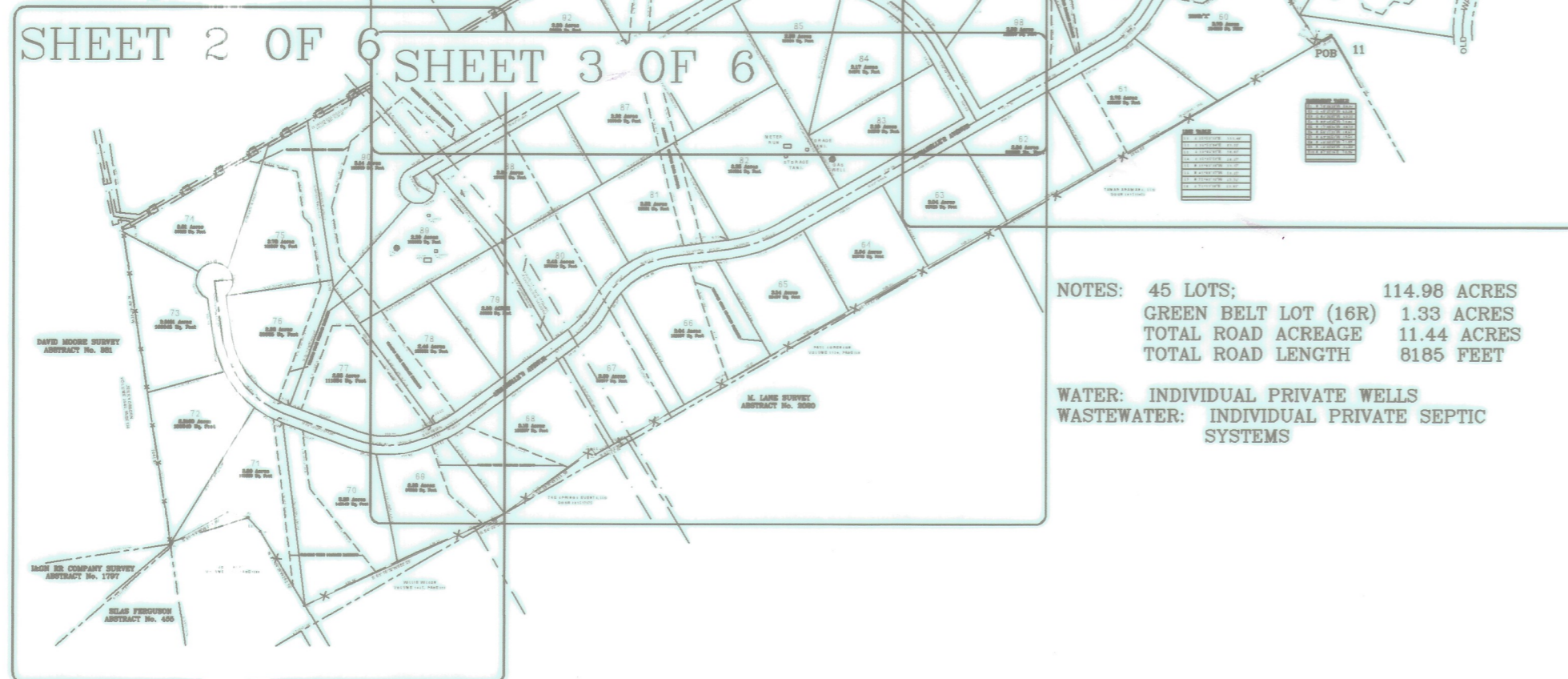


SCALE: 1" = 500'

SHEET INDEX



NOTES: 45 LOTS; 114.98 ACRES  
GREEN BELT LOT (16R) 1.33 ACRES  
TOTAL ROAD ACREAGE 11.44 ACRES  
TOTAL ROAD LENGTH 8185 FEET

WATER: INDIVIDUAL PRIVATE WELLS  
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

WHEREAS POINTE CLAIRE, LLC (Doc No. 202137453) and POINTE CLAIRE LLC (Doc No. 202144623), acting by and through its duly authorized agent, are the sole owners of 125.74 acres situated in and being a portion of the J. BOYD SURVEY, ABSTRACT No. 63 and the J. M. RICHARDS SURVEY, ABSTRACT No. 2420, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said Blue Bonnet Ridge, Phase I and the southwest corner of Silver Saddle Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records, Parker County, Texas;

THENCE with the west line of said Blue Bonnet Ridge, Phase I the following courses and distances:  
S 24°16'50" E, 1069.00 feet to an iron rod found;  
S 26°52'04" E, 81.23 feet to an iron rod found;  
S 32°06'09" E, 98.02 feet to a post;  
S 35°35'53" E, 68.67 feet to a post in the north line of a tract of land described by deed to Tamar Arabians, LLC recorded in Doc No. 201523456, Official Records, Parker County, Texas;  
THENCE S 60°14'47" W, 2594.84 feet to a 1 1/2" iron rod found at the northeast corner of a tract of land described by deed to The Springs Events, LLC recorded in Doc No. 201517275, Official Records, Parker County, Texas;  
THENCE with the north line of said The Springs Events, LLC tract the following courses and distances:  
S 61°02'35" W, 112.02 feet to an iron rod found;  
N 39°02'30" W, 21.17 feet to a 1 1/2" iron rod found;  
S 53°38'07" W, 351.58 feet to an iron rod found;  
S 64°22'11" W, 107.89 feet to an iron rod found at the northwest corner of said The Springs Events, LLC tract and the northeast corner of a tract of land described by deed to Willie Wilson recorded in Volume 1465, Page 392, Real Records, Parker County, Texas;  
THENCE S 65°16'32" W, with the north line of said Willie Wilson tract, 607.25 feet to an iron rod found in the east line of a tract of land described by deed to John Burt recorded in Volume 2315, Page 1308, Official Records, Parker County, Texas;  
THENCE with the John Burt tract the following courses and distances:  
N 31°26'28" W, 282.10 feet to an iron rod found;  
N 41°00'37" W, 59.65 feet to an iron rod set;  
N 75°42'16" W, 67.76 feet to an iron rod set;  
S 60°59'55" W, 214.00 feet to an iron rod found in the east line of a tract of land described by deed to Jerry Osborn recorded in Volume 2646, Page 134, Official Records, Parker County, Texas;  
THENCE N 08°47'01" W, 1041.87 feet to an iron rod set at the southwest corner of a tract of land described by deed to BK Legacy, LLC recorded in Doc No. 201603816, Official Records, Parker County, Texas;  
THENCE N 60°00'05" E, with the south line of said BK Legacy, LLC tract, 3764.80 feet to an iron rod set in the west line of said Silver Saddle Ranch;  
THENCE S 35°52'12" E, with the west line of said Silver Saddle Ranch, 111.48 feet to the POINT OF BEGINNING and containing 127.74 acres (5476873 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, POINTE CLAIRE, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as 125.74 ACRES, LOTS 60 THROUGH 104, BLOCK 1, BLUE BONNET RIDGE PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS, being 125.74 acres situated in and being a portion of the J. Boyd Survey, Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 South Main, Parker County, Texas this 13 day of January, 2022.

*[Signature]*  
L. F. Ladouceur, President  
*[Signature]*  
Brooke Ladouceur, Vice President

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 *[Signature]*, 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 13 day of January, 2022.

*[Signature]*  
Notary Public in and for the State of Texas  
11/7/2023  
My Commission Expires On:  
**JAMIE TIERCE**  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

STATE OF TEXAS  
COUNTY OF PARKER

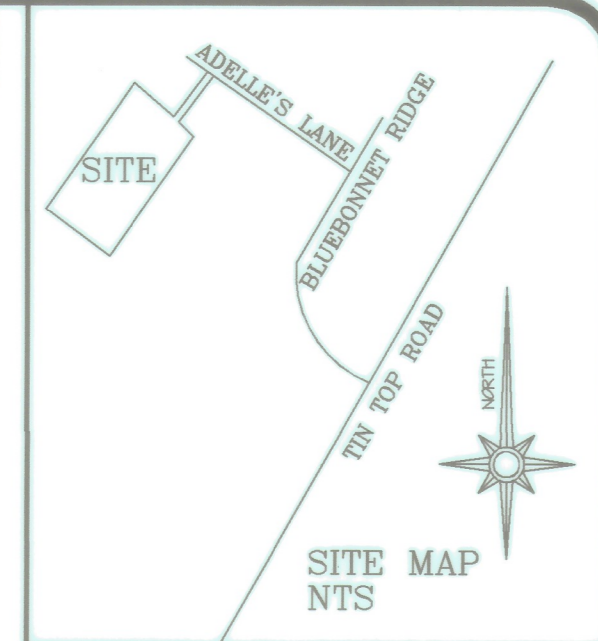
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *[Signature]*, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of January, 2022.

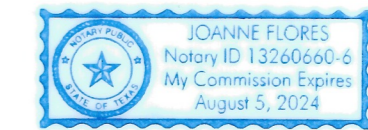
*[Signature]*  
Notary Public in and for the State of Texas  
11/7/2023  
My Commission Expires On:  
**JAMIE TIERCE**  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

FINAL PLAT  
LOTS 60 THROUGH 104  
BLOCK 1, BLUE BONNET RIDGE, PHASE III  
AN ADDITION IN PARKER COUNTY, TEXAS

Being 125.74 acres situated in and being a portion of the J. Boyd Survey Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420 an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E Slide 728, Plat Records, Parker County, Texas



LIENHOLDER  
First Bank Texas  
100 WILLOW BEND DR.  
WILLOW PARK, TX 76008  
*[Signature]*  
Signature of Lien holder  
This the 13 day of JANUARY, 2022.  
*[Signature]*  
Notary Public, State of Texas



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.

*[Signature]*  
Signature of Owner

22420.001.000.00  
20063.001.000.00  
20063.001.001.00  
22420.001.001.00

10569  
WE  
G-1  
SWE

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 24th day of January, 2022.

*[Signature]*  
Pat Deen, County Judge  
*[Signature]*  
George Conley, Commissioner Precinct #1  
*[Signature]*  
Larry Walker, Commissioner Precinct #3  
*[Signature]*  
Absent  
Craig Peacock, Commissioner Precinct #2  
*[Signature]*  
Steve Dugan, Commissioner Precinct #4

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."

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.

Owners/Developers:  
Pointe Claire LLC  
L. P. & Brooke Ladouceur  
817-205-1837  
1701 Santa Fe Drive  
Weatherford, TX 76086

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

THE STATE OF TEXAS  
COUNTY OF PARKER

I, Pointe Claire LLC, 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.

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.

*[Signature]*  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074

November 2021



Cabinet/Instrument# **F** Slide **149**

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

FINAL PLAT  
 LOTS 60 THROUGH 104  
 BLOCK 1, BLUE BONNET RIDGE, PHASE III  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 Being 125.74 acres situated in and being a portion of the J. Boyd Survey  
 Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420  
 an addition in Parker County, Texas, according to the plat recorded in  
 Plat Cabinet E Slide 728, Plat Records, Parker County, Texas

NOTE: ACCORDING TO THE FEDERAL EMERGENCY  
 MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE  
 ADMINISTRATION FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NUMBER 48367 C 0400  
 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A  
 100-YEAR FLOOD HAZARD AREA.  
 NOTE: BEARING BASIS IS TEXAS STATE PLANE  
 SYSTEM, NORTH CENTRAL ZONE, NAD 83

J. M. RICHARDS SURVEY  
 ABSTRACT NO. 2420

BK LEGACY, LLC  
 DOC# 201603816

DAVID MOORE SURVEY  
 ABSTRACT NO. 881

JERRY OSBORN  
 VOLUME 2646, PAGE 134

I&GN RR COMPANY SURVEY  
 ABSTRACT NO. 1797

SILAS FERGUSON  
 ABSTRACT NO. 455

JOHN BURT  
 VOLUME 2315, PAGE 1308

LINE TABLE

L1	S 35°52'12"E	111.48'
L2	S 26°52'04"E	81.23'
L3	S 32°06'09"E	98.02'
L4	S 35°35'53"E	68.67'
L5	N 39°02'30"W	21.17'
L6	N 41°00'37"W	59.65'
L7	N 75°42'16"W	67.76'
L8	S 73°11'28"E	62.02'

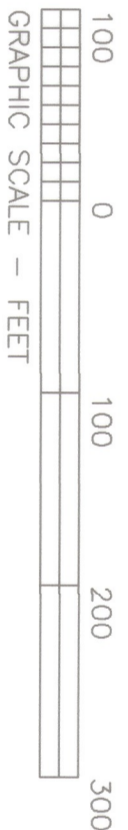
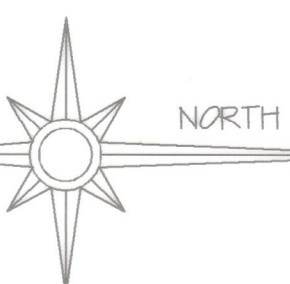
EASEMENT TABLE

E1	N 70°26'23"W	59.34'
E2	S 45°27'67"W	63.28'
E3	S 84°29'07"W	62.22'
E4	N 80°43'25"W	72.84'
E5	N 17°39'34"W	38.73'
E6	N 56°17'21"W	18.67'
E7	N 63°26'51"W	19.54'
E8	N 46°33'27"W	71.08'
E9	N 46°32'03"W	34.50'
E10	N 87°02'16"E	70.96'

WILLIE WILSON  
 VOLUME 1465, PAGE 392

HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 75086  
 METRO (817) 596-9700 - (817) 599-0880  
 FAX: METRO (817) 341-2833  
 FIRM #10088500 harland@yaho.com

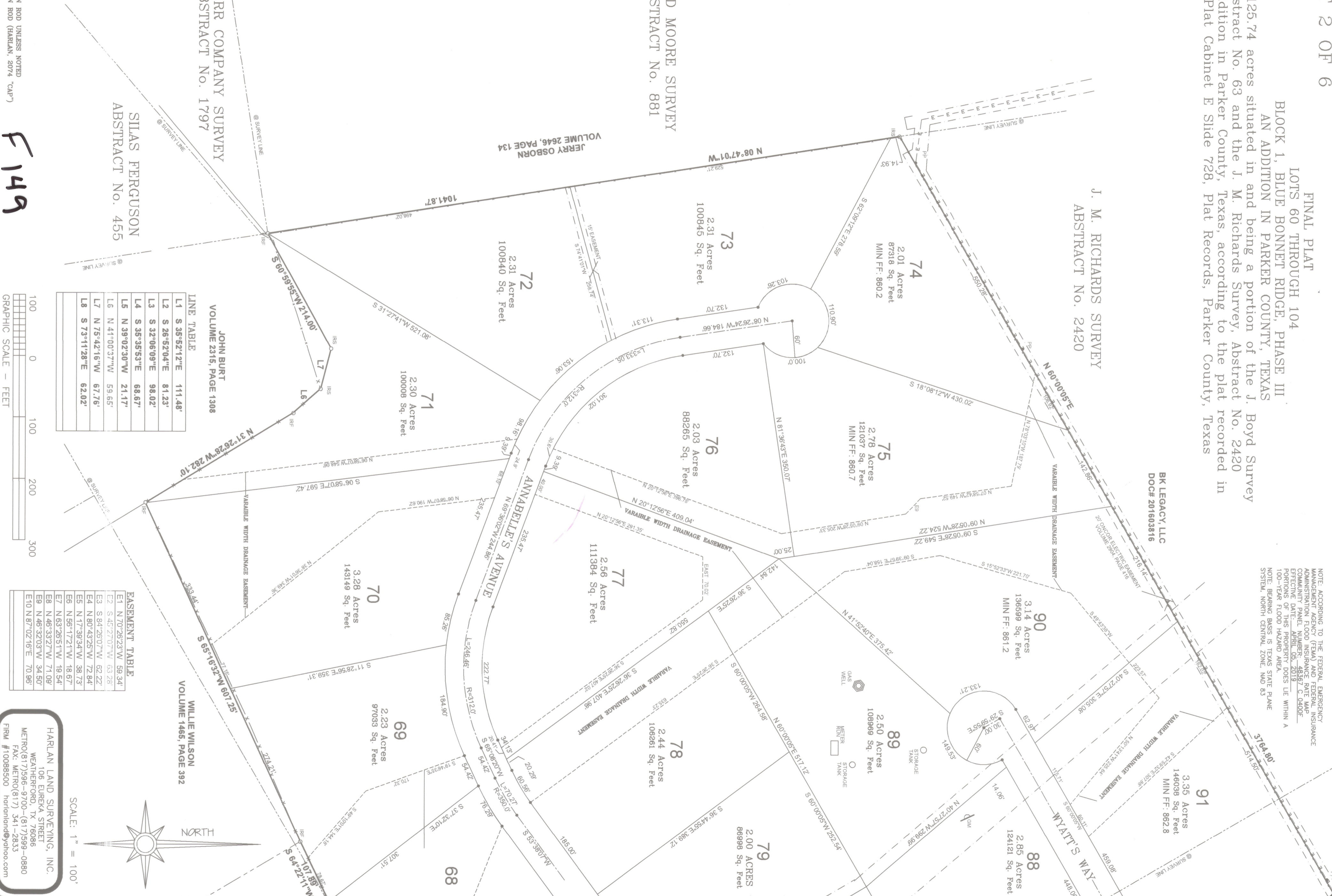
SCALE: 1" = 100'

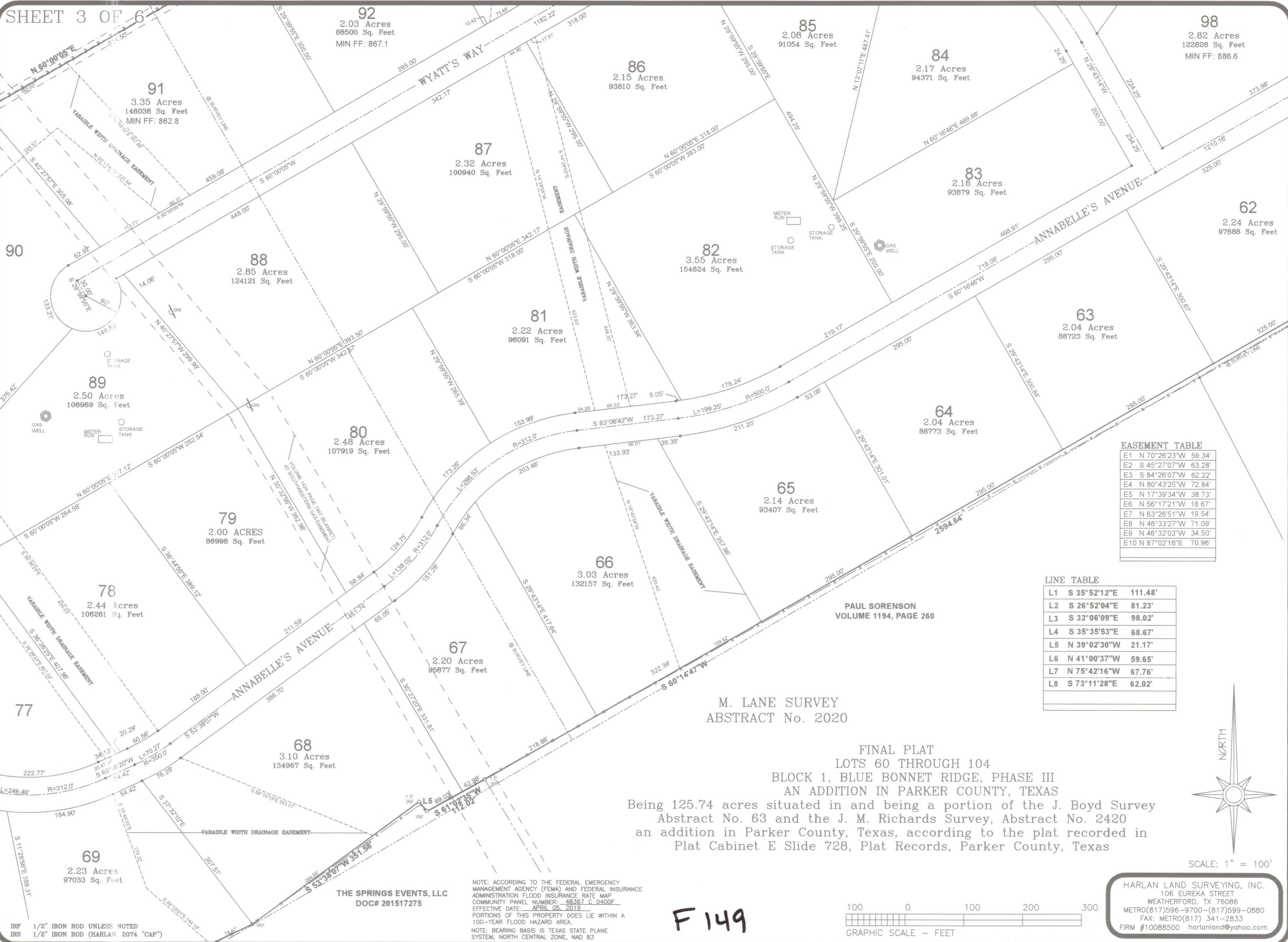


IRF 1/2" IRON ROD UNLESS NOTED  
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

F 149

2021357PLAT





**EASEMENT TABLE**

E1	N 70°26'23"W	59.34'
E2	S 45°27'07"W	63.28'
E3	S 84°26'07"W	62.22'
E4	N 80°43'25"W	72.84'
E5	N 17°39'34"W	38.73'
E6	N 56°17'21"W	18.67'
E7	N 63°26'51"W	19.54'
E8	N 46°33'27"W	71.09'
E9	N 46°32'03"W	34.50'
E10	N 87°02'16"E	70.96'

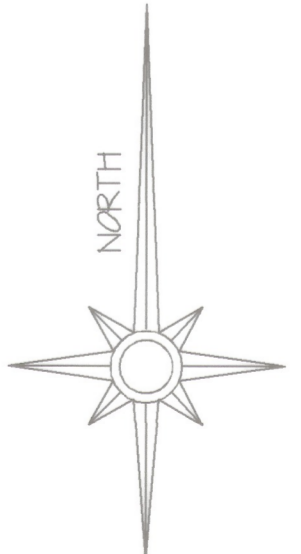
**LINE TABLE**

L1	S 35°52'12"E	111.48'
L2	S 26°52'04"E	81.23'
L3	S 32°06'09"E	98.02'
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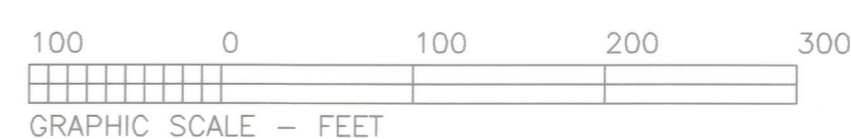
M. LANE SURVEY  
ABSTRACT No. 2020

PAUL SORENSON  
VOLUME 1194, PAGE 260

**FINAL PLAT**  
LOTS 60 THROUGH 104  
BLOCK 1, BLUE BONNET RIDGE, PHASE III  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being 125.74 acres situated in and being a portion of the J. Boyd Survey Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420 an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E Slide 728, 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 harlandland@yahoo.com

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400F EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.  
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

**F 149**

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

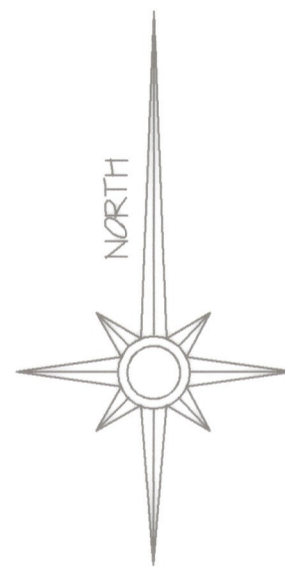
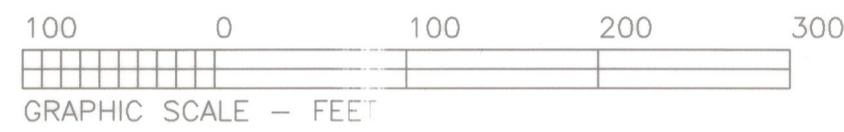
THE SPRINGS EVENTS, LLC  
DOC# 201517275

FINAL PLAT  
 LOTS 60 THROUGH 104  
 BLOCK 1, BLUE BONNET RIDGE, PHASE III  
 AN ADDITION IN PARKER COUNTY, TEXAS  
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 MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE  
 ADMINISTRATION FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NUMBER: 48367 C 0400F  
 EFFECTIVE DATE: APRIL 05, 2019  
 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A  
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 SYSTEM, NORTH CENTRAL ZONE, NAD 83

LINE TABLE

L1	S 35°52'12"E	111.48'
L2	S 26°52'04"E	81.23'
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L4	S 35°35'53"E	68.67'
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L7	N 75°42'16"W	67.76'
L8	S 73°11'28"E	62.02'



EASEMENT TABLE

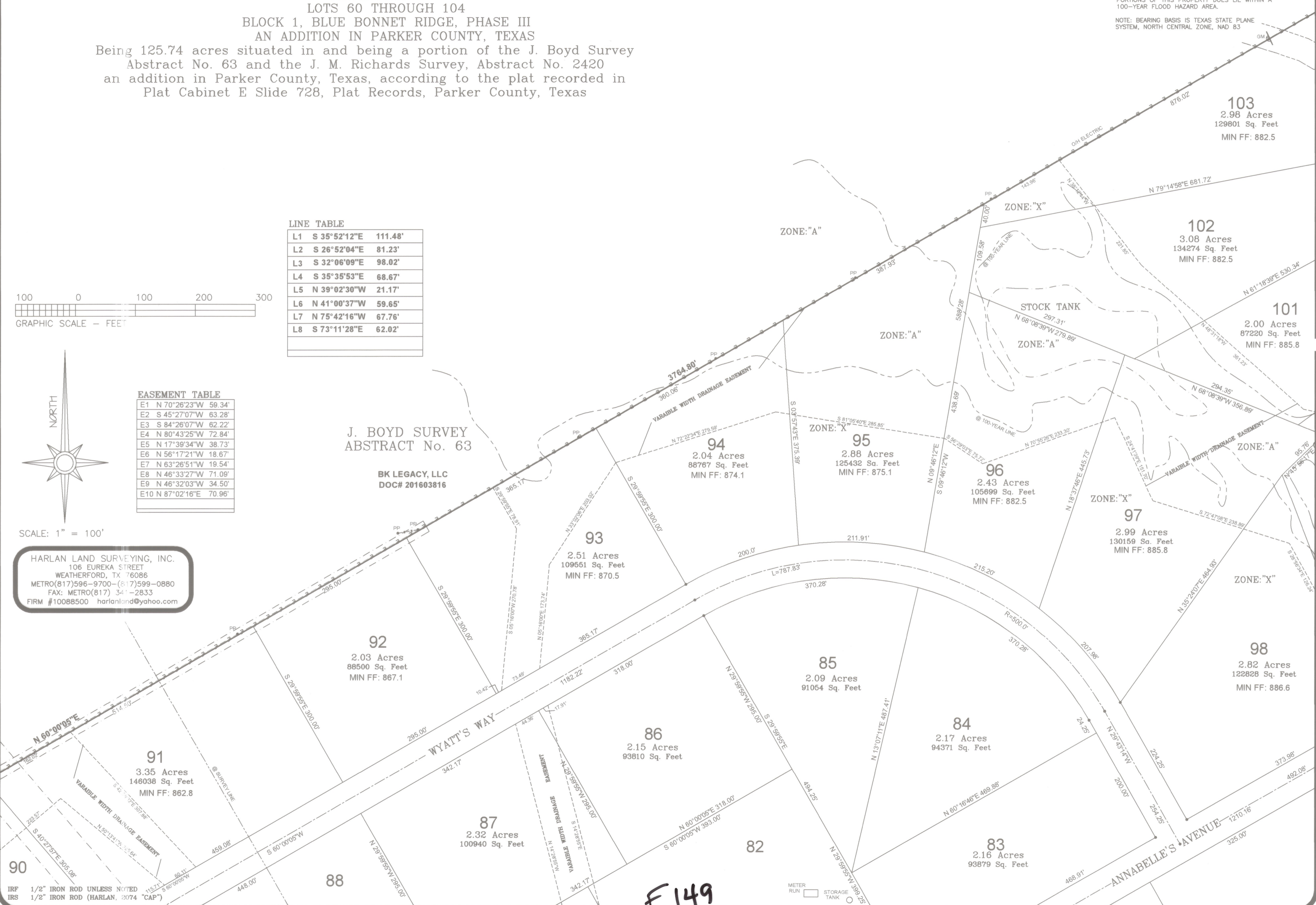
E1	N 70°26'23"W	59.34'
E2	S 45°27'07"W	63.28'
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E7	N 63°28'51"W	19.54'
E8	N 46°33'27"W	71.09'
E9	N 46°32'03"W	34.50'
E10	N 87°02'16"E	70.96'

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

J. BOYD SURVEY  
 ABSTRACT No. 63

BK LEGACY, LLC  
 DOC# 201603816



F149



103  
2.98 Acres  
129801 Sq. Feet  
MIN FF: 882.5

102  
3.07 Acres  
134274 Sq. Feet  
MIN FF: 882.5

101  
2.00 Acres  
87220 Sq. Feet  
MIN FF: 885.8

100  
2.22 Acres  
96602 Sq. Feet  
MIN FF: 887.3

97  
2.99 Acres  
130159 Sq. Feet  
MIN FF: 885.8

99  
2.34 Acres  
101842 Sq. Feet  
MIN FF: 887.3

98  
2.82 Acres  
122828 Sq. Feet  
MIN FF: 886.6

60  
4.70 Acres  
204825 Sq. Feet  
MIN FF: 889.9

61  
2.76 Acres  
120155 Sq. Feet

62  
2.24 Acres  
97688 Sq. Feet

83  
2.16 Acres  
93879 Sq. Feet

63  
2.04 Acres  
88723 Sq. Feet

TAMAR ARABIANS, LLC  
DOC# 201523456

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

NOTE: ACCORDING TO THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE  
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COMMUNITY PANEL NUMBER: 48367 C 0400F  
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FINAL PLAT  
LOTS 60 THROUGH 104  
BLOCK 1, BLUE BONNET RIDGE, PHASE III  
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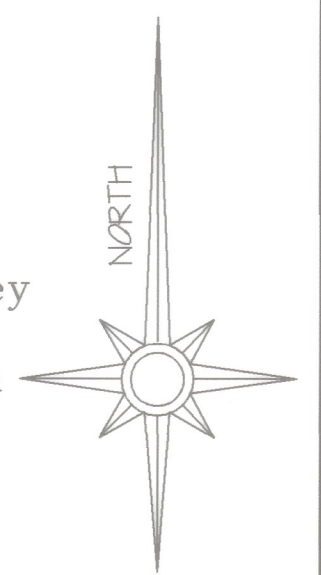
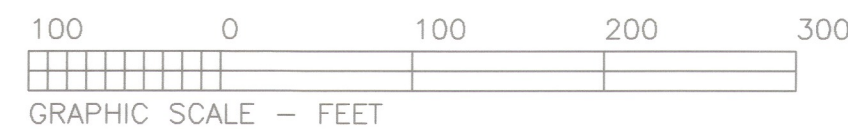
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E7	N 63°26'51"W	19.54'
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E10	N 87°02'16"E	70.96'

F 149



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  
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NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400F EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.  
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FINAL PLAT  
LOTS 60 THROUGH 104  
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Being 125.74 acres situated in and being a portion of the J. Boyd Survey Abstract No. 63 and the J. M. Richards Survey, Abstract No. 2420 an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E Slide 728, Plat Records, Parker County, Texas

LEGAL DESCRIPTION

Being a 30' Easement for Ingress and Egress described in Volume 1215, Page 544, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of Blue Bonnet Ridge, Phase I, according to the plat recorded in Plat Cabinet E, Slide 718 and the southwest corner of Silver Saddle Ranch, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records, Parker County, Texas; THENCE N 35°52'12" W, with the west line of said Silver Saddle Ranch, 111.48 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) and POINT OF BEGINNING;

THENCE S 60°00'05" W, with the north line of a tract of land described by deed to Pointe Claire LLC recorded in Doc No. 202137453, Official Records, Parker County, Texas, 30.04 feet to a point;

THENCE 30 feet west and parallel to the west line of said Silver Saddle Ranch the following courses and distances;

- N 26°56'57" W, 55.90 feet to a point;
- N 29°21'24" W, 592.45 feet to a point;
- N 31°43'03" W, 589.61 feet to a point in the south right of way line of Shane Lane, a county road;

THENCE N 61°16'42" E, 30.04 feet to an iron rod found at the northwest corner of said Silver Saddle Ranch;

THENCE with the west line of said Silver Saddle Ranch the following courses and distances;

- S 31°43'03" E, 588.66 feet to an iron rod found;
- S 29°21'24" E, 593.69 feet to an iron rod found;
- S 26°56'57" E, 54.93 feet to the POINT OF BEGINNING.

MISSION TEXAS INTERNATIONAL CENTER  
VOLUME 2879, PAGE 1760

LINE TABLE

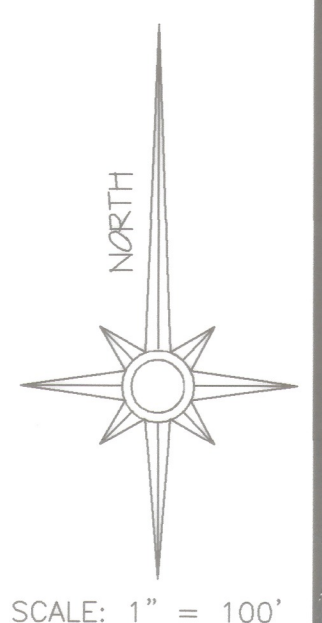
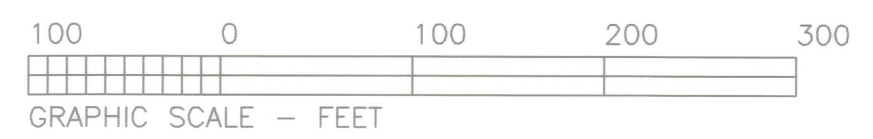
L1	S 35°52'12"E	111.48'
L2	S 26°52'04"E	81.23'
L3	S 32°06'09"E	98.02'
L4	S 35°35'53"E	68.67'
L5	N 39°02'30"W	21.17'
L6	N 41°00'37"W	59.65'
L7	N 75°42'16"W	67.76'
L8	S 73°11'28"E	62.02'

EASEMENT TABLE

E1	N 70°26'23"W	59.34'
E2	S 45°27'07"W	63.28'
E3	S 84°26'07"W	62.22'
E4	N 80°43'25"W	72.84'
E5	N 17°39'34"W	38.73'
E6	N 56°17'21"W	18.67'
E7	N 63°26'51"W	19.54'
E8	N 46°33'27"W	71.09'
E9	N 46°32'03"W	34.50'
E10	N 87°02'16"E	70.96'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202202945  
01/24/2022 02:39 PM  
Fee: 96.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
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FIRM #10088500 harlanland@yahoo.com

F 149

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN 2074 "CAP") ZONE: "X"

