

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."

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

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

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.

Karl LaFleur
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

202118427 PLAT Total Pages: 1

WHEREAS, LaFLEUR-ROACH, LP. (Volume 2837, Page 1526), acting by and through its duly authorized agent, being the sole owner of 12.648 Acres situated in and being all of Tract 23-R, WEATHERFORD MINI-RANCH ESTATES, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 128, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a large nail found in the north right of way line of Interstate Highway No. 20, said nail being the southwest corner of said Tract 23-R in the east right of way line of Scenic Trail;

THENCE with the east right of way line of said Scenic Trail the following courses and distances;
N 04°42'00" W, 6.55 feet to an iron rod found (iron rods found are 1/2" unless noted) at the beginning of a curve to the right with a radius of 638.16 feet and whose chord bears N 04°14'01" E, 97.58 feet;
With said curve to the right through a central angle of 17°52'03" and a distance of 198.38 feet to a large nail found;
N 13°10'01" E, 200.31 feet to an iron rod found at the beginning of a curve to the left with a radius of 866.50 feet and whose chord bears N 06°34'05" E, 198.68 feet;
With said curve to the left through a central angle of 13°09'59" and a distance of 199.12 feet to a large nail found;
North, 458.86 feet to an iron rod found;
THENCE East, 530.40 feet to an iron rod found;
THENCE S 00°19'00" W, 954.04 feet to a large nail found in the north right of way line of said Interstate Highway No. 20 in a non-tangent curve to the left with a radius of 11510.00 feet and whose chord bears S 80°34'40" W, 615.84 feet;
THENCE with said curve to the left and said right of way line through a central angle of 03°03'57" and a distance of 615.91 feet to the POINT OF BEGINNING and containing 12.648 acres (550,958 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LaFLEUR-ROACH, LP. does hereby adopt this plat designating the hereinabove described real property as TRACT 23-R1 AND TRACT 23-R2, WEATHERFORD MINI-RANCH ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Tract 23-R, Weatherford Mini-Ranch Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 128, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

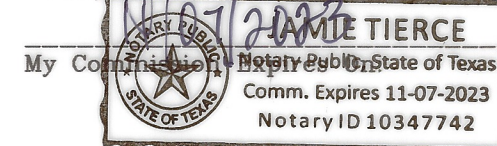
WITNESS my hand at Wortham, Parker County, Texas this 29 day of April, 2021.
Karl LaFleur
Karl LaFleur

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 Karl LaFleur, 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 29 day of April, 2021.

David Tierce
Notary Public in and for the State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

I, KARL K. LAFLEUR, 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.

Karl LaFleur

15270.001.023.00

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 10 day of May, 2021.

Pat Deen
Pat Deen, County Judge
George Conley *Craig Peacock*
George Conley, Commissioner Precinct #1
Larry Walden *Steve Dugan*
Larry Walden, Commissioner Precinct #3
Raymond *Steve Dugan*
Steve Dugan, Commissioner Precinct #4

TRACT 23-R1 AND TRACT 23-R2
WEATHERFORD MINI-RANCH ESTATES
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Tract 23-R, Weatherford Mini-Ranch Estates an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 128 Plat Records, Parker County, Texas

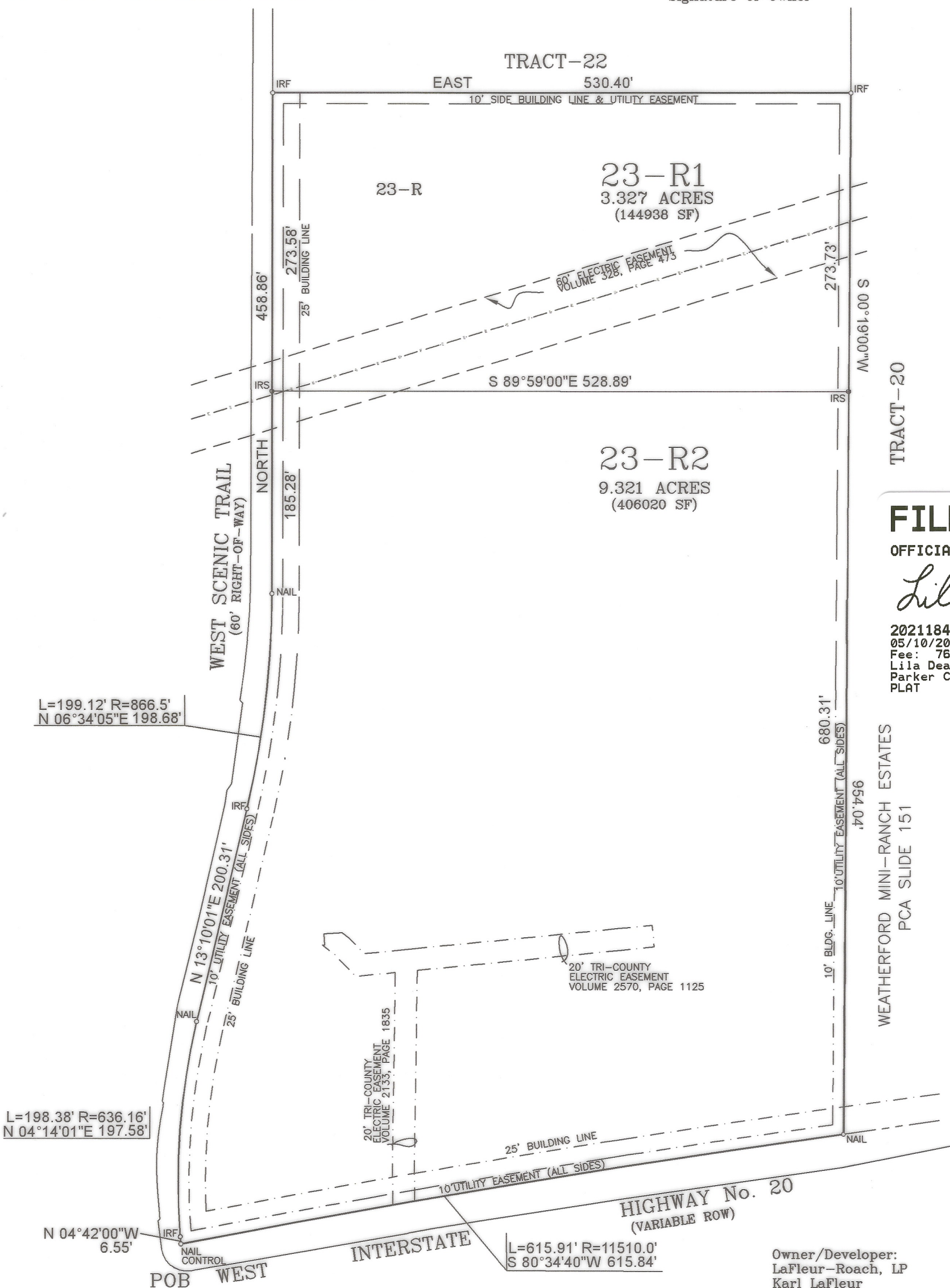
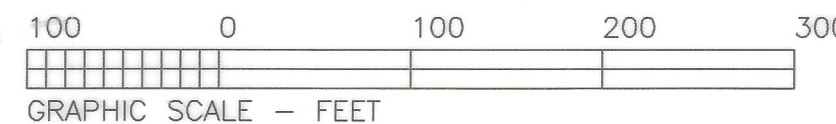
SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

ACCT NO: 15270
SCH DIST: BR

Cabinet/Instrument#

E 754



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202118427
05/10/2021 04:12 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

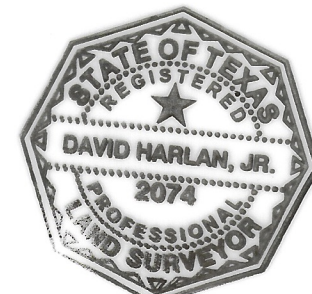
THE STATE OF TEXAS
COUNTY OF PARKER

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.

David Harlan, Jr.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

March 2021



Owner/Developer:
LaFleur-Roach, LP
Karl LaFleur
817-313-6752
210 Clear Lake Lane
Weatherford, TX 76087

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")