

STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF PARKER

We, the undersigned, owners of the land shown on this plat, via deed document 201716657, Deed Records of Parker County, Texas, within the area described by metes and bounds a follows:

Legal Description Lots 7A, 7B, and 7C, Block 1, Sage Ranch Estates, an Addition to Parker County, Texas, being 9.39 acres situated in the W.F. Murphy Survey, Abstract 2537, recorded in Cabinet E, Slide 114, Plat Records of Parker County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" capped IR (fnd) for the SE corner of this tract, being the NE corner of Lot 3 of Sage Ranch Estates, and being in the West line of Weiland Rd

Thence N 89°27'24" W, by the North lines of Lot 3 and Lot 4, Sage Ranch Estates, a distance of 912.50' to a 1/2" capped IR (fnd);

Thence N 00°24'49" E, by the East line of Lot 6, Sage Ranch Estates, a distance of 465.75' to a 1/2" capped IR (fnd);

Thence S 89°26'31" E, by the South line of land of James Beaver, Vol 1968/ Pg 1557, DRPCT, a distance of 867.95' to a 2" metal post (fnd);

Thence S 00°15'26" E, by land of said James Beaver, a distance of 373.30' to a 1/2" capped IR (fnd);

Thence S 89°00'53" E, by land of said James Beaver, a distance of 39.95' to a 1/2" IR (fnd);

Thence S 00°16'01" W, partially along the West line of Weiland Rd, a distance of 91.95' to the 1/2" capped IR at the Point of Beginning, said parcel being 409058 Sq Ft or 9.391 Acres.

and designated herein as "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 Cabinet E, Slide 114, Plat Records of Parker County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and consideration therein expressed.

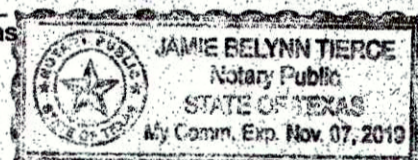
David Kyle Wilson 3/22/19 Date Jerry Hansbro 3/22/19 Date

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, David Kyle Wilson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of March, 2019

Notary Public in and for the State of Texas

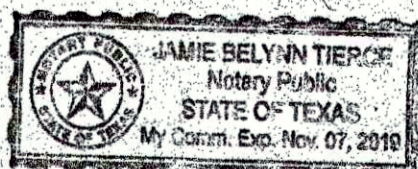


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared, Jerry Hansbro, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of March, 2019

Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF PARKER
CERTIFICATE OF SURVEYOR

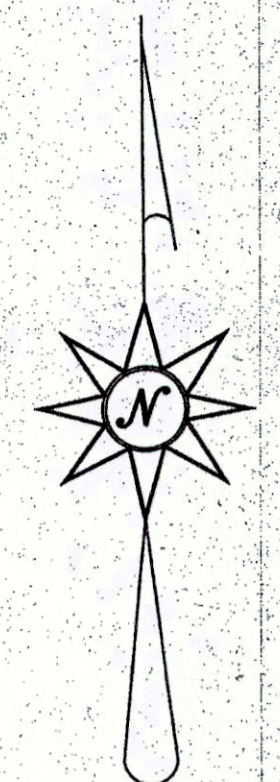
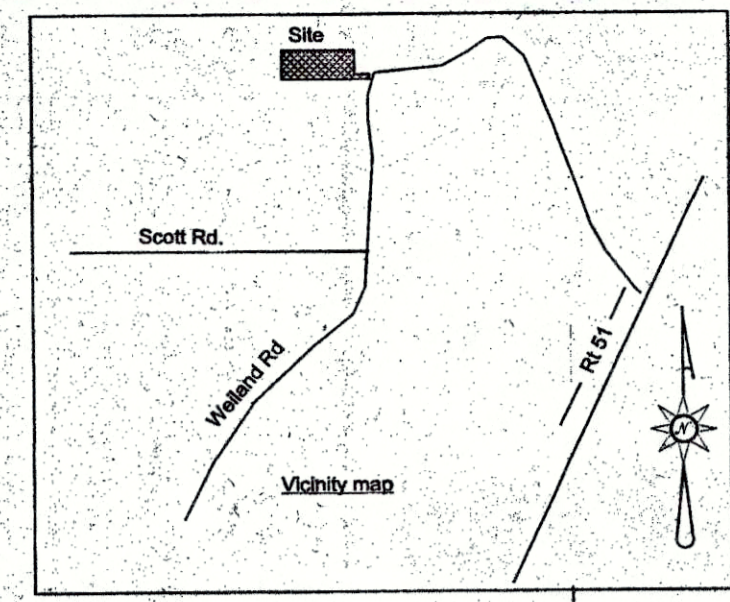
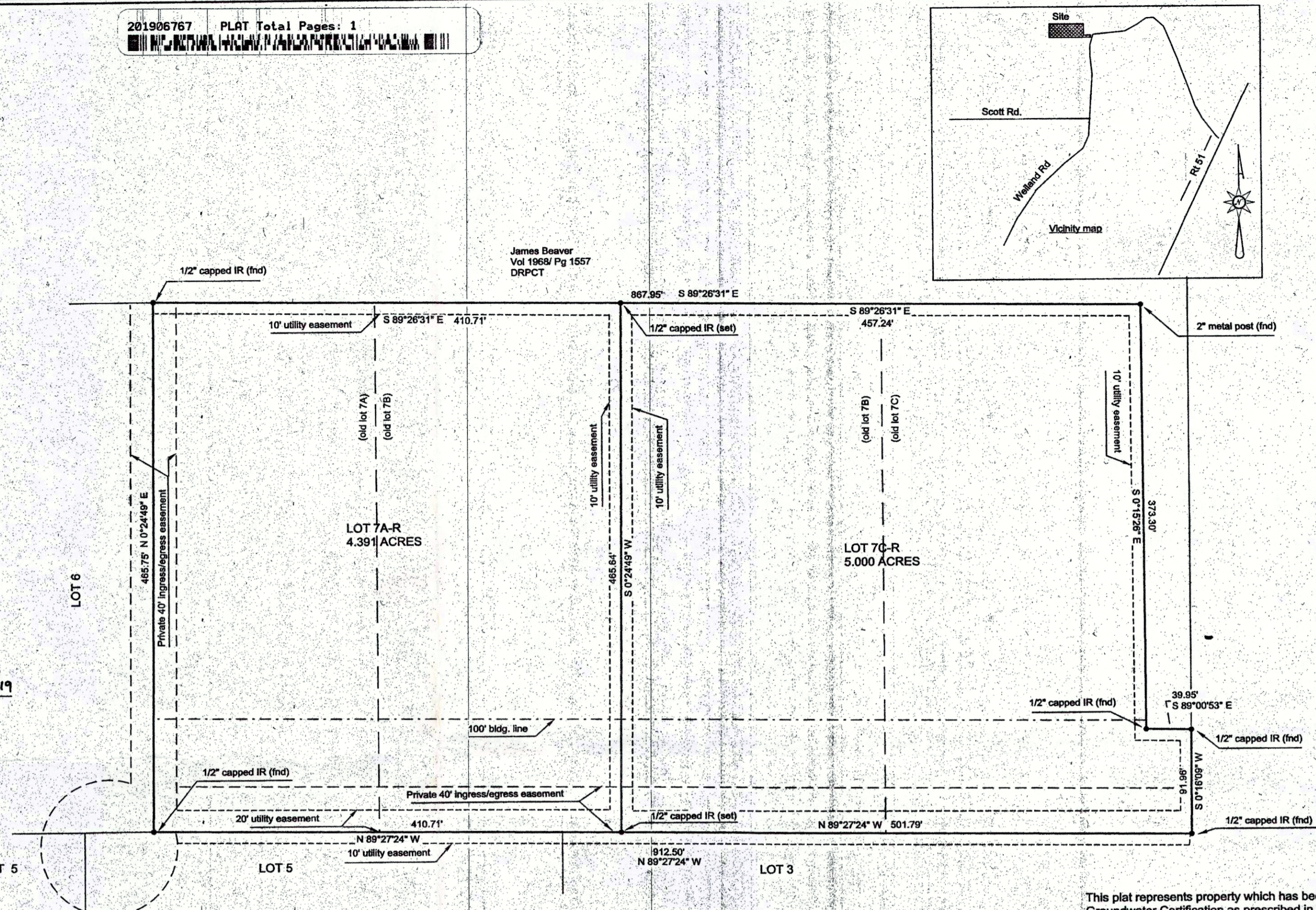
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

R.F. DeFalso 03/21/2019 Date
Richard DeFalso RPLS #6014



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".

201906767 PLAT Total Pages: 1



STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
THIS 20 DAY OF MARCH, 2019

Pat [Signature], County Judge
George [Signature], Commissioner, Precinct 1
Craig [Signature], Commissioner, Precinct 2
Larry [Signature], Commissioner, Precinct 3
Steve [Signature], Commissioner, Precinct 4

Total Acreage = 9.39 acres
Lot 7R-1 = 5.000 acres
Lot 7R-2 = 4.391 acres

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
03/25/2019 10:31 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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.

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.

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.

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.

17228-001-007-00
17228-001-007-10

Rick DeFalso - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155
Date: 01/19/2019

Scale: 1" = 80'
0 80'

OWNERS:
David Kyle Wilson
Jerry Hansbro
P.O. Box 1927
Weatherford, TX. 76086
817-903-2055

Recorded in Cabinet E, Slide 258

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 Cabinet E, Slide 114, Plat Records of Parker County, Texas.