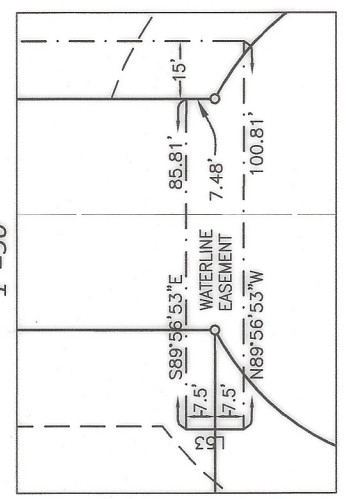


GRAPHIC SCALE: 1" = 150 FEET

DETAIL
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"
- D&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

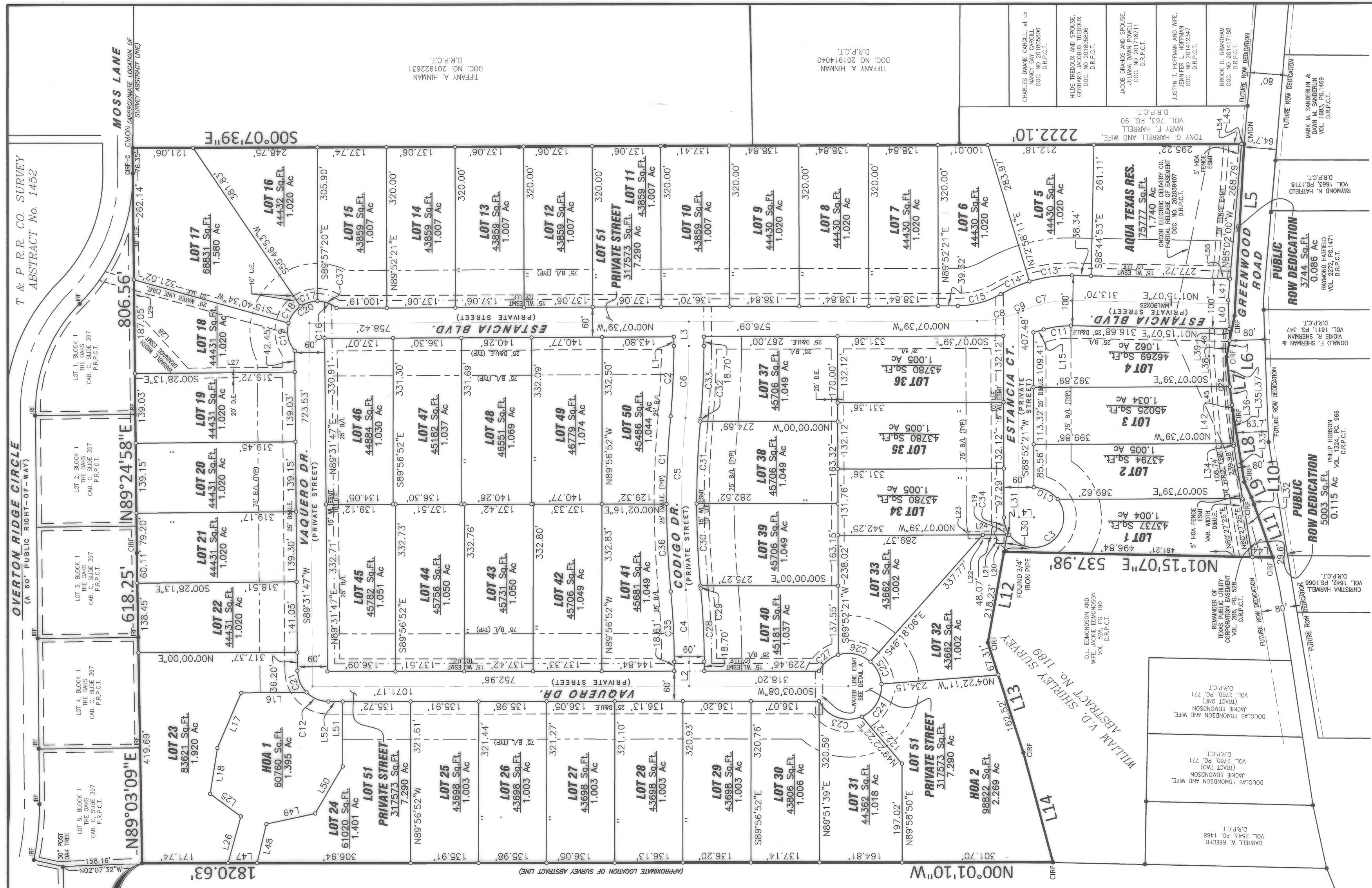
By scaled location of FEMA FIRM #48367C0265F, map date April 5, 2019, all of this parcel is within an area classified OTHER AREAS - Zone X (Area of Minimal Flood Hazard).

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@bhinc.com • 817.338.1277 • bhinc.com
TBELS Firm #44, #10011300

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



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

202201265 PLAT Total Pages: 2

F140

SHEET 1 OF 2

Line #	Direction	Length
L1	N89°57'44"E	18.61
L2	N89°57'44"E	48.66
L3	N89°57'44"E	48.66
L4	N87°07'39"W	341.80
L5	N86°41'58"W	304.00
L6	N79°04'58"W	93.85
L7	S83°22'08"W	106.82
L8	S80°46'58"W	144.55
L9	S65°08'33"W	33.80
L10	S69°40'26"W	15.15
L11	S70°22'17"W	111.94
L12	N79°55'53"W	183.85
L13	S72°01'07"W	229.83
L14	S74°53'07"W	226.31
L15	N15°12'53"W	21.10
L16	S0°18'10"E	130.55
L17	S66°33'54"E	119.90
L18	S80°44'55"E	92.24
L19	S89°52'21"W	51.97
L20	N0°07'39"W	15.00
L21	N89°52'21"E	10.00
L22	N0°07'39"W	56.63
L23	N89°52'21"E	15.00
L24	S0°07'39"E	56.63
L25	N33°59'15"E	76.55
L26	S74°20'31"E	96.79
L27	S0°28'13"E	188.98
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	S0°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	S0°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°01'10"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

**STATE OF TEXAS
COUNTY OF PARKER §**

WHEREAS, Grafard 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 Grafard Holdings, LLC, as recorded in Document Number 201931020, 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 Alterra RINEX 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 Grafard 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 1622, 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 Grafard 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 Grafard 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 Grafard Holdings tract, a distance of 2222.10 feet to found CMON for the southeast corner of the said Grafard 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 Grafard 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 Grafard 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 Grafard 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 Grafard 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 Grafard 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 Grafard 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, Grafard 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, ESTANCIJA**, 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,' deeded 1-11-2022 recorded in County Clerk Document Number: 802201864 of the Land Records of Parker County, Texas.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Aila Deable
202201265
01/11/2022 10:38 AM
Fee: 80.00
Parker County, Texas
Parker County Clerk
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 this 11th day of February, 2021
By *Paul Peacock*
Paul Peacock, County Clerk
Parker County, Texas

ATTEST
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 "Indemnittees") 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 Indemnittees. 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 Indemnittees.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnittees 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 Indemnittees 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 Indemnittees or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnittees from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnittees 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 29th day of December, 2021.

BY:
Grafard Holdings, LLC
Greg Dunn
Greg Dunn
Printed Name and Title
Greg Dunn, Owner

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.

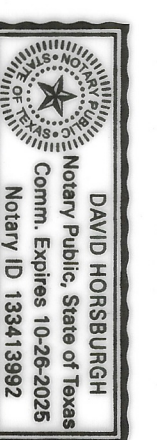
DAVID J. HORSBURGH
Notary Public, State of Texas

John G. Margotta
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

JOHN G. MARGOTTA
Professional Land Surveyor
No. 5956



**FINAL PLAT
LOTS 1-51,
AQUA TEXAS RESERVE, HOA 1 & HOA 2**

ESTANCIJA

(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

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 Dec 2021

By *Greg Dunn*
Chairman

ATTEST

Melinda Novelle
Secretary

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

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

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

F 140