STATE OF TEXAS
COUNTY OF PARKER

The undersigned, owners of the land shown on this plat, via deed document 20170656, Deed Records of Parker County, Texas, within the area described by metes and bounds as follows:

Legal Description Lots 7A, 7B, and 7C, Block 1, Sage Ranch Estates, an addition to Parker County, Texas, being 9.39 acres situated in the W.F. Murphy Survey, Abstract 2537, recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a point, said point being a 10" capped IR (red) for the SE corner of this tract, being the NE corner of Lot 1 of Sage Ranch Estates, and being in the West line of Western Rd

Thence N 162'.73" W, by the North line of Lot 1 and Lot 4, Sage Ranch Estates, a distance of 972.49' to a 10" capped IR (red):

Thence N 02'.49" E, by the East line of Lot 6, Sage Ranch Estates, a distance of 465.70' to a 10" capped IR (red):

Thence S 89'.37" S, by the South line of land of James Beaver, Vol 1644 pg 1497, GC/DCF, a distance of 987.97' to a 2" metal post:

Thence S 00'.00" E, by land of said James Beaver, a distance of 373.30' to a 10" capped IR (red):

Thence S 00'.00" E, by land of said James Beaver, a distance of 39.96' to a 10" IR (red):

Thence S 00'.00" E, partly along the West line of Western Rd, a distance of 81.97' to the 10" capped IR at the Point of Beginning, said point being 4969.50 by Price 39.96 Acres:

and designated herein as "Lots 7A-R and 7C-R, Block 1, Sage Ranch Estates", being 9.39 acres in Weatherford, Parker County, Texas, situated in the W.F. Murphy Survey, Abstract 2537, and being a replat of "Final Replat of Lots 7A, 7B, and 7C, Sage Ranch Estates" as recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas, whose names are subscripted herein, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drainages, assessments, rights of ways, and public places shown thereon for the purpose and consideration herein expressed.

STATE OF TEXAS
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Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared, David Kyle Wilson, Owner, known to me to be the person whose signature appears to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therefor expressed.

Witness my hand and seal of office, this 1st day of March, 2019

JIMI JIM HALL
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared, Jerry Hamlin, Owner, known to me to be the person whose signature appears to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therefor expressed.

Witness my hand and seal of office, this 1st day of March, 2019

JIMI JIM HALL
Notary Public in and for the State of Texas

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According to the FIRM map #48367/C0275E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "A".

REPLAT
Lots 7A-R and 7C-R, Block 1, Sage Ranch Estates, being 9.39 acres in Weatherford, Parker County, Texas, situated in the W.F. Murphy Survey, Abstract 2537, and being a replat of "Final Replat of Lots 7A, 7B, and 7C, Sage Ranch Estates", as recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas.