

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 grades 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.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

THE STATE OF TEXAS
COUNTY OF PARKER

I, Pointe Claire LLC, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

[Signature]

According to the Federal Insurance Administration Rate Map Panel No. 4836 C 0400 F, dated April 5, 2019, this lot is not affected by the 100-year hazard

STATE OF TEXAS
COUNTY OF PARKER

202201230 PLAT Total Pages: 1

WHEREAS, POINTE CLAIRE, LLC (Doc No. 201924087), acting by and through its duly authorized agent, are the sole owners of Lot 16, Block 1, BLUE BONNET RIDGE PHASE I, according to the plat recorded in Plat Cabinet E, Slide 728, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the south right of way line of Adelle's Lane at the northwest corner of said Lot 16 and the northeast corner of Lot 17, said Phase I;

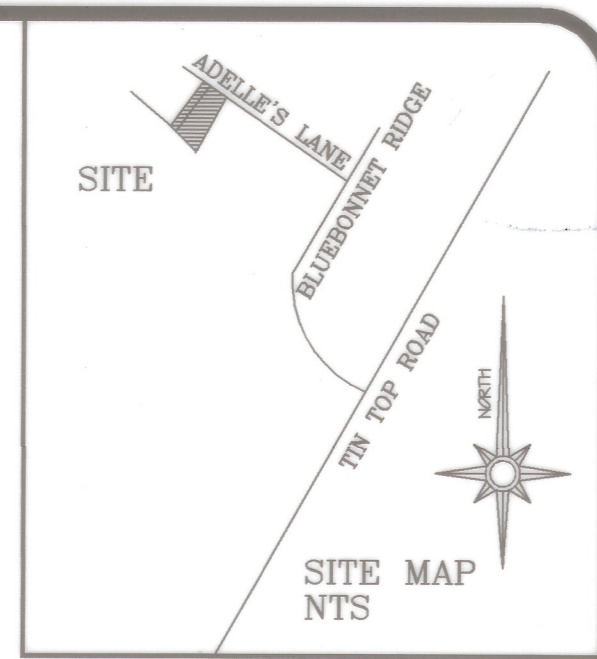
THENCE S 58°30'39" E, with the south right of way line of said Adelle's Lane, 165.00 feet to an iron rod found at the northwest corner of Lot 15, said Phase I;
THENCE S 31°29'21" W, with the common line of said lots, 588.81 feet to an iron rod found in the west line of said Phase I;
THENCE N 24°16'45" W, with the west line of said Phase I, 199.57 feet to an iron rod found at the southwest corner of said Lot 16 and the southeast corner of said Lot 17;
THENCE N 31°29'21" E, with the common line of said lots, 476.55 feet to the POINT OF BEGINNING and containing 2.01 acres (87735 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, POINTE CLAIRE, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOT 16R AND ANNABELLE'S AVENUE, block 1, BLUE BONNET RIDGE, PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS, being Lot 16, Block 1, Blue Bonnet Ridge, Phase I, according to the plat recorded in Plat Cabinet E, Slide 728, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 York Way, Parker County, Texas this 16 day of January, 2022.

[Signature] L. P. Ladouceur, President
[Signature] Brooke Ladouceur, Vice President



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202201230
01/11/2022 09:12 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

LIENHOLDER

N/A *[Signature]*

Signature of Lien holder

This the ___ day of _____, 2022.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared L. P. LADOUCEUR, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of January, 2022.

Notary Public in and for the State of Texas
[Signature]
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared BROOKE LADOUCEUR, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

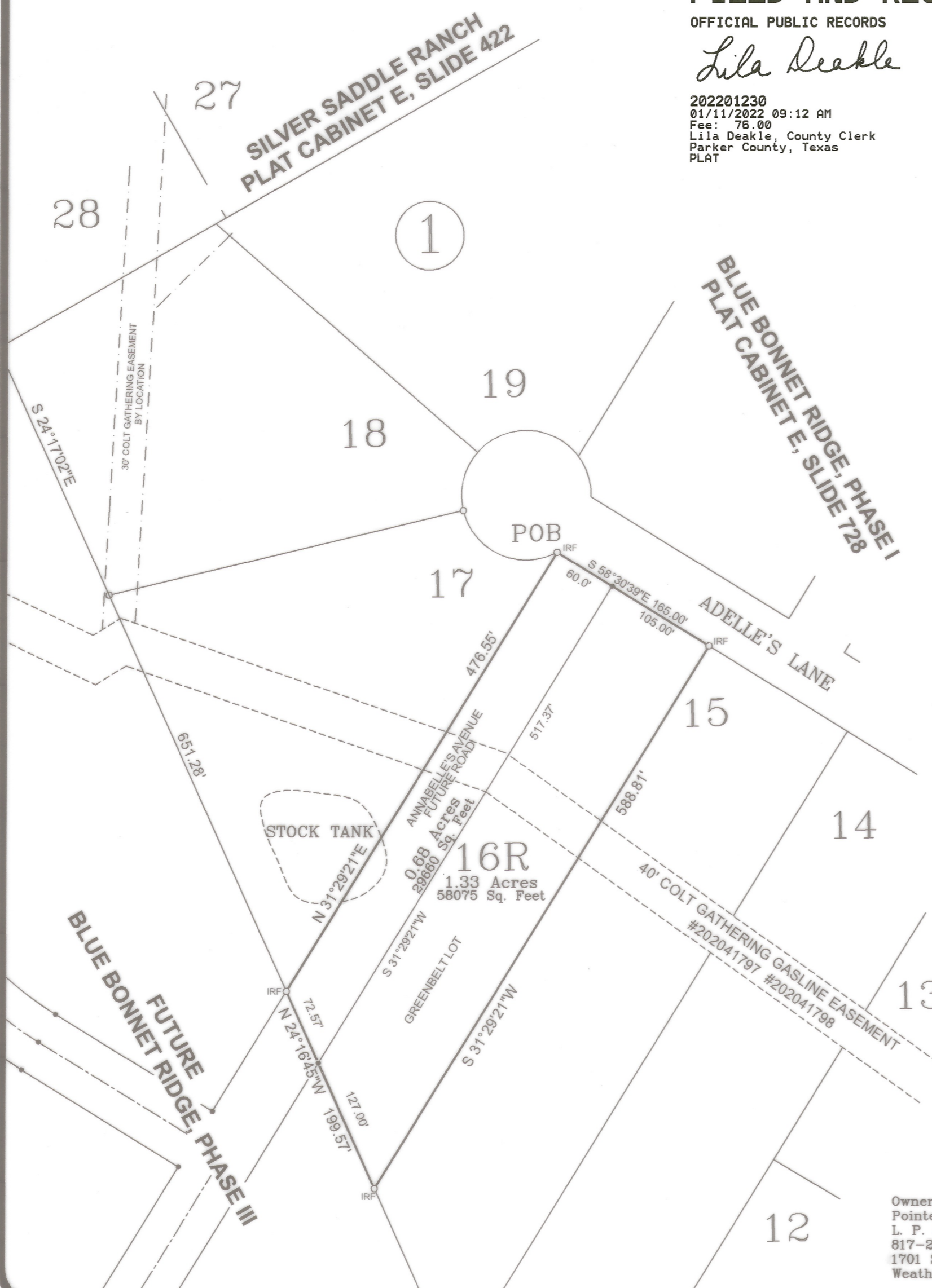
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of January, 2022.

Notary Public in and for the State of Texas
[Signature]
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

[Signature]
Signature of Owner



THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature]
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
November 2021



Owners/Developers:
Pointe Claire LLC
L. P. & Brooke Ladouceur
817-205-1837
1701 Santa Fe Drive
Weatherford, TX 76086

F 138

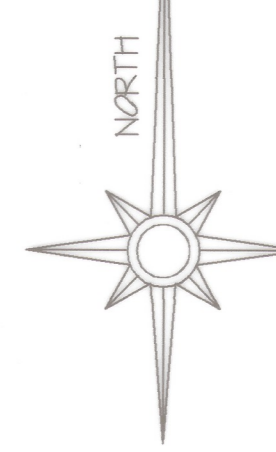
FINAL PLAT

LOT 16R (Green Belt Lot) AND ANNABELLE'S AVENUE
BLOCK 1, BLUE BONNET RIDGE, PHASE III
AN ADDITION IN PARKER COUNTY, TEXAS
Being 2.01 acres situated in and being all of Lot 16, Block 1
Blue Bonnet Ridge, Phase I, an addition in Parker County, Texas
according to the plat recorded in Plat Cabinet E Slide 728
Plat Records, Parker County, Texas

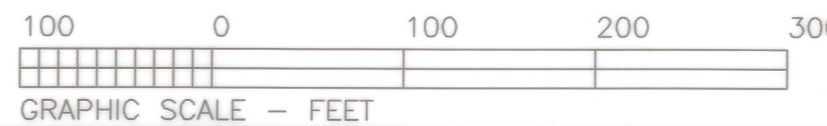
THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 10th day of January, 2022.

Pat Deen, County Judge
[Signature]
George Conley, Commissioner Precinct #1
[Signature]
Larry Walden, Commissioner Precinct #3
[Signature]
Craig Peacock, Commissioner Precinct #2
[Signature]
Steve Dugan, Commissioner Precinct #4
[Signature]



SCALE: 1" = 100'



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