

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared L.P. Ladouceur, President, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of March, 2021

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On: 5/20/21

Owners/Developers:
Pointe Claire, LLC
L.P. & Brooke Ladouceur
817-205-1897
1701 Santa Fe Drive
Weatherford, TX 76086

R. CHENAULT
Notary Public
State of Texas
ID # 129431195
Comm. Expires 05/20/2021

NOTE: GAS LINE ABANDONED AND REROUTED IN DOC# 202041788, DOC# 202104138 AND VOLUME 1039, PAGE 1203

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Brooke Ladouceur, Vice President, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

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WHEREAS, POINTE CLAIRE, LLC (Doc. No. 201924087), acting by and through its duly authorized agent, the undersigned, the owners of Lots 1 through 25 and Lots 48 and 49, Block 1, BLUE BONNET RIDGE, PHASE 1, in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 483, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan, 2074) at the northeast corner of a tract of land described by deed to Tamar Arabians, LLC, recorded in Doc No. 201824466, Official Records, Parker County, Texas, said iron being called by deed to be the southeast corner of the J. Boyd Survey, Abstract No. 63, Parker County, Texas and the most northerly northeast corner of the M. Lane Survey, Abstract No. 2020, Parker County, Texas;

THENCE S 57°28'40" W, 48.49 feet to a post;

THENCE N 35°35'53" W, 68.67 feet to a post;

THENCE N 32°08'09" W, 98.02 feet to an iron rod set;

THENCE N 26°52'04" W, 81.23 feet to an iron rod set;

THENCE N 24°16'50" W, 1069.00 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southeast corner of Silver Saddle Ranch, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records, Parker County, Texas;

THENCE N 60°07'28" E, with the south line said Silver Saddle Ranch, 1288.94 feet to an iron rod set;

THENCE S 57°50'26" E, 495.53 feet to an iron rod set;

THENCE S 31°29'21" W, 955.27 feet to an iron rod set;

THENCE S 58°30'39" E, 1149.42 feet to an iron rod set;

THENCE S 39°59'54" E, 71.39 feet to an iron rod set;

THENCE S 59°27'03" E, 559.91 feet to an iron rod set in the northwest right of way line of Tin Top Road;

THENCE with the northwest right of way line of said Tin Top Road the following courses and distances:

S 30°33'02" W, 512.56 feet to the beginning of a curve to the left, with a radius of 1560.00 and whose chord bears S 22°39'15" W, 434.05 feet;

With said curve to the left through a central angle of 15°47'24" and a distance of 435.43 feet to an iron rod set;

S 14°45'33" W, 301.12 feet to an iron rod set at the southeast corner of said Tamar Arabians LLC tract;

THENCE with the east line of said Tamar Arabians LLC tract the following courses and distances:

N 30°55'53" W, 1154.30 feet to a post;

S 50°57'37" W, 317.95 feet to an iron rod set;

S 62°31'57" W, 122.44 feet to an iron rod set;

S 89°30'45" W, 118.03 feet to a tree;

N 30°18'58" W, 684.21 feet to the POINT OF BEGINNING and containing 70.596 acres (3,075,175 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 AMENDED PHASE 1, AN ADDITION IN PARKER COUNTY, TEXAS, being an amended plat of Lots 1 through 25 and 48 and 49, Block 1, Blue Bonnet Ridge, Phase 1, according to the plat recorded in Plat Cabinet E, Slide 483, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and seal this 28th day of March, 2021.

[Signature]
L.P. Ladouceur, President
Brooke Ladouceur, Vice President

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The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicated to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration thereip expressed.

Signature of Owner

THE STATE OF TEXAS
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NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE AND MITIGATION POLICY (FIM) AND FEDERAL INSURANCE COMMUNITY DEVELOPMENT ACT (FLOOD MAPS), THE EFFECTIVE DATE IS APRIL 15, 2019. ALLOCATION OF THIS PROPERTY DOES Lie WITHIN A FLOOD HAZARD AREA.

ZONE "A": 1% ANNUAL CHANCE FLOOD HAZARD AREA

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202115919
24/23/2021 09:48 AM
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS
COUNTY OF PARKER

REASON FOR AMENDING: TO ADJUST EASEMENT TO EXISTING GASLINE LOCATIONS

THE STATE OF TEXAS
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APPROVED by the Commissioners Court of Parker County, Texas, this 1st day of April, 2021.

[Signature] Pat Deen, County Judge
[Signature] George Colley, Commissioner Precinct #1
[Signature] Steve Dugan, Commissioner Precinct #4

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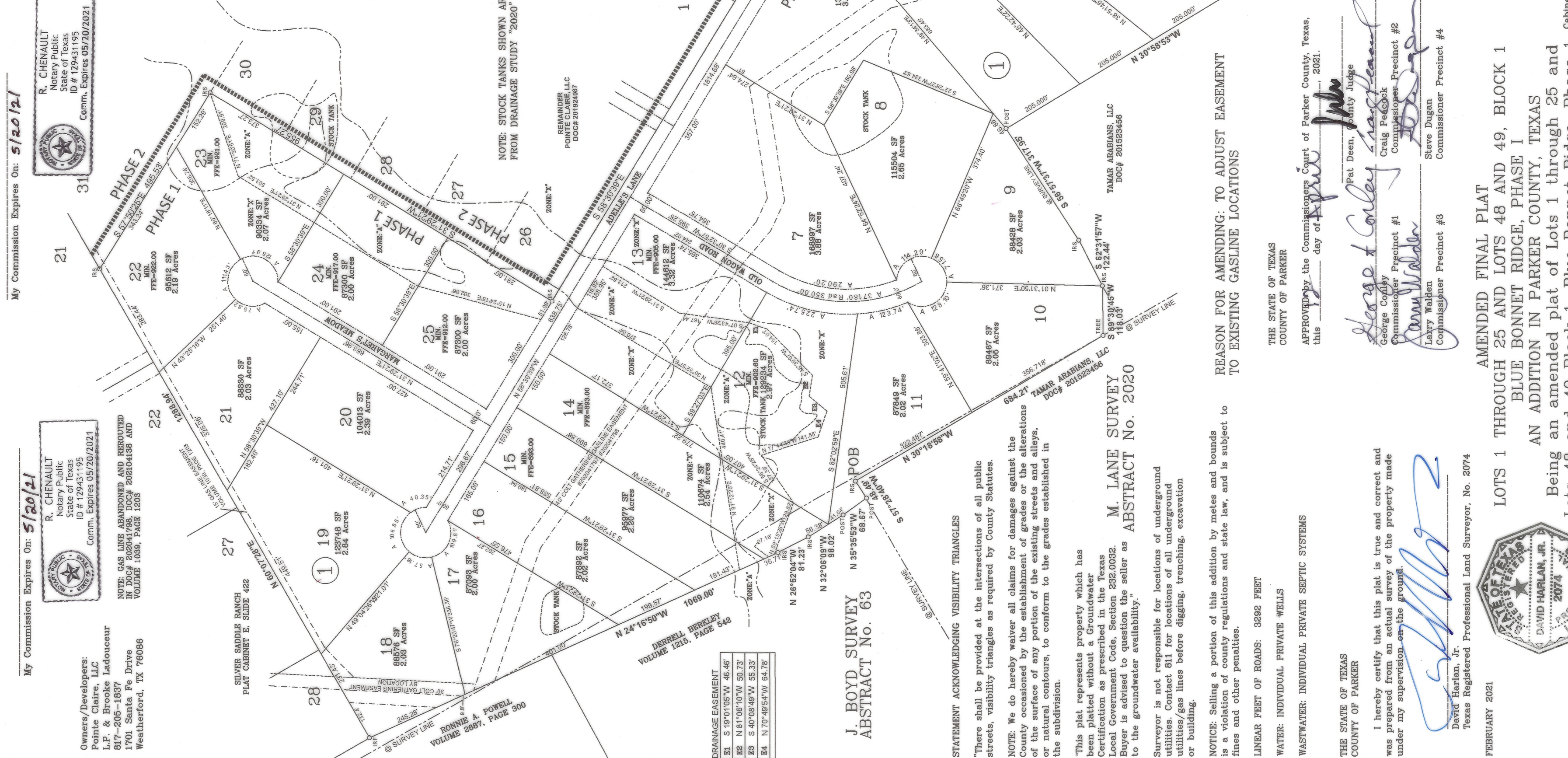
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