

Deed 637199 Fees: \$66.00  
F/1/25/2007 1:28PM # Pages 1  
Recorded in Official Records of  
PARKER COUNTY  
ACCOUNTING: 11403

SCH. DIST: BR  
CITY: GO  
MAP NO.: E-20

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, A. L. HAYTER, JR., being the sole owner of Tract 1, V-BAR RANCH, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 482, Parker County, Texas and being more particularly described by metes and bounds as follows:

**FINAL PLAT**  
**COMANCHE RIDGE**  
**TRACT 1R AND TRACT 1R1**  
**AN ADDITION TO PARKER COUNTY, TEXAS**  
Formerly known as Tract 1, V-BAR RANCH, an addition to Parker County, Texas

BEGINNING at a post at a high bank of the Brazos River at the southeast of W. Caldwell Survey, Abstract No. 212, Parker County, Texas;  
THENCE N 30°03'05" E, 2387.92 feet to an iron rod found;  
THENCE N 30°12'53" E, 522.34 feet to a post;  
THENCE N 34°50'21" E, 340.75 feet to an iron rod set;  
THENCE N 30°12'18" E, 545.62 feet to a pipe found;  
THENCE N 30°18'50" E, 1401.44 feet to a pipe found;  
THENCE N 29°55'52" E, 717.29 feet to a large nail found;  
THENCE N 30°13'16" E, 828.05 feet to a post in the south right of way Line of Hiner Road, as it exists;  
THENCE S 59°23'16" E, with the south line of said Hiner Road, 995.84 feet to an iron rod found at the northwest corner of Tract 2, said V-Bar Ranch;

THENCE with the line of said Tract 2 the following courses and distances:  
S 30°36'44" W, 400.90 feet to an iron rod found;  
S 20°47'44" W, 229.25 feet to an iron rod found;  
S 83°12'49" E, 298.06 feet to an iron rod found;  
N 30°36'44" E, 506.39 feet to an iron rod found in the south line of said Hiner Road;  
THENCE S 59°23'16" E, with the south line of said Hiner Road, 1249.57 feet to a large nail found;

THENCE S 30°16'51" W, 4686.32 feet to the high bank of said Brazos River;  
THENCE S 81°48'39" W, with the general line of said river, 3281.09 feet to the POINT OF BEGINNING and containing 332.12 acres (14,467,236 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, A. L. HAYTER, JR., does hereby adopt this plat designating the hereinabove described real property as TRACT 1R AND TRACT 1R1, COMANCHE RIDGE, AN ADDITION TO PARKER COUNTY, TEXAS, Formerly known as Tract 1, V-BAR RANCH, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Wentworth Parker County, Texas this 20 day of April 2007.  
A. L. Hayter, Jr.

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE me, the undersigned authority, on this day personally appeared A. L. Hayter, Jr., known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20 day of April, 2007.  
Notary Public in and for the State of Texas



NOTE: AS SPECIFIC FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD, 500-YEAR FLOOD, AND ANTI-CYCLONE 500-YEAR FLOOD PLAIN AREAS SHOWN FROM FLOOD INSURANCE RATE MAP (FIRM) FOR PARKER COUNTY, TEXAS, EFFECTIVE DATE 5/27/2006.

CURTIS CHESTER  
VOLUME 2019, PAGE 1114

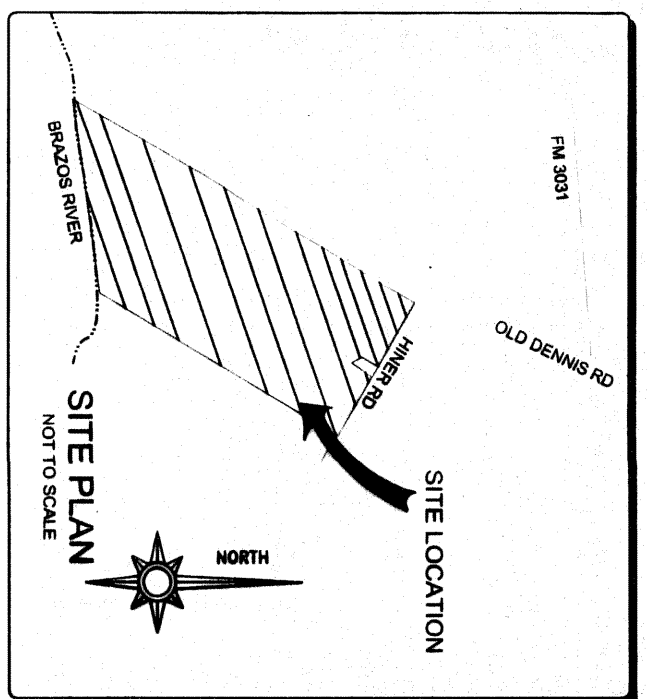
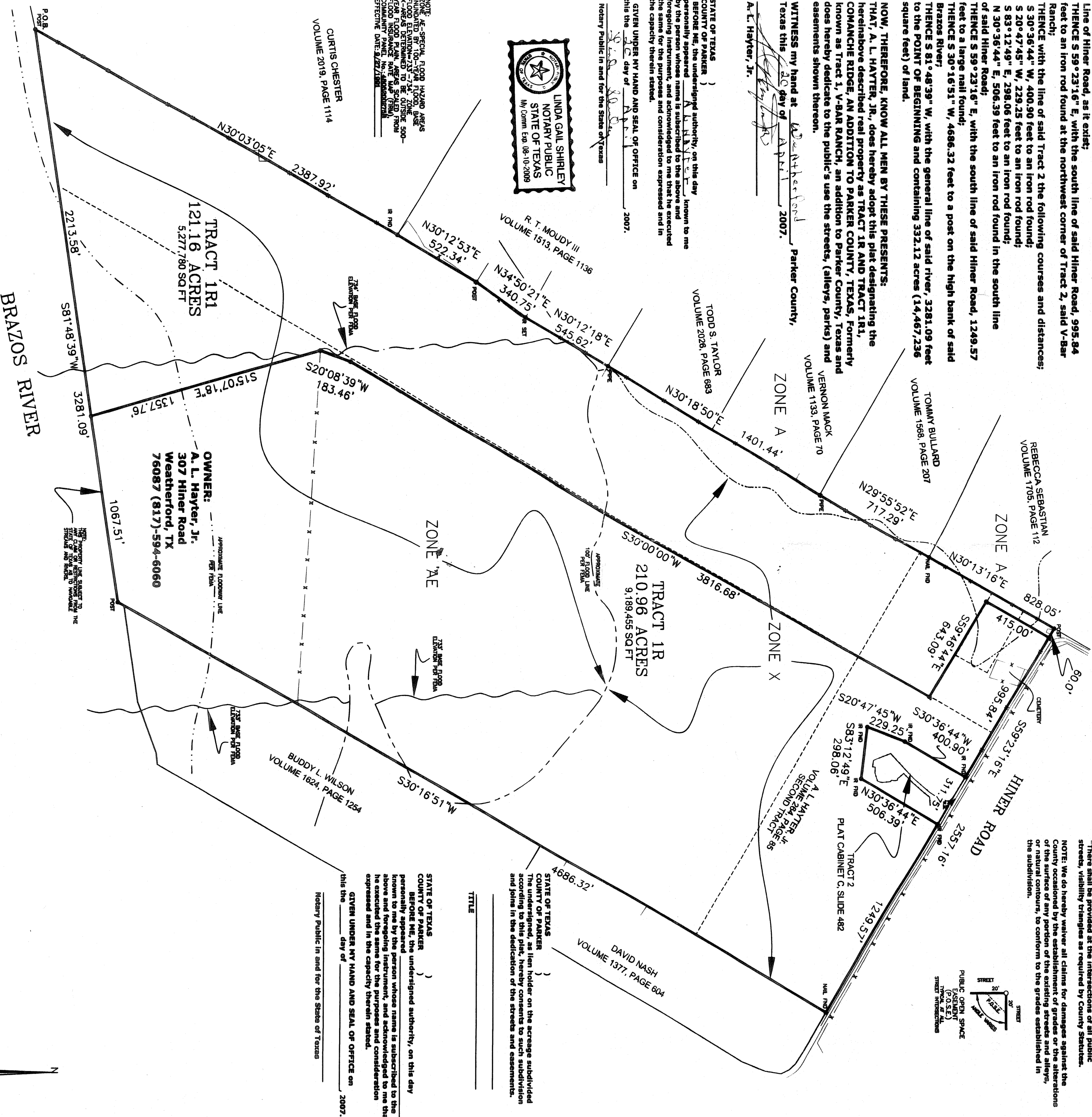
R. T. MOUDY III  
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VERNON WACK  
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TOMMY BULLARD  
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REBECCA SEBASTIAN  
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STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.  
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of easements or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE me, the undersigned authority, on this day personally appeared David Nash, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20 day of April, 2007.  
Notary Public in and for the State of Texas

TITLE \_\_\_\_\_

OWNER:  
A. L. Hayter, Jr.  
307 Hiner Road  
Weatherford, TX  
76087 (817)-594-6060

APPROVED by the Commissioners' Court of Parker County, Texas, this 20 day of April, 2007.

County Judge \_\_\_\_\_  
Commissioner Precinct #1 \_\_\_\_\_  
Commissioner Precinct #2 \_\_\_\_\_  
Commissioner Precinct #4 \_\_\_\_\_



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all set corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey as made under my supervision.  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
January, 2007

SCALE: 1" = 400'  
HARLAN LAND SURVEYING, INC.  
1015 BRENDA STREET  
WEATHERFORD, TEXAS 76087  
METRO(817)596-8700 (817)598-0880  
FAX: METRO(817) 541-2833