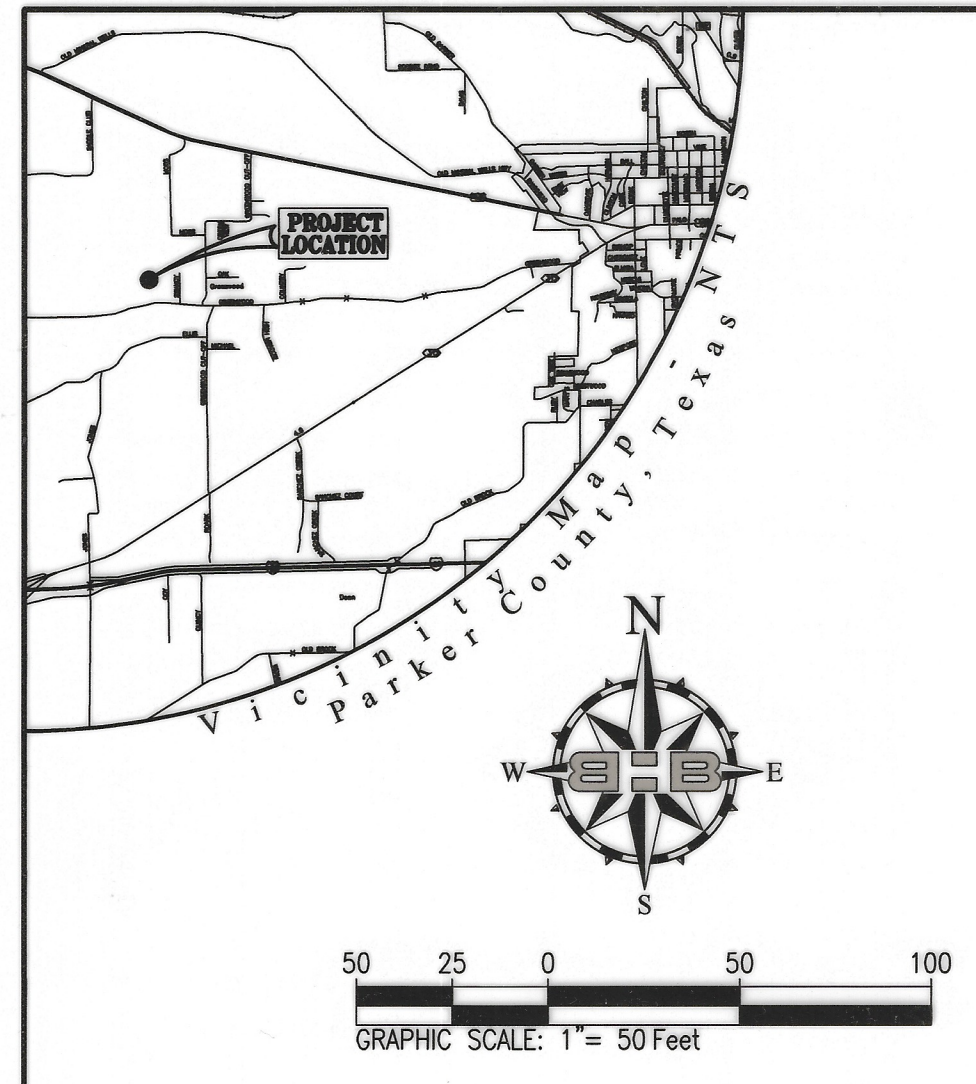


Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	234°56'25"	60.00'	246.03'	S62°39'26"E	106.47'
C2	18°42'22"	170.00'	55.50'	S8°06'04"E	55.26'

Line Table		
Line #	Direction	Length
L1	S79°55'53"E	34.38
L2	S0°07'39"E	4.80
L3	S15°12'53"E	21.10
L4	S87°50'25"W	23.21
L5	N79°04'58"W	33.19
L6	S83°22'08"W	96.34
L7	S87°50'25"W	80.95



LOT 32  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

LOT 34  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

LOT 35  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

10' U.E.  
CAB. F, SLIDE 140  
P.R.P.C.T.

LOT 36  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

25' D&U.E.  
CAB. F, SLIDE 140  
P.R.P.C.T.

75' WL ESMT  
CAB. F, SLIDE 140  
P.R.P.C.T.

LOT 51  
(PRIVATE STREET)  
CAB. F, SLIDE 140  
P.R.P.C.T.

ESTANCIA CT.  
(PRIVATE STREET)

N89°52'21"E  
150.66' 25' D&U.E.  
CAB. F, SLIDE 140  
P.R.P.C.T.

308.29'  
135.28'

496.84'  
22.36'

409.73'

**LOT 2R**  
60390 Sq.Ft.  
1.386 Ac

**LOT 3R**  
56469 Sq.Ft.  
1.296 Ac

**LOT 1R**  
61963 Sq.Ft.  
1.422 Ac

LOT 1  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

GRAFORD HOLDINGS, LLC  
DOC. NO 201931020  
D.R.P.C.T.

LOT 2  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

GRAFORD HOLDINGS, LLC  
DOC. NO 201931020  
D.R.P.C.T.

LOT 3  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

GRAFORD HOLDINGS, LLC  
DOC. NO 201931020  
D.R.P.C.T.

LOT 4  
ESTANCIA  
CAB. F, SLIDE 140  
P.R.P.C.T.

GRAFORD HOLDINGS, LLC  
DOC. NO 201931020  
D.R.P.C.T.

ESTANCIA BLVD.  
(PRIVATE STREET)

LOT 51  
(PRIVATE STREET)  
CAB. F, SLIDE 140  
P.R.P.C.T.

25' D&U.E.  
CAB. F, SLIDE 140  
P.R.P.C.T.

25' B/L  
CAB. F, SLIDE 140  
P.R.P.C.T.

25' D&U.E.  
CAB. F, SLIDE 140  
P.R.P.C.T.

N01°15'07"E

N00°07'39"W

N00°07'39"W

S01°15'07"W

WILLIAM V.D. SHIRLEY SURVEY  
ABSTRACT No. 1189

10' FENCE ESMT CAB. F, SLIDE 140, P.R.P.C.T.

VAR. WIDTH D&U.E. CAB. F, SLIDE 140, P.R.P.C.T.

164.84'  
224.72'

GREENWOOD ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

PHILIP HOBSON  
VOL. 1324, PG. 966  
D.R.P.C.T.

FUTURE ROW DEDICATION

DONALD F. SHERMAN &  
VICKIE R. SHERMAN VOL.  
1611, PG. 347  
D.R.P.C.T.

RAYMOND HATFIELD  
VOL. 2272, PG. 1471  
D.R.P.C.T.

**LEGEND**

- B/L.....Building Line
- D&U.E.....Drainage & Utility Easement
- DE.....Drainage Easement
- D.R.P.C.T.....Deed Records, Parker County, Texas
- ESMT.....Easement
- IRF.....Found 1/2" Iron Rod
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- POB.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas
- 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.
10. No lot or parcel shown on this plat may be sold by metes and bounds(or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
11. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

LAND SURVEYOR:  
**BIB**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

OWNER/DEVELOPER:  
Graford Holdings, LLC.  
Attn:Greg Dunn  
P.O. Box 44  
Graford, Texas 76449

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmgotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

**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).

The purpose of this Replat is to reconfigure Lots 1 thru 4 into three Lots called 1R, 2R & 3R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

12147.001.001.00

12147  
WE  
F-15

F 382

**REPLAT**  
**LOTS 1R, 2R & 3R**  
**ESTANCIA**  
BEING A 4.105 ACRE TRACT OF LAND SITUATED WITHIN  
WILLIAM SHIRLEY SURVEY, ABSTRACT NUMBER 1189, BEING ALL OF  
LOTS 1, 2, 3 & 4 ESTANCIA, AN ADDITION TO PARKER COUNTY, TEXAS AS  
SHOWN ON PLAT RECORDED IN CABINET F, SLIDE 140, P.R.P.C.T.  
PARKER COUNTY, TEXAS  
OCTOBER 2023 SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Gred Dunn being the owner of the hereon described property to wit:

BEING a tract of land situated in the William V.D. Shirley Survey, Abstract No. 1189, Parker County, Texas, and being all of Lots 1, 2, 3 and 4, Estancia, an addition to Parker County, Texas as shown on plat recorded in Cabinet F, Slide 140, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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)

BEGINNING at 3/4-inch iron pipe found for the northwest corner of said Lot 1, same being the south line of Lot 32, of the said Estancia and for the northeast corner of a tract of land described by probate to Jackie Edmondson as recorded in Document Number 202313741, Official Public Records, Parker County, Texas (O.P.R.P.C.T.);

THENCE South 79°55'53" East, with the common line between said Lots 1 and 32, a distance of 34.38 feet to a 5/8-inch capped iron rod marked "BHB INC" found (CIRF) for the most northerly northeast corner of said Lot 1, same for the southeast corner of said Lot 32 and being in the west line of Lot 34 of the said Estancia;

THENCE South 00°07'39" East, with the common line between said Lots 1 and 34, a distance of 4.80 feet to a CIRF for the southwest corner of said Lot 34 and being in the right-of-way line of a cul-de-sac of Estancia Court (a 60-foot right-of-way and private street);

THENCE with the common line between said Lot 1 and the said cul-de-sac being along a curve to the left having a central angle of 234°56'25", a radius of 60.00 feet, passing at a arc length of 190.85 feet a CIRF for the northeast corner of said Lot 1, same being the northwest corner of the aforementioned Lot 2 and now continuing with the common line between said Lot 2 and the said cul-de-sac in all for a total arc length of 246.03 feet, and a chord which bears South 62°39'26" East, a distance of 106.47 feet to a CIRF;

THENCE North 89°52'21" East, with the common line between said Lot 2 and the south right-of-way line of the said Estancia Court, passing at a distance of 85.56 feet a CIRF for the northeast corner of said Lot 2, same being the northwest corner of the aforementioned Lot 3, now continuing with the said south right-of-way line and the north line of said Lot 3, passing at a distance of 198.88 feet a CIRF for the northeast corner of said Lot 3, same being the northwest corner of the aforementioned Lot 4, and now continuing with the said south right-of-way line and the north line of said Lot 4, in all for a total distance of 308.29 feet to a CIRF for the northeast corner of said Lot 4 and being at the southwest intersection of said Estancia Court and the Estancia Boulevard (a variable width right-of-way and private street);

THENCE with the common line between said Lot 4 and the said Estancia Boulevard the following courses and distances:

South 15°12'53" East, a distance of 21.10 feet to a CIRF;

along a curve to the right having a central angle of 18°42'22", a radius of 170.00 feet, an arc length of 55.50 feet, and a chord which bears South 08°06'04" East, a distance of 55.26 feet to a CIRF;

South 01°15'07" West, a distance of 316.68 feet to a CIRF for the southeast corner of said Lot 4 and being at the northwest intersection of the said Estancia Boulevard (a variable width right-of-way and private street) and Greenwood Road (a variable width right-of-way);

THENCE South 87°50'25" West, with the common line between said Lot 4 and the north right-of-way line of said Greenwood Road, a distance of 23.21 feet to a CIRF;

THENCE North 79°04'58" West continuing with the said common line, a distance of 33.19 feet to a CIRF;

THENCE South 83°22'08" West, continuing with the said common line, passing at a distance 59.55 feet a CIRF for the southwest corner of said Lot 4, same being the southeast corner of the aforementioned Lot 3 and now continuing with the common line between said Lot 3 and the said north right-of-way line, in all for a total distance of 96.34 feet to a CIRF;

THENCE South 87°50'25" West, continuing with the said common line, passing at a distance of 76.82 feet a CIRF for the southwest corner of said Lot 3, same being the southeast corner of the aforementioned Lot 2, and now continuing with the common line between said Lot 2 and the said north right-of-way line, in all for a total distance of 80.95 feet to a CIRF;

THENCE South 80°27'25" West, continuing with the said common line, passing at a distance of 106.48 feet a CIRF for the southwest corner of said Lot 2, same being the southeast corner of the aforementioned Lot 1, and now continuing with the common line between said Lot 1 and the said north right-of-way line, in all for a total distance 224.72 feet for the southwest corner of said Lot 1 and being in the east property line of the aforementioned Jackie Edmondson tract;

THENCE North 01°15'07" East, with the common line between said Lot 1 and the said Jackie Edmondson tract, a distance of 496.84 feet to the POINT OF BEGINNING and containing 178,822 feet or 4.105 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, Greg Dunn, Graford Holdings, LLC., does hereby adopt this plat designating the herein described property as LOTS 1R, 2R, & 3R, ESTANCIA, an addition to Parker County, Texas (the County), 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", dated 1-11-2022 recorded in County Clerk Document Number: 202201264 of the Land Records of Parker County, Texas.

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 "Indemnities") 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 Indemnities. 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 Indemnities.

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

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities 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 the 3 day of October, 2023.

BY:

Graford Holdings

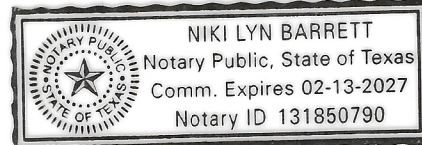
*Greg Dunn*  
Greg Dunn, Owner

STATE OF Texas §  
COUNTY OF Parker §

BEFORE ME, Greg Dunn, notary public, State of Texas, on this day, personally appeared Douglas Stiles, 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 3 day of October, 2023.

*Niki Lyn Barrett*  
Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

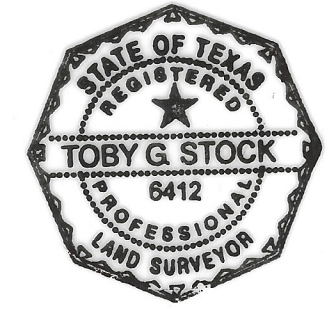
I, Toby G. Stock, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

*Toby G. Stock*  
Toby G. Stock

State of Texas Registered Professional Land Surveyor

No. 6412

Date: October 3, 2023



STATE OF TEXAS §

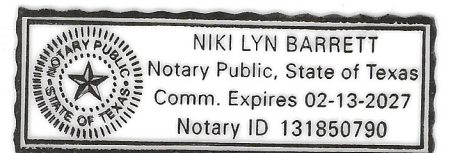
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared, Toby G. Stock, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3 day of October, 2023

*Niki Lyn Barrett*  
Notary Public in and for  
the State of Texas

02-13-2027  
My commission expires



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.

Dated this the 3 day of October, 2023

By Monica Johnson  
Development & Neighborhood Services Staff

ATTEST

Jamie Moon  
Development & Neighborhood Services Staff

The purpose of this Replat is to reconfigure Lots 1 thru 4 into three Lots called 1R, 2R & 3R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

REPLAT  
LOTS 1R, 2R & 3R  
ESTANCIA

BEING A 4.105 ACRE TRACT OF LAND SITUATED WITHIN  
WILLIAM SHIRLEY SURVEY, ABSTRACT NUMBER 1189, BEING ALL OF  
LOTS 1, 2, 3 & 4 ESTANCIA, AN ADDITION TO PARKER COUNTY, TEXAS AS  
SHOWN ON PLAT RECORDED IN CABINET F, SLIDE 140, P.R.P.C.T.

PARKER COUNTY, TEXAS  
OCTOBER 2023 SHEET 2 OF 2

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202326346  
10/06/2023 12:05 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

F382

LAND SURVEYOR:

**BIB**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbc.com • 817.338.1277 • bhbc.com  
TBPELS Firm #44, #10011300

OWNER/DEVELOPER:  
Graford Holdings, LLC.  
Attn: Greg Dunn  
P.O. Box 44  
Graford, Texas 76449