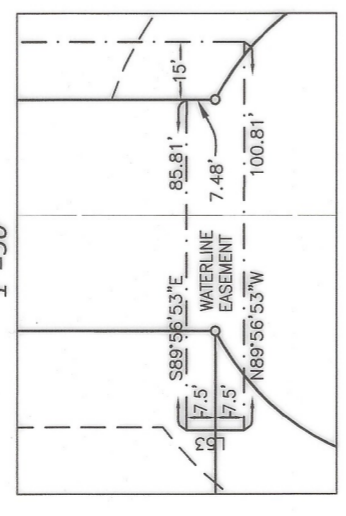




GRAPHIC SCALE: 1" = 150' FEET

DETAIL A  
1" = 50'



LEGEND

- B/L.....Building Line
- CIRF-C.....Found 1/2" Capped Iron Rod Marked "R.W. Coombs RPLS 5294"
- CIRF-H.....Found 1/2" Capped Iron Rod Marked "HARLAN TX 2074"
- P.R.P.C.T.....Plat Records, Parker County, Texas
- DR&U.E.....Drainage & Utility Easement
- D.E.....Drainage Easement
- D.R.P.C.T.....Deed Records, Parker County, Texas
- ESMT.....Easement
- FD.....Found
- IRF.....Found 1/2" Iron Rod
- IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
- POB.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas
- SP.....Steel Post
- TYP.....Typical
- VAR.....Variable
- WL.....Water Line

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Water Supply Source: Aqua Texas
7. Sewer Disposal: On-site septic.
8. Subject property is within the Weatherford ETJ Jurisdiction.
9. All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

FLOOD ZONE NOTE

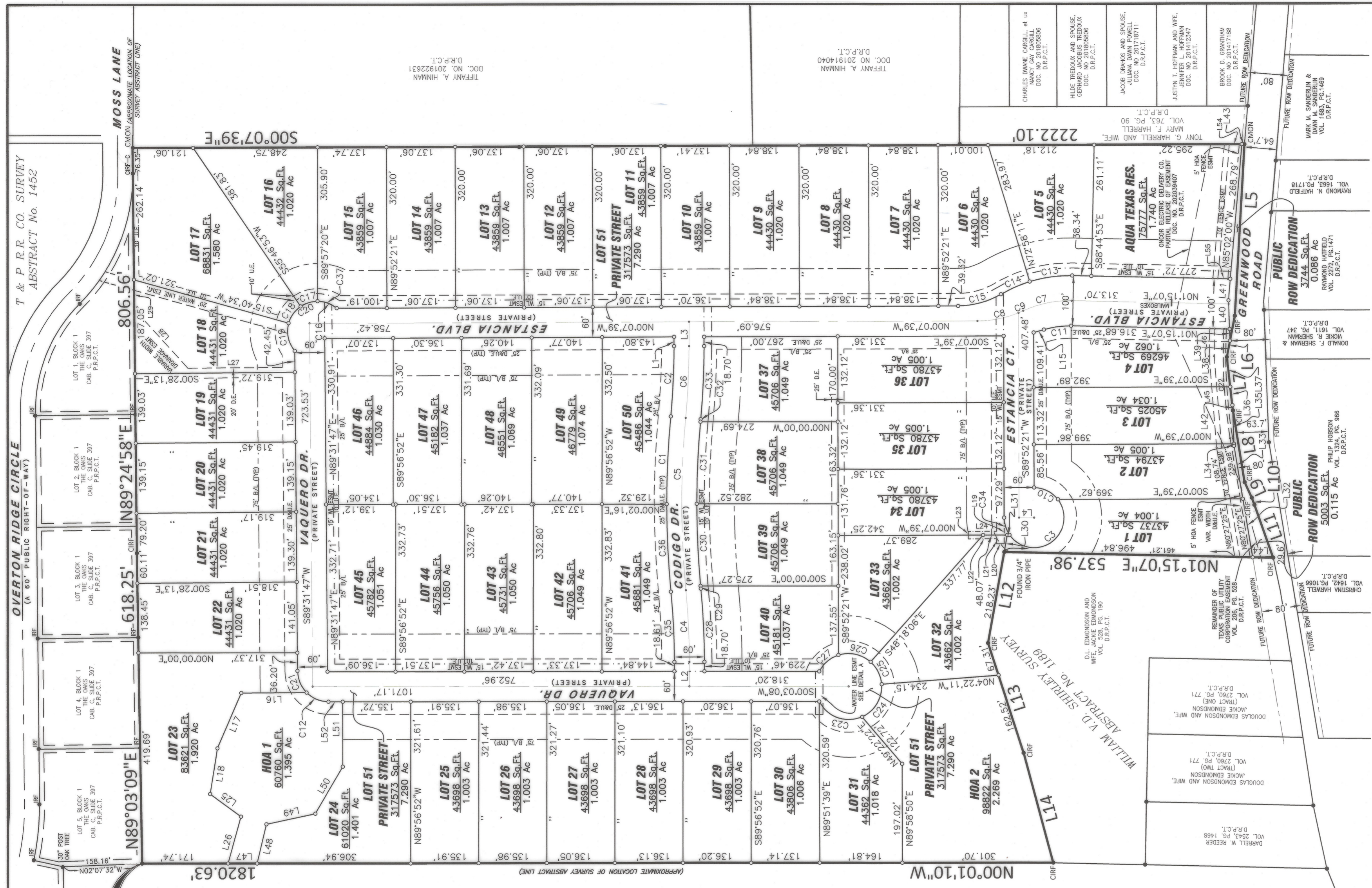
By scaled location of FEMA FIRM #48367C0265F, map date April 5, 2019, all of this parcel is within an area classified OTHER AREAS - Zone X (Area of Minimal Flood Hazard).

**OWNER:**  
Gratford Holdings, LLC  
PO Box 44  
Gratford, Texas 76449

**LAND SURVEYOR:**  
**B=B**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Riddlegate Place, Suite 700 Fort Worth, TX 76116  
jmartaglia@bhbc.com • 817.338.1277 • bhbc.com  
TBELS Firm #44, #10011300

Drawing: E:\Survey\18\167 Greenwood Weatherford Estancia\000\Dwg\ESTANCA FP.dwg



12147  
WE  
F-15

21189.005.000.50

**FINAL PLAT**  
**LOTS 1-51,**

**AQUA TEXAS RESERVE, HOA 1 & HOA 2**

**ESTANCA**

(50 PRIVATE RESIDENTIAL LOTS, 2 HOA LOTS,  
1 PRIVATE STREET LOT & 1 RESERVE LOT)

BEING A 65.910 ACRE TRACT OF LAND SITUATED WITHIN  
WILLIAM SHIRLEY SURVEY, ABSTRACT NUMBER 1189  
PARKER COUNTY, TEXAS

DECEMBER 2021

SHEET 1 OF 2

F140

202201265 PLAT Total Pages: 2



Line #	Direction	Length	Line #	Direction	Length
L1	N89°57'44"E	18.61	L29	N89°24'58"E	59.38
L2	N89°57'44"E	48.66	L30	S79°55'53"E	34.38
L3	N89°57'44"E	48.66	L31	S07°07'39"E	4.80
L4	N86°41'58"W	341.80	L32	S80°27'25"W	118.24
L5	N86°41'58"W	341.80	L33	S80°27'25"W	106.48
L6	N79°04'58"W	93.85	L34	S88°49'22"W	4.14
L7	S83'22'08"W	106.82	L35	N83°47'15"E	76.82
L8	S80°46'58"W	144.55	L36	N83°22'08"E	36.79
L9	S65°08'33"W	33.80	L37	S83°22'08"W	59.55
L10	S69°40'26"W	15.15	L38	N79°04'58"W	33.19
L11	S70°22'17"W	111.94	L39	N87°50'25"E	23.21
L12	N79°55'53"W	183.85	L40	N87°50'25"E	80.50
L13	S72°01'07"W	229.83	L41	S85°02'00"E	311.70
L14	S74°53'07"W	226.31	L42	S83°22'08"W	10.48
L15	N15°12'53"W	21.10	L43	S07°00'04"E	5.32
L16	S0°18'10"E	130.55	L44	N1°15'07"E	41.14
L17	S66°33'54"E	119.90	L45	N85°22'38"E	182.08
L18	S80°44'55"E	92.24	L46	S88°44'53"E	55.34
L19	S89°52'21"W	51.97	L47	N0°11'07"W	58.02
L20	N0°07'39"W	15.00	L48	N76°28'27"W	80.27
L21	N89°52'21"E	10.00	L49	N12°04'49"W	99.90
L22	N0°07'39"W	56.63	L50	N59°55'01"W	108.50
L23	N89°52'21"E	15.00	L51	N89°56'52"W	129.32
L24	S0°07'39"E	56.63	L52	S0°03'08"W	28.61
L25	N33°59'15"E	76.55	L53	S0°03'07"W	15.00
L26	S74°20'31"E	96.79	L54	S0°06'04"E	25.10
L27	S0°28'13"E	188.98	L55	S1°15'07"W	25.05
L28	S47°31'05"W	158.36			

Line #	Direction	Length
L29	N89°24'58"E	59.38
L30	S79°55'53"E	34.38
L31	S07°07'39"E	4.80
L32	S80°27'25"W	118.24
L33	S80°27'25"W	106.48
L34	S88°49'22"W	4.14
L35	N83°47'15"E	76.82
L36	N83°22'08"E	36.79
L37	S83°22'08"W	59.55
L38	N79°04'58"W	33.19
L39	N87°50'25"E	23.21
L40	N87°50'25"E	80.50
L41	S85°02'00"E	311.70
L42	S83°22'08"W	10.48
L43	S07°00'04"E	5.32
L44	N1°15'07"E	41.14
L45	N85°22'38"E	182.08
L46	S88°44'53"E	55.34
L47	N0°11'07"W	58.02
L48	N76°28'27"W	80.27
L49	N12°04'49"W	99.90
L50	N59°55'01"W	108.50
L51	N89°56'52"W	129.32
L52	S0°03'08"W	28.61
L53	S0°03'07"W	15.00
L54	S0°06'04"E	25.10
L55	S1°15'07"W	25.05

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°27'54"	1830.00'	174.55'	S87°18'19"E	174.49'
C2	5°27'54"	1470.00'	140.21'	S87°18'19"E	140.16'
C3	182°15'10"	60.00'	190.85'	S36°18'49"E	119.98'
C4	5°27'54"	1500.00'	143.07'	N87°13'42"E	143.02'
C5	10°55'48"	1800.00'	343.38'	S89°57'44"W	342.86'
C6	5°27'54"	1500.00'	143.07'	S87°18'19"E	143.02'
C7	2°59'20"	220.00'	99.79'	N11°44'33"W	98.94'
C8	24°36'34"	220.00'	94.49'	S12°25'22"E	93.77'
C9	2°39'41"	220.00'	10.22'	S23°24'22"E	10.22'
C10	5°24'13"	60.00'	55.18'	N26°12'12"E	53.26'
C11	18°42'22"	170.00'	55.50'	N8°06'04"W	55.26'
C12	44°48'34"	62.00'	48.49'	S22°27'25"W	47.26'
C13	18°16'57"	270.00'	86.15'	N7°53'21"W	85.79'
C14	13°21'39"	270.00'	62.66'	N23°42'39"W	62.82'
C15	30°15'50"	170.00'	89.79'	N15°15'34"W	88.75'
C16	15°25'15"	60.00'	16.15'	N20°49'54"E	16.10'
C17	34°15'47"	60.00'	35.88'	N17°05'13"W	35.35'
C18	40°06'20"	60.00'	42.00'	N4°16'16"W	41.15'
C19	56°14'20"	60.00'	58.89'	S77°33'24"W	56.56'
C20	87°26'43"	60.00'	91.57'	N30°36'05"W	82.94'
C21	44°40'05"	62.00'	48.34'	S67°11'45"W	47.12'
C22	12°26'37"	1005.00'	218.27'	S86°40'44"W	217.84'
C29	0°10'57"	1770.00'	5.64'	N84°35'28"E	5.64'
C30	5°17'20"	1770.00'	163.38'	S87°19'37"W	163.33'
C31	5°17'38"	1770.00'	163.54'	S87°22'54"E	163.49'
C32	0°09'43"	1770.00'	5.01'	S84°39'13"E	5.01'
C33	5°27'54"	1530.00'	145.94'	S87°18'19"E	145.88'
C34	35°03'35"	60.00'	36.71'	S72°20'34"W	36.14'
C35	5°27'54"	1470.00'	140.21'	N87°13'42"E	140.16'
C36	5°27'54"	1830.00'	174.55'	N87°13'42"E	174.48'
C37	39°55'15"	60.00'	41.81'	N20°00'17"E	40.96'

Approval by the planning and zoning commission.

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval

Dated this the 29th day of December 2021

By [Signature]  
Chairman

ATTEST

Secretary [Signature]

LAND SURVEYOR:

**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
jmg@bah.com • 817.338.1277 • bhinc.com  
TBHEL5 Firm #44, #10011300

OWNER:  
Graford Holdings, LLC  
PO Box 44  
Graford, Texas 76449

**STATE OF TEXAS §  
COUNTY OF PARKER §**

WHEREAS, Graford Holdings, LLC, being the owner of the hereon described property to wit: BEING a tract of land situated within the William V.D. Shirley Survey, Abstract No. 1189, Parker County, Texas, same being all of a tract of land described by deed to Graford Holdings, LLC, as recorded in Document Number 201991020, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the Alltiera RINKEL Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey Feet displayed in surface values).

BEGINNING at a found 1/2-inch iron rod (HRF) for the northwest corner of the said Graford Holdings tract, same being the southwest corner of Lot 5, Block 1, The Oaks, an addition to Parker County, Texas as shown on plat recorded in Cabinet C, Slide 397, Plat Records, Parker County, Texas (P.R.P.C.T.) and being in the east line of a tract of land as described by deed to William Charles Jackson as recorded in Volume 1627, Page 559, D.R.P.C.T., from which a found 30" Post Oak bears North 02°07'32" West, a distance of 158.16 feet;

THENCE with the common line between the said Graford Holdings tract and said The Oaks, the following courses and distances:

North 89°03'09" East, a distance of 618.25 feet to a found 5/8-inch capped iron rod marked "BHB INC." (CIRF);  
North 89°24'58" East, a distance of 806.56 feet to a found concrete monument (CMON) for the northeast corner of the said Graford Holdings tract, same being the northwest corner of a tract of land as described by deed to Tiffany A. Himan as recorded in Document Number 201922631, D.R.P.C.T. and being in the south right-of-way line of Overton Federal Circle (a 60-foot right-of-way) from which a found 5/8-inch capped iron rod marked "Coombs 5294" for the southeast corner of Lot 1, Block 1 of the said Oaks subdivision bears South 89°24'58" West, a distance of 50.76 feet;

THENCE South 00°07'39" East, with east line of said Graford Holdings tract, a distance of 2222.10 feet to found CMON for the southeast corner of the said Graford Holdings tract, same being the southwest corner of a tract of land as described by deed to Tony G. Herrell and wife, Mary F. Herrell as recorded in Volume 763, Page 90, D.R.P.C.T. and being in the north right-of-way line of Greenwood Road (a variable width right-of-way)

THENCE with the common line between the said Graford Holdings tract and the said north right-of-way line the following courses and distances:

North 86°41'58" West, a distance of 341.80 feet to an CIRF;  
North 79°04'58" West, a distance of 83.85 feet to an CIRF;  
South 83°22'08" West, a distance of 106.82 feet to an CIRF;  
South 80°46'58" West, a distance of 144.55 feet to an CIRF;  
South 65°08'33" West, a distance of 33.80 feet to an CIRF;  
South 69°40'26" West, a distance of 15.15 feet to CIRF;

South 70°22'17" West, a distance of 111.94 feet to CIRF for the southwest corner of the said Graford Holdings tract, same being the southeast corner of a tract of land as described by deed to D.L. Edmondson and wife, Jackie Edmondson as recorded in Volume 528, Page 190, D.R.P.C.T.;

THENCE with the common line between the said Graford Holdings tract and the said D.L. Edmondson tract the following courses and distances:

North 01°15'07" East, a distance of 537.98 feet to a found 3/4-inch iron pipe for a re-entrant corner of the said Graford Holdings tract same being the northeast corner of the said D.L. Edmondson tract;  
North 79°55'53" West, a distance of 183.85 feet to an CIRF;  
South 72°01'07" West, a distance of 229.83 feet to an CIRF;

South 74°53'07" West, a distance of 226.31 feet to an CIRF for the westerly most southwest corner of the said Graford Holdings tract, same being the northwest corner of the said D.L. Edmondson tract and being in the west line of the aforementioned William Charles Jackson tract;

THENCE North 00°01'10" West, with the west line of the said Graford Holdings tract, a distance of 1820.63 feet to the POINT OF BEGINNING and CONTAINING 2,871,024 square feet or 65,910 acres of land more or less.

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §**

THAT, Graford Holdings, LLC, acting herein by and through its duly authorized officer, Greg Dunn, does hereby adopt this plat designating the herein described property as **LOTS 1-51, AQUA TEXAS RESERVE, HOA 1 & HOA 2, ESTANCIA**, an addition to Parker County, Texas (the County), and does hereby dedicate to the use of the public forever all right-of-way along Greenwood Road labeled as "PUBLIC ROW DEDICATION" and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and

(ii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots shown hereon are private. Lot 51 shown hereon is a private street and is NOT dedicated for use as a public street or right-of-way, the public shall have no right to use any portion of said lot 51. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for 'Estancia,' dated 1-11-2022 recorded in County Clerk Document Number: 8022201864 of the Land Records of Parker County, Texas.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

[Signature]  
Debbie Leable  
County Clerk

202201265  
01/11/2022 10:38 AM  
Fee: \$0.00  
Parker County, Texas  
PLAT

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council

Dated the 11th day of February 2021

By [Signature]  
Mayor  
Attest [Signature]  
Secretary

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public

improvements within the addition created by this plat (collectively, the "Indemnitites") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnitites. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnitites.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnitites from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitites and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnitites or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnitites from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitites and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 29th day of December, 2021.

BY:

Graford Holdings, LLC

[Signature]  
Greg Dunn

Greg Dunn, Owner  
Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared Greg Dunn known to me (or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 29th day of December, 2021.

David J. Horsburgh  
Notary Public, State of Texas



**SURVEYOR'S CERTIFICATION**

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

[Signature]  
John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
Date: December 28, 2021

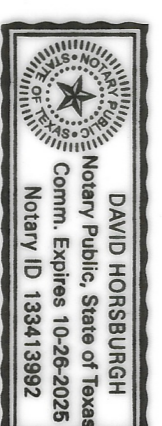


STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared John G. Margotta, known to me (or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 28th day of December, 2021.

David J. Horsburgh  
Notary Public, State of Texas



**FINAL PLAT**

**LOTS 1-51,**

**AQUA TEXAS RESERVE, HOA 1 & HOA 2**

**ESTANCIA**

(50 RESIDENTIAL LOTS, 2 HOA LOTS,

1 PRIVATE STREET LOT & 1 RESERVE LOT)

BEING A 65.910 ACRE TRACT OF LAND SITUATED WITHIN

WILLIAM SHIRLEY SURVEY, ABSTRACT NUMBER 1189

PARKER COUNTY, TEXAS

DECEMBER 2021

SHEET 2 OF 2

F 140