

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.

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER BY RIO BRAZOS WATER SUPPLY CO.

WASTEWATER BY PRIVATE SYSTEMS

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.

Ernest W. Graf
Signature of Owner

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367, C-0228 E, EFFECTIVE DATE: SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, ERNEST W. GRAF being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that is not within the extra-Territorial Jurisdiction of any incorporated city or town IN Parker County, Texas.

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."

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners of Parker County, Texas, this 27 day of April, 2014.

George Canley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Larry Holden
Commissioner Precinct #3

Dusty Renfro
Commissioner Precinct #4

STATE OF TEXAS)
COUNTY OF PARKER)

201410035 PLAT Total Pages: 1

WHEREAS, ERNEST W. GRAF AND RUTH A. GRAF (Doc#201325510) being the sole owners of Lots 10 and 11, Block 14, RIO BRAZOS, SECTION I, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 131, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of Hillcroft Drive, said iron being the northwest corner of said Lot 10 and the northeast corner of Lot 9, said Block 14;
THENCE N 89°22'47" E, with the south right of way line of said Hillcroft Drive, 130.16 feet to an iron rod found at the northeast corner of said Lot 11 and the northwest corner of said Lot 12 said Block 14;
THENCE S 00°43'39" E, with said common line, 119.89 feet to an iron rod found in the south line of said Rio Brazos, Section I;
THENCE S 89°30'07" W, with the south line of said Rio Brazos, Section I, 130.70 feet to an iron rod set at the southwest corner of said Lot 10;
THENCE N 00°28'04" W, with the west line of said Lot 10, 119.61 feet to the POINT OF BEGINNING and containing 0.36 acres (15,619 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ERNEST W. GRAF AND RUTH A. GRAF, does hereby adopt this plat designating the hereinabove described real property as LOT 11R, BLOCK 14, RIO BRAZOS, SECTION I, AN ADDITION IN PARKER COUNTY, TEXAS, Being Lots 10 and 11, Block 14, Rio Brazos, Section I, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 131, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this 27 day of April, 2014.

Ernest W. Graf *Ruth A. Graf*

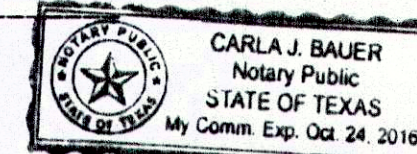
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared ERNEST W. GRAF 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 27 day of April, 2014

Carla J. Bauer
Notary Public in and for the State of Texas

My Commission Expires On: _____



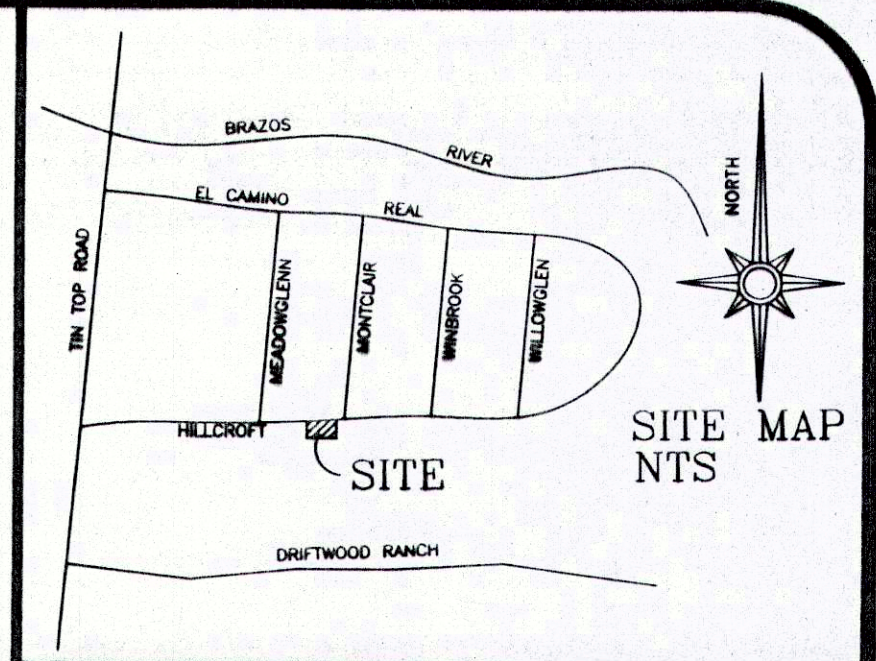
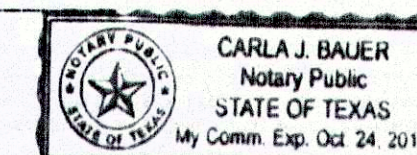
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared RUTH A. GRAF 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 27 day of April, 2014

Carla J. Bauer
Notary Public in and for the State of Texas

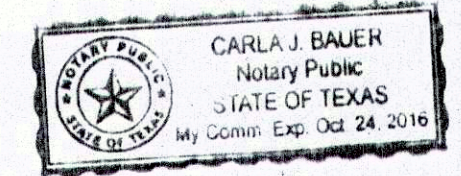
My Commission Expires On: _____



LIENHOLDER
Community Nature Park Trust

Signature of Lien holder
This the 27 day of April, 2014.

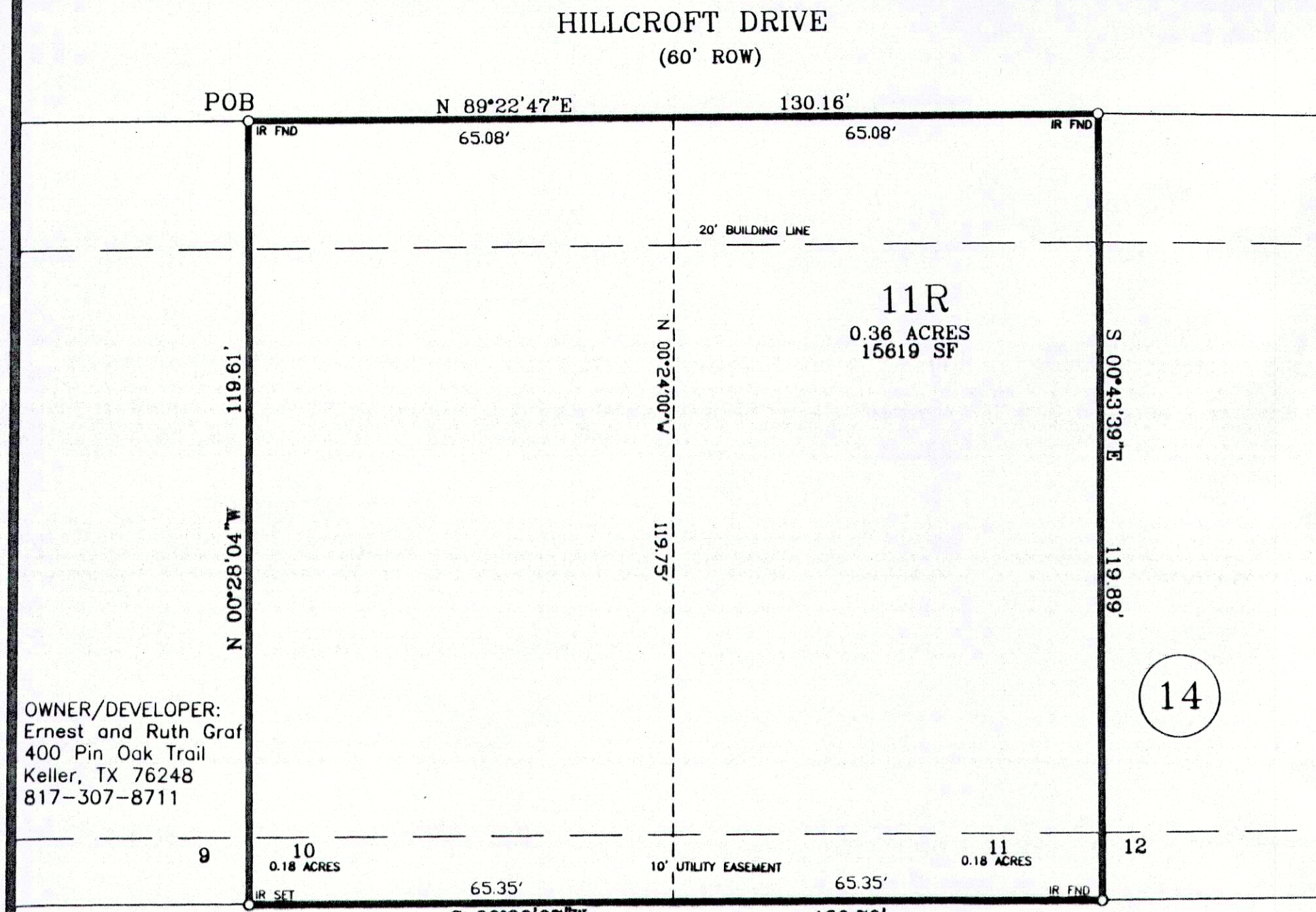
Carla J. Bauer
Notary Public, State of Texas



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.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MARCH, 2024



OWNER/DEVELOPER:
Ernest and Ruth Graf
400 Pin Oak Trail
Keller, TX 76248
817-307-8711

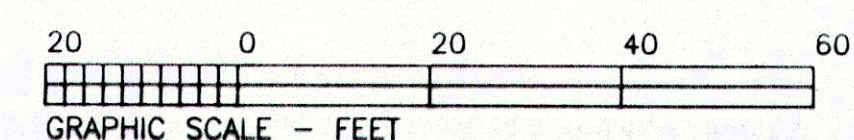
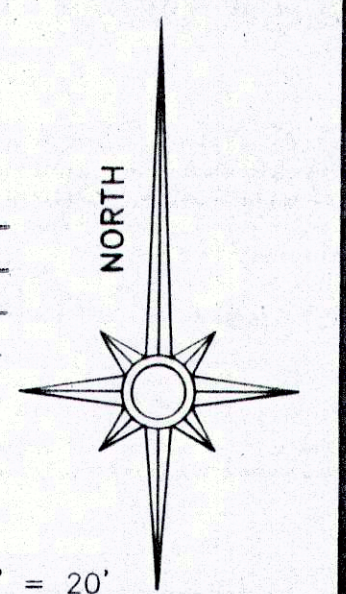
LOT 11R, BLOCK 14
RIO BRAZOS, SECTION I
AN ADDITION IN PARKER COUNTY, TEXAS
Being Lots 10 and 11, Block 14, Rio Brazos, Section I, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet A Slide 131, Plat Records, Parker County, Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201410035
05/27/2014 11:35 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO: 16800
SCH. DIST: WE
CITY: NONE
MAP NO: 67-23



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

Cabinet/Instrument# D Slide 333