STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF PARKER

The undersigned, owners of the land shown on this plat, via deed documented 2017/12/6, Deed #2017-06001, recorded in 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 8.39 acres situated in the W.F. Murphy Survey, Abstract 2537, recorded in Cabin E, Slide 114, Plat Records of Parker County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a point said to be a 1/4" capped IR (red) for the SSE corner of the tract, being the NE corner of Lot 3 of Sage Ranch Estates, and being in the West line of Weldall Rd.

Thence N 36°27'24" W, by the North line of Lot 3, and Lot 4, Sage Ranch Estates, a distance of 912.30 to a 1/4" capped IR (red).

Thence N 0°07'49" E, by the East line of Lot 6, Sage Ranch Estates, a distance of 466.77 to a 1/4" capped IR (red).

Thence S 89°29'75" E, by the South line of Tract of James Beaver, Vol 1985, pg 1557, DFPCT, a distance of 697.39 to a 2" metal pipe (red).

Thence S 0°15'30" W, by the bend of said James Beaver, a distance of 373.80 to a 1/4" capped IR (red).

Thence S 89°09'35" E, by the bend of said James Beaver, a distance of 398.80 to a 1/4" IR (red).

Thence S 0°09'11" W, parallel to the West line of Weldall Rd., a distance of 91.90 to the 1/2" capped IR at the Point of Beginning, said point being 4995.90 SE 5' of 0.391 Acres.

and designated as "SE 1/4 Tr A-B-C-D", Block 1, Sage Ranch Estates, being 8.39 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, Block 1, Sage Ranch Estates", as recorded in Cabin E, Slide 114, Plat Records of Parker County, Texas and whose names are subscribed herein, hereby dedicate to the use of the public bower, all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and purposes thereon express.

Estate of Parker County, 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, Mary Echols, Owner.

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and purposes thereon express.

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, Sara Elliot, Owner.

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and purposes thereon express.

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, Abigail Thorton, Owner.

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and purposes thereon express.

Notary Public in and for the State of Texas

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 225.023. Buyer is advised to question the seller as to the groundwater availability.

STATEMENT ACKNOWLEDGING VISIBILITY TRANSFER

There shall be provided at the intersection of all public streets, visibility elements as required by County Statute.

NOTE: We do hereby warrant all covenants for damage against the County occasioned by the establishment of grades or the alterations on the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established by this subdivision.

Said portion of this addition by metes and bounds is a temporary and subject to all future regulations and state law, and is subject to fines and other penalties.

No new roads established by this subdivision.

Water serviced by private wells.

Wastewater serviced by private septic systems.

This property does not lie within the ETJ of any municipality.

AMENDED 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, Block 1, Sage Ranch Estates", as recorded in Cabin E, Slide 114, Plat Records of Parker County, Texas.

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

2019/02/19

FILED AND RECORD

Linda DeBlasio

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
THIS 30 DAY OF FEBRUARY, 2019

STATE OF TEXAS
COUNTY OF PARKER:

CERTIFICATE OF SURVEYOR

COUNTY OF PARKER

The undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under the supervision of the undersigned.

Richard Delano 09/21/2019

The plat amended 06/03/2019 to show correction of ownership.

AMEND REPLAT

Lot 7A-R, Lot 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, Block 1, Sage Ranch Estates", as recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas.