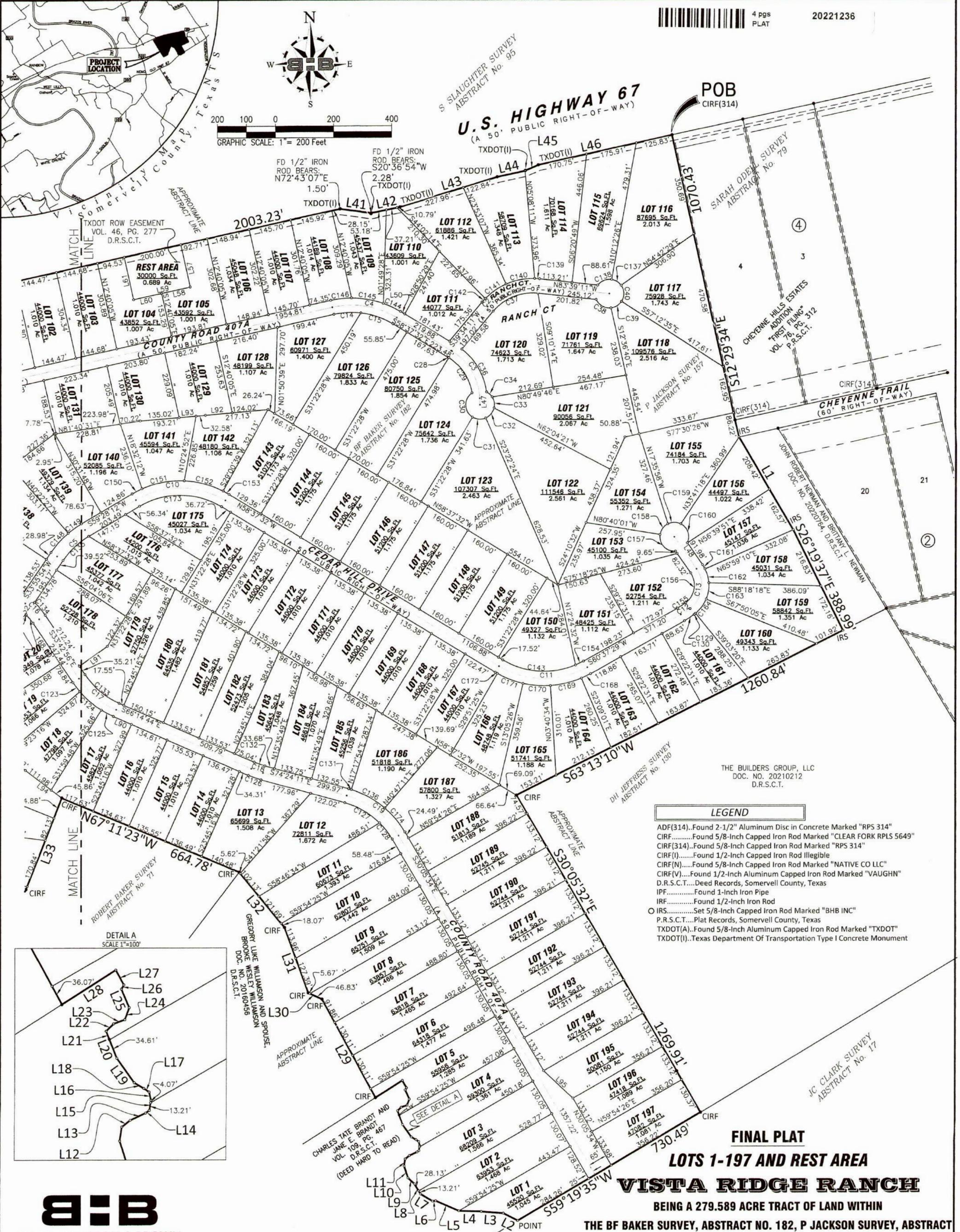


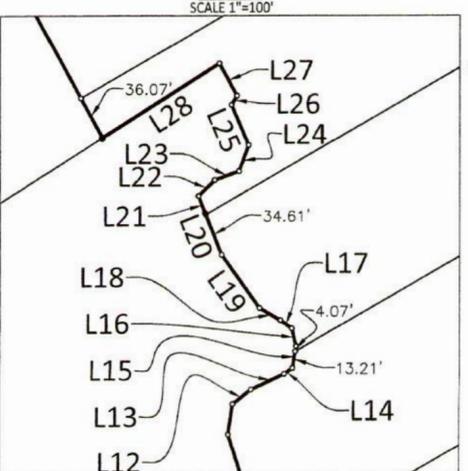
**U.S. HIGHWAY 67**  
(A 50' PUBLIC RIGHT-OF-WAY)

**POB**  
CIRF(314)



THE BUILDERS GROUP, LLC  
DOC. NO. 20210212  
D.R.S.C.T.

- LEGEND**
- ADF(314)..Found 2-1/2" Aluminum Disc in Concrete Marked "RPS 314"
  - CIRF.....Found 5/8-Inch Capped Iron Rod Marked "CLEAR FORK RPLS 5649"
  - CIRF(314)..Found 5/8-Inch Capped Iron Rod Marked "RPS 314"
  - CIRF(I).....Found 1/2-Inch Capped Iron Rod Illegible
  - CIRF(N).....Found 5/8-Inch Capped Iron Rod Marked "NATIVE CO LLC"
  - CIRF(V).....Found 1/2-Inch Aluminum Capped Iron Rod Marked "VAUGHN"
  - D.R.S.C.T....Deed Records, Somervell County, Texas
  - IPF.....Found 1-Inch Iron Pipe
  - IRF.....Found 1/2-Inch Iron Rod
  - IRS.....Set 5/8-Inch Capped Iron Rod Marked "BHB INC"
  - P.R.S.C.T....Plat Records, Somervell County, Texas
  - TXDOT(A).....Found 5/8-Inch Aluminum Capped Iron Rod Marked "TXDOT"
  - TXDOT(I).....Texas Department Of Transportation Type I Concrete Monument



**FINAL PLAT**  
**LOTS 1-197 AND REST AREA**  
**VISTA RIDGE RANCH**

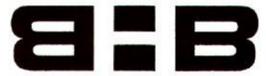
BEING A 279.589 ACRE TRACT OF LAND WITHIN  
THE BF BAKER SURVEY, ABSTRACT NO. 182, P JACKSON SURVEY, ABSTRACT  
NO. 157, SARAH ODELL SURVEY, ABSTRACT NO. 79, DH JEFFRESS SURVEY,  
ABSTRACT NO. 130, AND THE ROBERT BAKER SURVEY, ABSTRACT NO. 71  
SOMERVELL COUNTY, TEXAS

APRIL 2022

SHEET 1 OF 4



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



BAIRD, HAMPTON & BROWN

engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
TPELS Firm #44, #10011300  
jmartin@bhinc.com • 817.338.1277 • bhinc.com

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.

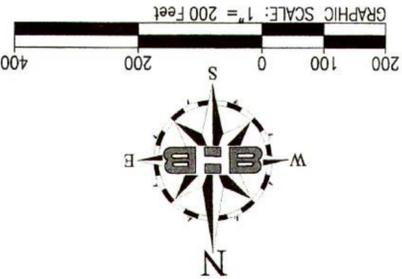
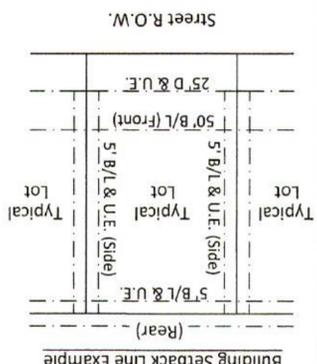
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Somervell County Clerk's Office.

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 Somervell 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 roadway locations and minimum finished floor elevation data placed on this plat.

7. Lot typical does not affect Rest Area.  
8. Water Supply Source: Somervell County Water District.  
9. Sewer Disposal: On-site septic.  
10. This subdivision is for residential purposes only.

LEGEND



VISTA RIDGE RANGE

LOTS 1-197 AND REST AREA

FINAL PLAT

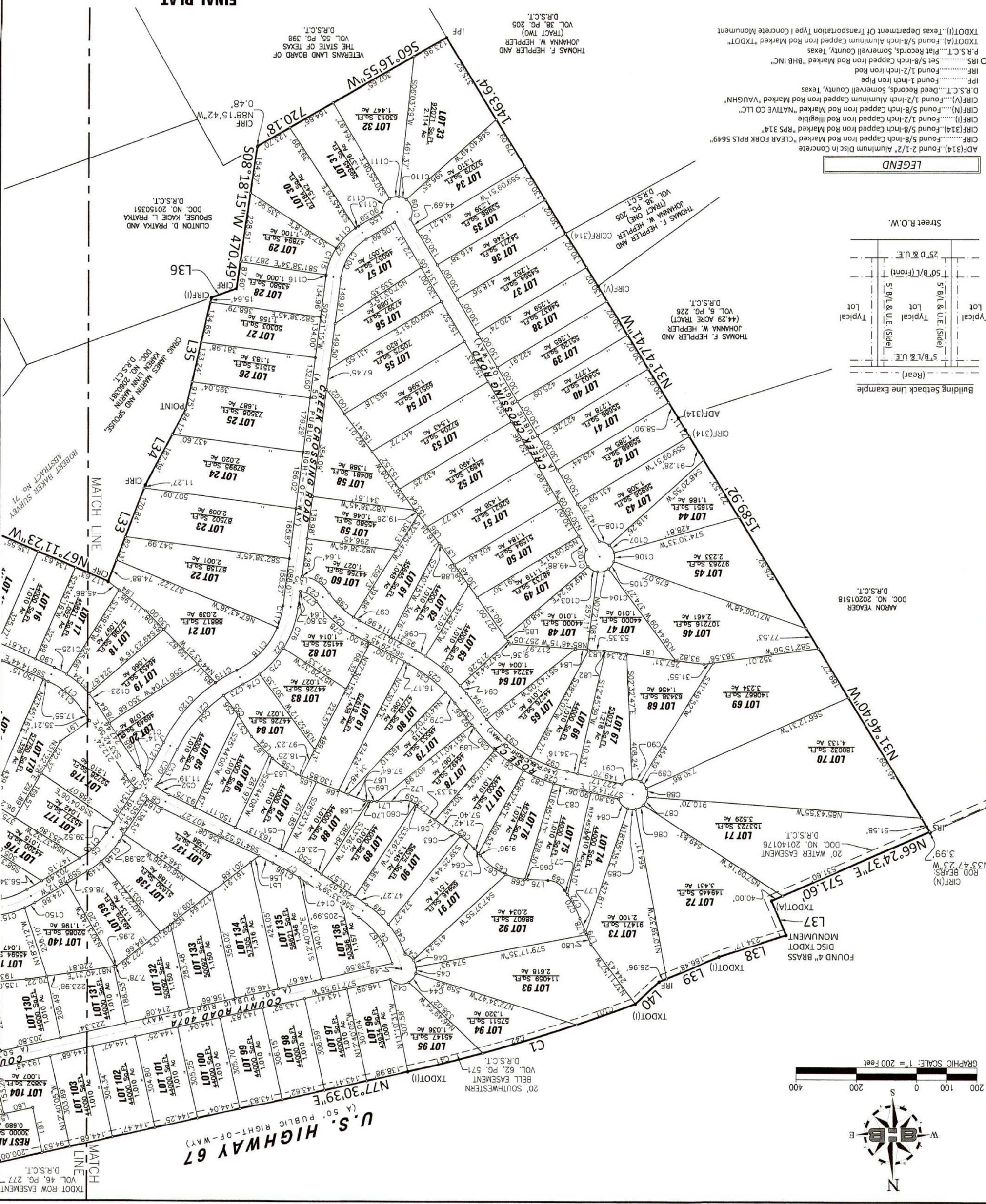
BEING A 279.589 ACRE TRACT OF LAND WITHIN

THE BF BAKER SURVEY, ABSTRACT NO. 182, P JACKSON SURVEY, ABSTRACT NO. 157, SARAH ODELL SURVEY, ABSTRACT NO. 79, DH JEFFRESS SURVEY, ABSTRACT NO. 130, AND THE ROBERT BAKER SURVEY, ABSTRACT NO. 71

SOMERVELL COUNTY, TEXAS

APRIL 2022

SHEET 2 OF 4



TXDOT ROW EASEMENT VOL. 46, PG. 277 D.R.S.C.T.

REST AREA LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162 LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168 LOT 169 LOT 170 LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186 LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 192 LOT 193 LOT 194 LOT 195 LOT 196 LOT 197

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102

LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162 LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168 LOT 169 LOT 170 LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186 LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 192 LOT 193 LOT 194 LOT 195 LOT 196 LOT 197

Curve Table						Curve Table						Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	7°56'46"	5669.58'	786.29'	N73°30'47"E	785.66'	C60	63°10'26"	47.28'	52.13'	N77°34'36"W	49.53'	C118	41°30'31"	275.00'	199.23'	S43°31'15"W	194.90'
C2	56°46'38"	200.00'	198.19'	S67°57'30"W	190.18'	C61	7°53'58"	47.28'	6.52'	N42°02'24"W	6.51'	C119	8°48'52"	525.00'	80.77'	S59°52'04"W	80.69'
C3	56°28'15"	200.00'	197.12'	S30°23'24"E	189.24'	C62	22°41'32"	262.73'	104.05'	N52°53'02"W	103.38'	C120	28°43'30"	525.00'	263.21'	N41°05'53"E	260.46'
C4	44°02'33"	300.00'	230.61'	S80°38'49"E	224.97'	C63	9°18'32"	262.73'	42.69'	N59°34'32"W	42.64'	C121	7°11'46"	975.00'	122.46'	N30°20'01"E	122.38'
C5	25°32'18"	300.00'	133.72'	S46°42'03"W	132.61'	C64	13°23'00"	262.73'	61.37'	N48°13'46"W	61.23'	C122	7°55'30"	275.00'	38.04'	N37°40'41"W	38.01'
C6	43°53'34"	300.00'	229.82'	S34°36'52"E	224.24'	C65	44°39'48"	218.60'	170.40'	N62°14'47"W	166.12'	C123	6°53'49"	325.00'	39.12'	N37°09'50"W	39.10'
C7	7°42'13"	1000.00'	134.45'	S60°24'46"E	134.35'	C66	2°34'20"	218.60'	9.81'	N85°51'51"W	9.81'	C124	17°23'28"	325.00'	98.65'	N49°18'28"W	98.27'
C8	15°18'12"	300.00'	80.13'	S55°22'44"E	79.89'	C67	27°52'17"	218.60'	106.34'	N53°51'01"W	105.29'	C125	8°14'32"	325.00'	46.75'	N62°07'28"W	46.71'
C10	61°54'16"	300.00'	324.13'	N89°34'40"W	308.59'	C68	19°21'51"	218.60'	73.88'	N77°28'05"W	73.53'	C126	8°09'27"	325.00'	46.27'	N70°19'27"W	46.23'
C11	60°44'59"	300.00'	318.09'	N89°00'02"W	303.39'	C69	63°00'44"	60.97'	67.06'	N59°14'57"W	63.73'	C127	29°16'36"	275.00'	140.52'	N59°45'53"W	138.99'
C12	7°11'48"	300.00'	37.68'	S57°01'35"W	37.66'	C70	17°00'43"	359.00'	106.59'	N28°37'31"W	106.20'	C128	15°02'00"	275.00'	72.15'	N37°36'34"W	71.95'
C13	88°22'57"	100.00'	154.26'	S9°14'13"W	139.41'	C71	2°49'27"	359.00'	17.70'	N35°43'09"W	17.69'	C129	2°29'01"	125.00'	5.42'	N52°11'11"E	5.42'
C14	19°31'04"	275.00'	93.68'	N87°05'27"E	733.94'	C72	14°11'15"	359.00'	88.89'	N27°12'48"W	88.67'	C130	7°11'48"	325.00'	40.82'	N57°01'35"E	40.79'
C15	24°31'29"	275.00'	117.71'	S70°53'16"E	737.31'	C73	9°01'32"	475.00'	74.82'	S59°45'44"W	74.75'	C131	1°42'05"	325.00'	9.65'	N73°33'08"W	9.65'
C16	14°00'43"	300.00'	73.37'	S40°43'17"E	73.18'	C74	11°08'42"	325.00'	63.22'	S58°42'09"W	63.12'	C132	8°09'27"	275.00'	39.15'	N70°19'27"W	39.12'
C17	32°31'48"	300.00'	170.33'	S49°58'50"E	168.05'	C75	20°37'21"	325.00'	116.98'	S42°49'08"W	116.35'	C133	32°31'48"	275.00'	156.13'	N49°58'50"W	154.04'
C18	8°09'27"	300.00'	42.71'	S70°19'27"E	42.68'	C76	25°09'12"	325.00'	142.68'	S19°55'52"W	141.53'	C134	10°10'55"	325.00'	57.76'	N38°48'23"W	57.68'
C19	44°18'36"	300.00'	232.01'	S52°14'53"E	226.27'	C77	48°52'09"	75.00'	63.97'	N58°12'40"W	62.05'	C135	25°32'18"	275.00'	122.58'	S46°42'03"W	121.56'
C20	7°11'46"	1000.00'	125.60'	S30°20'01"W	125.51'	C78	28°43'10"	325.00'	162.91'	N48°08'10"W	161.21'	C136	23°29'17"	325.00'	133.23'	N60°57'27"W	132.30'
C21	37°32'22"	500.00'	327.59'	S45°30'19"W	321.77'	C79	5°42'18"	475.00'	47.30'	S41°10'58"E	47.28'	C137	45°50'12"	50.00'	40.00'	N58°12'37"W	38.94'
C22	56°55'15"	300.00'	298.04'	S35°48'53"W	285.93'	C80	10°29'21"	525.00'	96.11'	S43°34'29"E	95.98'	C138	62°31'28"	50.00'	54.56'	S67°36'33"W	51.90'
C23	48°52'09"	100.00'	85.29'	N58°12'40"W	82.73'	C81	12°33'10"	525.00'	115.02'	S55°05'45"E	114.79'	C139	4°14'47"	225.00'	16.68'	N85°46'34"W	16.67'
C24	28°43'10"	300.00'	150.37'	N48°08'10"W	148.81'	C82	11°52'29"	525.00'	108.81'	S67°18'35"E	108.61'	C140	25°50'44"	225.00'	101.50'	S79°10'40"W	100.64'
C25	24°09'56"	500.00'	210.88'	S50°24'47"E	209.33'	C83	3°59'32"	525.00'	36.58'	S75°14'35"E	36.57'	C141	22°28'46"	225.00'	88.28'	S55°00'55"W	87.71'
C26	38°54'32"	500.00'	339.54'	N57°47'05"W	333.06'	C84	53°50'04"	50.00'	46.98'	N44°09'23"W	45.27'	C142	4°12'21"	225.00'	16.52'	S41°40'22"W	16.48'
C27	51°48'34"	200.00'	180.85'	S33°15'33"W	174.75'	C85	29°35'07"	50.00'	25.82'	N85°51'59"W	25.53'	C143	54°24'38"	275.00'	261.15'	N85°49'51"W	251.45'
C28	0°46'34"	175.00'	2.37'	S58°14'15"E	728.00'	C86	34°22'39"	50.00'	30.00'	S62°09'08"W	29.55'	C144	11°35'35"	325.00'	65.76'	S64°25'19"E	65.65'
C29	49°07'39"	175.00'	150.05'	S33°17'09"E	742.40'	C87	34°22'39"	50.00'	30.00'	S27°46'29"W	29.55'	C145	19°43'41"	325.00'	111.90'	S80°04'57"E	111.35'
C30	114°56'22"	50.00'	100.30'	S1°09'21"E	84.31'	C88	34°22'39"	50.00'	30.00'	S6°36'10"E	29.55'	C146	12°43'18"	325.00'	72.16'	N83°41'34"E	72.01'
C31	54°44'52"	50.00'	47.78'	S85°59'58"E	45.98'	C89	34°22'39"	50.00'	30.00'	S40°58'48"E	29.55'	C147	1°48'21"	975.00'	30.73'	N57°27'50"W	30.73'
C32	54°00'13"	50.00'	47.13'	N39°37'29"E	45.40'	C90	34°22'39"	50.00'	30.00'	S75°21'27"E	29.55'	C148	15°41'39"	325.00'	89.02'	S41°46'43"W	88.74'
C33	45°50'12"	50.00'	40.00'	N10°17'43"W	38.94'	C91	44°41'34"	50.00'	39.00'	N65°06'26"E	38.02'	C149	9°50'39"	325.00'	55.84'	S54°32'52"W	55.77'
C34	30°15'54"	50.00'	26.41'	N48°20'46"W	26.11'	C92	15°37'28"	475.00'	129.53'	S69°25'37"E	129.13'	C150	6°42'00"	325.00'	38.00'	S62°49'13"W	37.98'
C35	18°27'39"	475.00'	153.05'	S53°15'56"E	152.38'	C93	23°17'04"	475.00'	193.04'	S49°58'21"E	191.71'	C151	26°24'26"	325.00'	149.79'	S79°22'26"W	148.47'
C36	44°39'14"	225.00'	175.36'	S29°54'17"E	170.95'	C94	3°45'30"	525.00'	34.44'	S40°12'34"E	34.43'	C152	24°38'04"	325.00'	139.73'	N75°06'19"W	138.66'
C37	56°46'38"	175.00'	173.42'	S67°57'30"W	166.41'	C95	16°25'27"	525.00'	150.49'	S50°18'02"E	149.98'	C153	4°09'45"	325.00'	23.61'	N60°42'25"W	23.61'
C38	72°26'29"	50.00'	63.22'	S59°52'26"E	59.09'	C96	3°59'00"	525.00'	36.50'	S60°30'15"E	36.49'	C154	6°20'21"	275.00'	30.43'	S63°47'39"W	30.41'
C39	51°06'55"	50.00'	44.61'	N58°20'52"E	43.14'	C97	4°55'32"	275.00'	23.64'	N60°01'59"W	23.63'	C155	7°11'48"	275.00'	34.54'	N57°01'35"E	34.52'
C40	68°04'56"	50.00'	59.41'	N1°15'03"W	55.98'	C98	23°47'38"	275.00'	114.20'	N45°40'24"W	113.38'	C156	88°22'57"	75.00'	115.69'	N9°14'13"E	104.56'
C41	2°35'23"	5669.58'	256.25'	N76°11'29"E	256.23'	C99	48°52'09"	125.00'	106.62'	N58°12'40"W	103.41'	C157	104°17'15"	50.00'	91.01'	S42°48'38"E	78.96'
C42	3°16'19"	5669.58'	323.76'	N73°15'38"E	323.71'	C100	51°48'34"	175.00'	158.24'	S33°15'33"W	152.91'	C158	54°06'20"	50.00'	47.22'	S36°23'09"W	45.48'
C43	77°30'40"	50.00'	67.64'	N81°25'25"W	62.60'	C101	2°05'05"	5669.58'	206.28'	N70°34'56"E	206.27'	C159	53°42'42"	50.00'	46.87'	N89°42'20"W	45.17'
C44	43°47'10"	50.00'	38.21'	S37°55'40"W	37.29'	C102	69°24'27"	50.00'	60.57'	N5°32'23"W	56.93'	C160	87°53'43"	50.00'	76.70'	N18°54'07"W	69.40'
C45	24°15'28"	50.00'	21.17'	S3°54'21"W	21.01'	C103	42°24'16"	50.00'	37.00'	N61°26'44"W	36.17'	C161	7°37'18"	125.00'	16.63'	N31°08'36"W	16.62'
C46	28°22'01"	50.00'	24.75'	S22°24'23"E	24.50'	C104	44°05'17"	50.00'	38.47'	S75°18'30"W	37.53'	C162	22°55'06"	125.00'	50.00'	N15°52'24"W	49.67'
C47	39°10'46"	50.00'	34.19'	S56°10'47"E	33.53'	C105	34°22'39"	50.00'	30.00'	S36°04'32"W	29.55'	C163	26°34'46"	125.00'	57.99'	N8°52'32"E	57.47'
C48	19°53'55"	325.00'	112.87'	N29°33'16"W	112.30'	C106	34°22'39"	50.00'	30.00'	S1°41'53"W	29.55'	C164	28°46'45"	125.00'	62.79'	N36°33'17"E	62.13'
C49	17°03'26"	325.00'	96.75'	N48°01'56"W	96.40'	C107	34°22'39"	50.00'	30.00'	S32°40'46"E	29.55'	C165	10°16'38"	325.00'	58.30'	N57°56'25"W	58.22'
C50	7°02'50"	1025.00'	126.07'	N60°05'04"W	125.99'	C108	40°58'03"	50.00'	35.75'	S70°21'07"E	34.99'	C166	5°53'51"	975.00'	100.36'	N61°18'56"W	100.32'
C51	0°39'23"	1025.00'	11.74'	N63°56'10"W	11.74'	C109	82°13'45"	50.00'	71.76'	S11°57'01"E	65.76'	C167	39°28'52"	275.03'	189.52'	N36°30'36"W	185.79'
C52	10°46'07"	275.00'	51.69'	N57°35'29"W	51.61'	C110	30°52'38"	50.00'	26.95'	S68°30'12"E	26.62'	C168	6°13'30"	325.00'	35.31'	S63°44'14"W	35.29'
C53	7°11'46"	1025.00'	128.74'	S30°20'01"W	128.65'	C111	36°58'37"	50.00'	32.27'	N77°34'10"E	31.71'	C169	19°28'28"	325.00'	110.47'	S76°35'12"W	109.93'
C54	28°30'50"	475.00'	236.39'	S40°59'33"W	233.96'	C112	59°55'02"	50.00'	52.29'	N29°07'21"E	49.94'	C170	16°45'59"	325.00'	95.10'	N85°17'34"W	94.77'
C55	8°27'13"	1105.12'	163.05'	N34°33'29"W	162.90'	C113	2°55'16"	225.00'	11.47'	S57°42'12"W	11.47'	C171	16°45'59"	325.00'	95.10'	N68°31'35"W	94.77'
C56	4°11'07"	1105.12'	80.72'	N36°41'32"W	80.71'	C114	23°50'52"	225.00'	93.65'	S44°19'08"W	92.98'	C172	1°31'03"	325.00'	8.61'	N59°23'03"W	8.61'
C57	4°16'06"	1105.12'	82.33'	N32°27'56"W	82.31'	C115	24°02'16"	225.00'	94.40'	S20°22'34"W	93.71'	C173	61°54'16"	275.00'	297.12'	N89°34'40"W	282.88'
C58	19°42'30"	269.01'	92.53'	N57°26'55"W	92.08'	C116	1°00'10"	225.00'	3.94'	S75°51'21"W	3.94'	C174	19°07'15"	325.00'	108.46'	N39°39'12"W	107.96'
C59	71°04'24"	47.28'	58.65'	N73°37'37"W	54.96'	C117	15°24'44"	275.00'	73.97'	S15°03'37"W	73.75'						

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table					
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length			
L1	S30°14'51"E	370.99	L16	N12°57'44"W	14.49	L31	N20°00'35"W	241.35	L46	N77°24'03"E	472.49	L61	N12°29'21"W	150.00	L76	N88°27'04"W	67.19	L91	N54°49'42"E	118.18

