

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0525-F, DATED APRIL 05, 2019, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 2.32.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL CORNERS ARE AS SHOWN.

WATER SUPPLIED THROUGH MONARCH UTILITIES I, LP., BY TEXAS WATER SERVICES GROUP, LLC.

SEWER PROVIDED BY PRIVATE OSSF'S.

LIENHOLDER

*Non applicable*

Signature of Lienholder: \_\_\_\_\_  
This the 28 day of June, 2024.

Notary Public, State of Texas

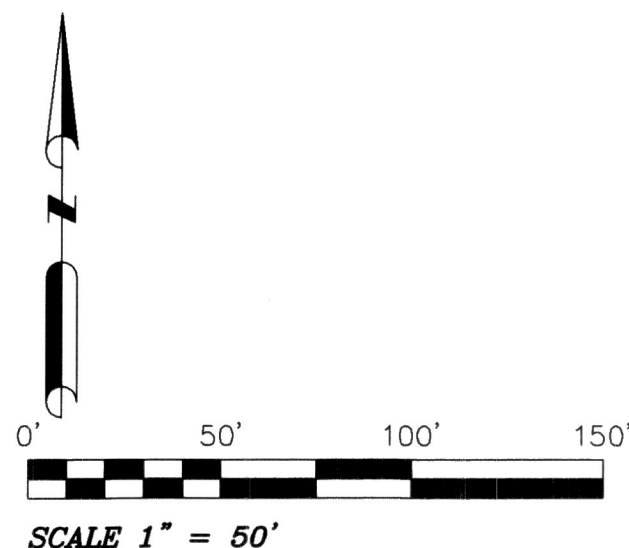
THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8th DAY OF January, 2024.

COUNTY JUDGE

*George A. Conley* COMMISSIONER PRECINCT #1  
*Jim Holden* COMMISSIONER PRECINCT #3

*Jim Holt* COMMISSIONER PRECINCT #2  
*Chris Hale* COMMISSIONER PRECINCT #4



**HORIZON LAND SURVEYING**

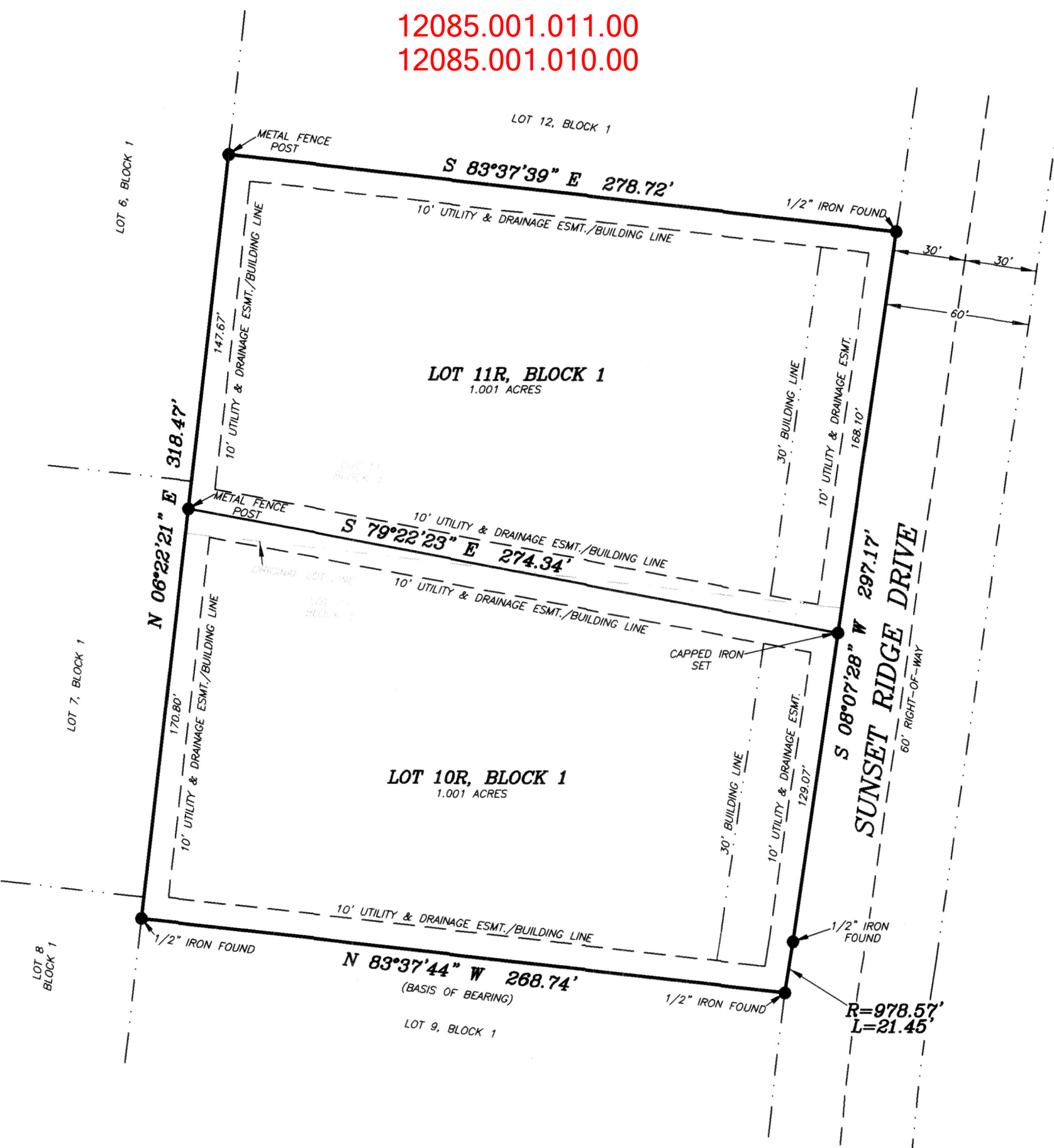
582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194616



RYAN MOORE, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Ryan Moore*  
RYAN MOORE

202416652 PLAT Total Pages: 1



ACCT. NO: 12085  
SCH. DIST: WE  
CITY:  
MAP NO: H-21

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202416652  
06/28/2024 01:24 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

OWNER/DEVELOPER

LOT 10, BLOCK 1  
RYAN MOORE & MIRANDA MOORE  
2005 SUNSET RIDGE DRIVE  
WEATHERFORD, TEXAS 76087

OWNER/DEVELOPER

LOT 11, BLOCK 1  
SANG CUATO  
2101 EAST HWY. 377, STE. 101,  
GRANBURY, TEXAS 76049

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
NOVEMBER 27, 2023

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Ryan Moore and Miranda Moore (Owners of Lot 10, Block 1), and Sang Cuato (Owner of Lot 11, Block 1), being the owners of that certain tract of land more particularly described as follows:

Description for all of Lots 10 & 11, Block 1, Elevation Estates, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet F, Slide 7, Plat Records, Parker County, Texas;

BEGINNING at a 1/2" iron found at the Southwest corner of said Lot 10, Block 1 and the Northwest corner of Lot 9, Block 1 and being in the East line of Lot 8, Block 1;

thence N 06°22'21" E, with the West line of said Lots 10 & 11, Block 1 and with the East line of said Lot 8, Block 1 and with the East line of Lots 7 & 6, Block 1, 318.47 feet to a metal fence post at the Northwest corner of said Lot 11, Block 1 and the Southwest corner of Lot 12, Block 1;

thence S 83°37'39" E, with the common line of said Lots 11 & 12, Block 1, 278.72 feet to a 1/2" iron found in the West line of Sunset Ridge Drive, said iron being for the Northeast corner of said Lot 11, Block 1 and the Southeast corner of said Lot 12, Block 1;

thence S 08°07'28" W, with the West line of said Sunset Ridge Drive, and with the East line of said Lots 11 & 10, Block 1, 297.17 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 978.57 feet;

thence the West line of said Sunset Ridge Drive and with said curve to the left with an arc length of 21.45', with a chord bearing of S 08°46'27" W, with a chord length of 21.45 feet to a 1/2" iron found at the Southeast corner of said Lot 10, Block 1 and the Northeast corner of said Lot 9, Block 1;

thence N 83°37'44" W, with the common line of said Lots 9 & 10, Block 1, 268.74 feet to the point of beginning, and containing 2.002 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Ryan Moore, Amanda Moore and Sang Cuato, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 10R and 11R, Block 1,  
ELEVATION ESTATES  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 29 day of December, 2023.

*Ryan Moore*  
Ryan Moore

*Miranda Moore*  
Miranda Moore

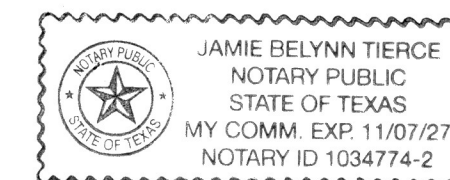
*Sang Cuato*  
Sang Cuato

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Moore, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of December, 2023.

*Jamie Belynn Tierce*  
Notary Public State of Texas



STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Miranda Moore, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of January, 2024.

*Karen Carlton*  
Notary Public State of Texas

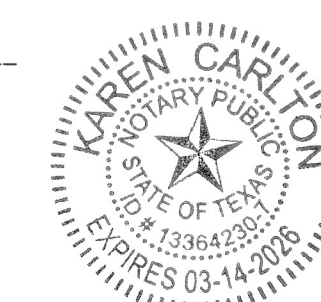


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Sang Cuato, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of January, 2024.

*Karen Carlton*  
Notary Public State of Texas



Replat Showing  
Lots 10R & 11R, Block 1,  
ELEVATION ESTATES  
an Addition to Parker County, Texas and being 2.002  
acres of land and being a replat of Lots 10 & 11,  
Block 1, ELEVATION ESTATES, recorded in Plat Cabinet  
F, Slide 7, Plat Records, Parker County, Texas.

F742